

**CITY COUNCIL REGULAR MEETING AGENDA**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, May 06, 2025 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** – Mike Maglish, Connections Pastor LifeSpring Church
3. **ROLL CALL**
4. **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. **Approval of Claims**
 - B. **Approval of Minutes: April 1, 2025**
 - C. **Approval of Minutes: April 15, 2025**
 - D. **Findings of Fact/Conclusions of Law for Sorano Estates Subdivision Annexation & Zoning, Development Agreement, Planned Unit Development, Preliminary Plat**
5. **PUBLIC HEARINGS with ACTION ITEMS:** (The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
 - A. **The Quarry at River Park Preliminary Plat and Private Road (PP-24-05) (PR-24-04)** The Applicant is requesting approval of a Preliminary Plat and a Private Road, for a proposed residential subdivision consisting of 228 residential lots, 19 common and 3 commercial lots. The property is located at 21339 Blessinger Road Star, Idaho, and consists of 186.15 acres with a proposed density of 1.23 dwelling units per acre. **(ACTION ITEM)**
 - B. **Hacienda De Estrella Subdivision Planned Unit Development, Development Agreement Modification and Preliminary Plat (PUD-24-01) (DA-21-19) (PP-24-06)** The Applicant is seeking approval of a Planned Unit Development, a Development Agreement Modification, and Preliminary Plat for a proposed mixed-use development consisting of 42 residential lots, 8 live/work lots, and 5 commercial lots. The property is located on the southwest corner of Hwy 44 and Bent Lane in Star, Idaho, and consists of 14.24 acres. **(ACTION ITEM)**
 - C. **Star River Crossing Rezone and Development Agreement (RZ-25-01) (DA-25-01) This item will be tabled to June 3rd.** The Applicant is requesting approval of a Rezone to Central Business District (CBD) and a Development Agreement for a proposed future commercial development. The property is located at 10122 W. State Street in Star, Idaho and consists of 6.27 acres. **(ACTION ITEM)**
6. **ACTION ITEMS:**(The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
 - A. **Ordinance 415-2025 Terramor Subdivision (ACTION ITEM)**
 - B. **Ordinance 416-2025 LifeSpring Church Rezone (ACTION ITEM)**
7. **ADJOURNMENT**



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The meeting can be viewed via a link posted to the City of Star website at staridaho.org. Information on how to participate in a public hearing remotely will be posted to staridaho.org under the meeting information. The public is always welcomed to submit comments in writing.

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

Staff presents the application

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

CITY OF STAR

Checks paid between: 04/10/25 to 04/28/25

Vendor Name	Doc #	Invoice #/Description		Date	Warrant Amount		Inv Date	Period	Fund	Org	Account	Section 4, Item A.	
ACTION PLUMBING	CL 5038	3384	Switch/Gauge Pump 960 Parking Lot	04/18/25	23955	529.00	04/10/25	4/25	10	554	41540	434	
ADA COUNTY HIGHWAY DISTRICT	CL 4997	19259	ACHD Impact Fees Mar 2025	04/10/25	-99163	345,807.00	03/31/25	3/25	10	0	40000	791	
ADA COUNTY PROSECUTORS OFFICE	CL 5002	Apr 2025	Prosecutions Contract	04/10/25	-99159	3,541.90	03/27/25	4/25	10	0	41300	327	
ALL VALLEY FIREPLACE	CL 5048	20252562	Refund Permit Not Required	04/24/25	23968	130.00	04/23/25	4/25	10	0	40700	884	
ALYSON LIKES	CL 5057	Apr 2025	Rise HIIT Instruction	04/28/25	-99134	84.00	04/28/25	4/25	10	158	44022	352	
AMAZON FALLS REF ACQUISITION, LLC	CL 5019	Amazon Falls	Bond Release	04/11/25	23954	26,188.58	04/11/25	4/25	10	0	40600	881	
ANDRU MALDONADO	CL 5015	League	Stipend Soccer	04/11/25	23950	750.00	04/10/25	4/25	10	231	44021	356	
ARTISTREE LANDSCAPING & TREE SERVICE	CL 5005	Contract 1st	Pymt Hydroseed Boothill Pk	04/11/25	23949	14,977.50	04/08/25	4/25	10	0	45100	748	
AVI SYSTEMS, INC	CL 5054	89049433	Maintenance City Council Mics	04/25/25	-99136	645.00	04/10/25	4/25	10	0	42200	376	
BILLS MACHINE SHOP	CL 5022	25-1510	Batting Cages	04/14/25	-99152	25,000.00	04/11/25	4/25	10	0	45100	735	
BOISE APPLIANCE & REFRIGERATION	CL 5023	88317	Oven Repair Senior Center	04/18/25	23956	1,427.08	03/05/25	4/25	10	0	48590	699	
BRANDEE MANDIS	CL 5062	Apr 2025	Homeschool PE Instruction	04/28/25	23971	154.00	04/28/25	4/25	10	157	44022	352	
BRIGHAM YOUNG UNIVERSITY IDAHO	CL 5030	Scholarship	Cameron Walke	04/17/25	23957	1,275.00	04/16/25	4/25	10	0	48520	840	
CANON FINANCIAL SERVICES, INC	CL 5028	39843579	Shared Copier S&W	04/17/25	-99150	522.66	04/11/25	4/25	10	0	42200	374	
CANON FINANCIAL SERVICES, INC	CL 5028	39845007	Leases for 2 Copiers	04/17/25	-99150	256.24	04/11/25	4/25	10	0	42200	374	
CANYON COUNTY CLERK	CL 4996	Mar 2025	Prosecution Services	04/10/25	23942	100.00	04/01/25	3/25	10	0	41300	328	
CHARLIE RUIZ	CL 5016	League	Stipend Football	04/11/25	23951	750.00	04/10/25	4/25	10	216	44021	356	
CLEARWATER FINANCIAL LLC	CL 5011	3256	Travel Costs in-person Meetings	04/11/25	-99155	47.70	03/31/25	4/25	10	0	48960	593	
CLEARWATER FINANCIAL LLC	CL 5011	3256	Pathways Impact Fee Proj Add 3	04/11/25	-99155	3,275.00	03/31/25	4/25	10	0	48960	593	
CLEARWATER FINANCIAL LLC	CL 5011	3256	Police Impact Fee Proj Add 2	04/11/25	-99155	4,875.00	03/31/25	4/25	10	0	48960	593	
CLEARWATER FINANCIAL LLC	CL 5011	3256	Park Impact Fee Project Add 1	04/11/25	-99155	4,875.00	03/31/25	4/25	10	0	48960	593	
CUSHING TERRELL	CL 5035	194960	Star Event Center Design	04/18/25	23958	6,684.67	03/31/25	4/25	10	0	45100	737	
DANA PARTRIDGE	CL 5003	Services 03/27/25 to 04/09/25		04/10/25	-99158	2,933.57	04/10/25	4/25	10	0	41740	565	
DANA PARTRIDGE	CL 5047	Services 04/10/25 to 04/23/25		04/22/25	-99141	3,000.67	04/24/25	4/25	10	0	41740	565	
DENIELLE REDONDO	CL 5058	Apr 2025	Pelvic Barre Instruction	04/28/25	-99133	504.00	04/28/25	4/25	10	156	44022	352	
DEX IMAGING	CL 5029	AR13134308	Monthly Copier Lease	04/17/25	-99149	319.79	04/15/25	4/25	10	0	42200	374	
DRUGFREE IDAHO, INC	CL 5008	2533668	Pre-employment Drug Screens	04/24/25	23943	133.00	04/01/25	4/25	10	0	41810	534	
EMPLOYEE RELATIONS, INC	CL 5010	98823	Pre-employment Background Checks	04/10/25	23944	243.40	03/31/25	4/25	10	0	41810	533	
FAIRBANK EQUIPMENT INC	CL 5041	S2534960.1	Water Tank Sprayer	04/18/25	-99144	8,461.51	04/10/25	4/25	10	0	45100	747	
FATBEAM LLC	CL 4999	54390	Fiber Optic Internet Service	04/10/25	-99161	3,987.50	04/01/25	4/25	10	0	41100	419	
HERITAGE LANDSCAPE SUPPLY GROUP	CL 5037	*7081-001	Decoders 960 Parking Lot	04/18/25	-99146	2,690.40	04/09/25	4/25	10	565	41550	435	
HERITAGE LANDSCAPE SUPPLY GROUP	CL 5037	*7081-002	Pressure Gauge 960 Parking Lot	04/18/25	-99146	1.53	04/09/25	4/25	10	565	41550	435	
HERITAGE LANDSCAPE SUPPLY GROUP	CL 5037	*9332-001	Decoder 960 Parking Lot	04/18/25	-99146	1,617.54	04/10/25	4/25	10	565	41550	435	
HIGHWAY DISTRICT NO. 4	CL 5018	CHD4	Impact Fees 1/1/25-3/31/25	04/11/25	23952	45,450.00	04/11/25	3/25	10	0	40000	732	
IDAHO FEDERAL SURPLUS	CL 5040	8406	Tape Measure/Tool Kit Rec Dept	04/18/25	23959	224.00	04/10/25	4/25	10	0	41570	613	
IDAHO POWER COMPANY	CL 5012	Contract	Extension Irrigation	04/11/25	23945	54,876.00	04/03/25	4/25	10	0	45100	748	
IDAHO POWER COMPANY	CL 5044	0033022584	Street Lights Star	04/22/25	-99142	397.37	04/16/25	4/25	10	0	41100	413	
IDAHO POWER COMPANY	CL 5044	0033022580	State/Plummer Street Lights	04/22/25	-99142	12.56	04/16/25	4/25	10	0	41100	413	
IDAHO POWER COMPANY	CL 5044	0033022554	1250 N Star Rd HC Pump	04/22/25	-99142	82.79	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0033022576	11225 W Blake Dr Blake Park	04/22/25	-99142	104.21	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0033022596	Blake Park Sprinkler CK	04/22/25	-99142	3.81	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0033022592	1300 N Star Rd HC Entry	04/22/25	-99142	59.39	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0033022563	10775 W State St Star	04/22/25	-99142	105.71	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0033022587	1500 N Star Rd CT	04/22/25	-99142	584.24	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0033022589	10769 W State St CT City	04/22/25	-99142	649.17	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0033075641	Highbrook/Hwy 44 St Lights	04/22/25	-99142	35.67	04/16/25	4/25	10	0	41100	413	
IDAHO POWER COMPANY	CL 5044	0030204606	Street Lights Blake Park	04/22/25	-99142	18.07	04/16/25	4/25	10	0	41100	413	
IDAHO POWER COMPANY	CL 5044	0030204591	Hunters Creek Street Lights	04/22/25	-99142	15.48	04/16/25	4/25	10	0	41100	413	
IDAHO POWER COMPANY	CL 5044	0032863988	960 S Main Street	04/22/25	-99142	121.05	04/14/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0033380347	W Otter Rock Dr Outlets	04/22/25	-99142	27.80	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0033372621	10405 W Otter Rock Pond	04/22/25	-99142	275.19	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0033022594	960 S Main Bathroom	04/22/25	-99142	84.60	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0030968905	W Picket Cr/Pollard Ln 41CM	04/22/25	-99142	10.50	04/16/25	4/25	10	0	41100	413	
IDAHO POWER COMPANY	CL 5044	0030980194	Floating Feather/Plummer	04/22/25	-99142	12.11	04/16/25	4/25	10	0	41100	413	
IDAHO POWER COMPANY	CL 5044	0082627208	960 S Main St Restroom Pole	04/22/25	-99142	991.00	04/16/25	4/25	10	0	45100	750	
IDAHO POWER COMPANY	CL 5044	0033367599	W Otter Rock Dr Pump	04/22/25	-99142	98.64	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0032863989	960 S Main Street	04/22/25	-99142	492.88	04/14/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0033157130	11380 W Hidden Brook Dr	04/22/25	-99142	118.31	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0033022572	1310 N Little Camas BG Shop	04/22/25	-99142	129.13	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0033207654	11665 W State St A	04/22/25	-99142	268.63	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0030943198	11665 W State St 41 CM	04/22/25	-99142	8.60	04/16/25	4/25	10	0	41100	413	
IDAHO POWER COMPANY	CL 5044	0030885171	11665 W State St C	04/22/25	-99142	134.60	04/16/25	4/25	10	0	41100	412	
IDAHO POWER COMPANY	CL 5044	0033207655	11665 W State St A1	04/22/25	-99142	192.36	04/16/25	4/25	10	0	41100	412	
IDAHO PRESS	CL 5051	55629	Legal/Pub Notice PH 5/6/25	04/25/25	-99139	99.18	04/19/25	4/25	10	0	41810	530	
IDAHO PRESS	CL 5051	55628	Legal/Pub Notice PH 5/6/25	04/25/25	-99139	99.18	04/19/25	4/25	10	0	41810	530	
IDAHO PRESS	CL 5051	55630	Legal/Pub Notice PH 5/6/25	04/25/25	-99139	97.35	04/19/25	4/25	10	0	41810	530	
INTERMOUNTAIN GAS COMPANY	CL 5001	*3000 2	City Hall 10769 W State St	04/10/25	23946	124.06	04/02/25	4/25	10	0	41100	414	
INTERMOUNTAIN GAS COMPANY	CL 5001	*7251 2	Police Stn 11665 W State St	04/10/25	23946	197.38	04/02/25	4/25	10	0	41100	414	
INTERMOUNTAIN GAS COMPANY	CL 5001	*3000 1	Outreach Bldg 10775 W State	04/10/25	23946	55.47	04/02/25	4/25	10	0	41100	414	
INTERMOUNTAIN GAS COMPANY	CL 5001	*1000 1	B&G Shop 1310 N Little Camas	04/10/25	23946	124.06	04/02/25	4/25	10	0	41100	414	
INVICTUS TECHNOLOGY & EQUIPMENT	CL 5032	10098	Network Switches	04/18/25	23960	2,500.00	04/17/25	4/25	10	0	42200	371	
JEAN HENSCHIED	CL 5061	Apr 2025	Intro Yoga Instruction	04/28/25	23972	168.00	04/28/25	4/25	10	153	44022	352	
JIM SHAFFER	CL 5045	Riverhouse	Deposit Refund	04/24/25	23969	500.00	04/22/25	4/25	10	0	40700	882	
JOHN HANCOCK	CL 5043	Qtrly	Fees for Retirement Plan	04/18/25	-99143	443.80	04/15/25	4/25	10	0	41210	230	
KEELY ELECTRIC	CL 5034	987	Electrical Pavilion Park Shed	04/18/25	-99148	2,352.18	04/16/25	4/25	10	0	45100	738	
KEELY ELECTRIC	CL 5034	988	Electrical Pumphouse Irrigation	04/18/25	-99148	2,938.96	04/17/25	4/25	10	0	45100	738	
LARA YOUNGMAN	CL 5059	Apr 2025	Mat Pilates Instruction	04/28/25	-99132	252.00	04/28/25	4/25	10	151	44022	352	
LARRY BEARG	CL 5060	Apr 2025	Tai Chi Instruction	04/28/25	-99131	644.00	04/28/25	4/25	10	152	44022	352	
MAD RIVER PLUMBING	CL 4994	20251879	Refund Duplicate Permit	04/10/25	23947	156.00	04/01/25	4/25	10	0	40700	884	
MATTHEW KENDALL	CL 5017	League	Stipend Soccer	04/11/25	23953	750.00	04/10/25	4/25	10	231	44021	356	
MOUNTAIN ALARM	CL 5000	6116365	Fire Alarm/Monitoring	04/10/25	-99160	92.50	04/01/25	4/25	10	327	48900	333	
MOUNTAIN ALARM	CL 5000	6116364	Security Backup/Monitor	04/10/25	-99160	46.33	04/01/25	4/25	10	327	48900	333	
NIKI DEAN	CL 5063	Apr 2025	Gentle/Restorative Yoga	04/28/25	23973	1,190.00	04/28/25	4/25	10	153	44022	352	
OFFICE SAVERS ONLINE	CL 4995	11726	Copy Paper	04/10/25	-99164	119.98	02/13/25	4/25	10	0	41810	611	
OFFICE SAVERS ONLINE	CL 4995	11910	Copy Paper	04/10/25	-99164	119.98	04/08/25	4/25	10	0	41810	611	
OFFICE SAVERS ONLINE	CL 4995	11905	Copy Paper	04/10/25	-99164	119.98	04/04/25	4/25	10	0	41810	611	
PATHWAY CONCRETE & LANDSCAPING LLC	CL 5020	219											

PORTAPROS LLC	CL	5052	133295J-1	Star Mid Sch Portable Rstrm	04/25/25	-99138	179.00	04/24/25	4/25	10	567	41550	435
PORTAPROS LLC	CL	5052	133217J-1	960 S Main Portable Rstrm	04/25/25	-99138	1,332.80	04/22/25	4/25	10	567	41550	435
REBECCA FRAZIER	CL	5031	20251528	Refund Incorrect Permit	04/18/25	23961	2,165.61	04/17/25	4/25	10	0	40700	435
REPUBLIC SERVICES INC	CL	5006	001397415	Star City Hall	04/10/25	-99157	220.83	03/31/25	4/25	10	0	41100	411
REPUBLIC SERVICES INC	CL	5006	001397757	Blake Haven Park	04/10/25	-99157	94.59	03/31/25	4/25	10	0	41100	411
REPUBLIC SERVICES INC	CL	5006	001394253	Star River Access 10	04/10/25	-99157	89.39	03/31/25	4/25	10	0	41100	411
REPUBLIC SERVICES INC	CL	5006	001393982	Hunters Creek Park	04/10/25	-99157	546.21	03/31/25	4/25	10	0	41100	411
ROBERT LITTLE	CL	5021	396255	Life Insurance	04/14/25	-99153	-285.38	04/11/25	4/25	10	0	41740	565
ROBERT LITTLE	CL	5021	396255	B&G Contracted Services	04/14/25	-99153	5,250.00	04/11/25	4/25	10	0	41740	565
RON WESTON	CL	5049		Reimburse IYSA League Fees	04/24/25	23970	1,320.00	03/21/25	4/25	10	0	44021	614
SHAWN NICKEL	CL	5009	250327-044	Reimburse Meal w City of Eagle	04/10/25	23948	49.72	03/27/25	4/25	10	0	45050	585
SHERWIN WILLIAMS	CL	5036	1260-4	Paint Pavilion Shed/Pump House	04/18/25	-99147	201.77	04/11/25	4/25	10	555	41540	434
SHERWIN WILLIAMS	CL	5036	2812-3	Pail Liner Riverbarn	04/18/25	-99147	5.08	04/04/25	4/25	10	555	41540	434
SHERWIN WILLIAMS	CL	5036	0867-9	4 inch Wire Roller	04/18/25	-99147	3.23	02/01/25	4/25	10	555	41540	434
STAR MERCANTILE INC	CL	4978	02-241256	Hardware	04/23/25	23967	2.91	03/21/25	3/25	10	0	41580	447
STAR MERCANTILE INC	CL	4978	02-241334	Hardware	04/23/25	23967	4.50	03/21/25	3/25	10	0	41580	447
STAR MERCANTILE INC	CL	4978	02-239700	Irrigation Hardware	04/23/25	23967	16.08	03/20/25	3/25	10	565	41550	435
STAR MERCANTILE INC	CL	4978	02-241003	Hardware	04/23/25	23967	9.88	03/21/25	3/25	10	0	41580	447
STAR MERCANTILE INC	CL	4978	02-237722	Hardware	04/23/25	23967	5.97	03/19/25	3/25	10	0	41580	447
STAR MERCANTILE INC	CL	4978	02-234388	Ant Bait	04/23/25	23967	11.98	03/17/25	3/25	10	568	41560	437
STAR MERCANTILE INC	CL	4978	02-223165	Hardware	04/23/25	23967	11.98	03/10/25	3/25	10	0	41580	447
STAR MERCANTILE INC	CL	4978	02-254826	2" Ball for Hitch	04/23/25	23967	14.99	03/29/25	3/25	10	568	41560	437
STAR MERCANTILE INC	CL	4978	02-216460	Lumber for Concrete Slab RH	04/23/25	23967	14.97	03/06/25	3/25	10	0	41580	447
STAR MERCANTILE INC	CL	4978	01-97345	Refund	04/23/25	23967	-20.97	03/27/25	3/25	10	0	41580	447
STAR MERCANTILE INC	CL	4978	03-114464	Hardware	04/23/25	23967	23.97	03/26/25	3/25	10	0	41580	447
STAR MERCANTILE INC	CL	4978	02-247683	Hardware	04/23/25	23967	20.97	03/25/25	3/25	10	0	41580	447
TAYLOR HAMMRICH	CL	5056	Apr 2025	Tumbling Instruction	04/28/25	-99135	1,852.20	04/28/25	4/25	10	159	44022	352
TIMECLOCK PLUS	CL	5053	00411933	Implementation Service	04/25/25	-99137	828.75	04/08/25	4/25	10	0	42200	372
TITAN EXCAVATION & CONSTRUCTION	CL	5042	3365	Connections to Riverwalk	04/18/25	23962	7,076.73	04/03/25	4/25	10	0	45100	753
TITAN EXCAVATION & CONSTRUCTION	CL	5046	3373A	Water Line Repair Pavilion Park	04/22/25	23966	4,337.28	04/22/25	4/25	10	0	45100	738
TREASURE VALLEY COFFEE	CL	5007	10885077	Coffee B&G	04/10/25	-99156	88.95	04/01/25	4/25	10	0	41810	611
VALLEY WIDE COOP	CL	5039	A91091	Fuel	04/18/25	-99145	1,041.69	03/10/25	3/25	10	0	41560	626
VERIZON WIRELESS	CL	5026	6109956692	Monthly Cell Phones	04/17/25	23963	1,030.30	04/01/25	4/25	10	0	41100	373
WES CROSS	CL	5025		Refund Application Overpayment	04/17/25	23964	120.00	04/17/25	4/25	10	0	40700	885
YOUNG ELEVATOR INC	CL	4998	1517	Routine Service/Maintenance	04/10/25	-99162	150.00	04/01/25	4/25	10	331	48900	333
ZD FENCING	CL	5033	452	Temp Fence Rental Playground	04/18/25	23965	680.00	04/11/25	4/25	10	0	45100	733
ZD FENCING	CL	5033	452	Temp Fence Rental Pumphouse	04/18/25	23965	550.00	04/11/25	4/25	10	0	45100	738

Section 4, Item A.

**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

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PUBLIC NOTICE: THIS MEETING IS BEING 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

Mayor Chadwick called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

2. INVOCATION – Pastor David Ax, Calvary Chapel Star

Pastor Ax led the invocation.

3. ROLL CALL

ELECTED OFFICIALS: Mayor Trevor Chadwick, Council President David Hershey and Council Members Kevan Wheelock, Jennifer Salmonsens and Kevin Nielsen.

STAFF: City Attorney Chris Yorgason; City Clerk Shelly Tilton; City Planning Administrator Shawn Nickel; Assistant City Planner and Sports & Recreation Director Ryan Field; City Engineer Ryan Morgan; Public Information Officer Dana Partridge; Star Police Chief Zach Hessing and Deputy Chief Fire March Victor Islas.

4. PRESENTATIONS: Star Police Chief Zach Hessing discussed the creation of a volunteer program that will help keep watch of the community and help with events. He introduced Phil Sardinia as a volunteer with the Star Police Department heading up this program. Sean Huddleston was introduced; he is filling an open deputy position within the department.**5. CONSENT AGENDA**

- A. Approval of Claims
 - B. Approval of Minutes: March 4, 2025
 - C. Terramor Subdivision Findings of Fact/Conclusions of Law
 - D. LifeSpring Church Rezone Findings of Fact/Conclusions of Law
- Council Member Salmonsens moved to approve the consent agenda consisting of 5A Approval of Claims, 5B Approval of Minutes for March 4th 2025, 5C Terramor Subdivision Findings of Fact/Conclusions of Law and 5D LifeSpring Church Rezone Findings of Fact/Conclusions of Law. Council Member Nielsen stated that he would like a couple of items looked into. Those included Microsoft Licensing being purchased directly from the store rather than under the state contract at a discount. The IT Director will be asked about that. In the LifeSpring Church findings he doesn't feel the Development Agreement captures the council's intent relating to uses, he would like to ensure that the conditional uses are for church use rather than for commercial use. Council Member Salmonsens amended the motion to include the changes for LifeSpring Church in the conditions, to include the changes to reflect the original motion (made by council in the previous

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meeting). Council Member Nielson seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

6. PUBLIC HEARING

- A. **State & Main Streets Multiple Use Development Conditional Use Permit (CU-24-07)** The Applicant is requesting approval of a Rezone (R-4 to CBD DA), with a Development Agreement to accommodate improvements to the facility. The property is located at 174 & 198 N. Star Road in Star, Ada County, Idaho, and consists of 1.64 acres. **(ACTION ITEM)**

Mayor Chadwick opened the hearing at 7:13 p.m. Council members have had no ex-parte communication.

City Planning Administrator Shawn Nickel reviewed the application to construct a multi-use building, the property consists of multiple lots on .95 acres. Existing zoning on the parcel is Central Business District (CBD). Uses include commercial space on the ground level and residential units on second and third floors with a rooftop residential amenity. The application has been reviewed and meets submittal requirements including legal notices and site posting. The application is compliant with the Unified Development Code (UDC) and City Comprehensive Plan. There were 3 late exhibits which are letters from neighboring property owners. Items for consideration include a parking waiver and a height exception. The owner has removed the trailer park that was on the property, proposes a mixture of commercial uses with residential units on the upper floors which meets the purpose statement of the CBD. Shawn said the proposed 55' height is allowed in the CBD; the proposed height as well as the reduction in parking can be approved by the council. Additional adjacent on street parking can be included as well as parking that the Star Merc is willing to share. The UDC requires commercial buildings to be located adjacent to State Street with parking located in the rear with utilization of existing alleyways. The application meets setback requirements. Staff recommends approval of the application. Shawn reviewed maps of the area, site plans and elevations.

Walter Lindgren with Lindgren Labrie Architecture presented the application. He stated the applicant is looking to provide a quality project to create a core area in downtown Star. He discussed density and having a walkable area that is pedestrian oriented and bikeable that would allow a safe, connected area. He said this would establish a precedent for the CBD and create an identity for the city with business and residential opportunities. The ground level is approximately 10,000 square feet of commercial space, with restaurant uses on the corners to have outdoor patio space. The upper floors would be residential with a rooftop terrace. The building would be 55 feet, three stories, with tall lower-level storefronts as well as one- and two-bedroom residential units on the second and third floors. Walter discussed proposed parking options, saying that residential parking usage is lower during working hours, allowing the spaces to be available for commercial parking. The project has a deficit of 10 parking spaces for which a waiver is requested. He said there is plenty of on-street parking stating that public parking promotes walking which is good for street facing businesses. Four residential units face the alley, the decks can be removed so they aren't too close to neighboring existing homes.

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Mayor Chadwick discussed parking in lieu of fees to cover parking. He discussed police and fire mitigation fees that help pay for services as residents are added in the area. He likes the idea of removing the balconies for the privacy of the neighbors.

Council Member Neilsen wondered how removing the balcony but leaving the windows solves the privacy concerns. Wayne said that windows are interacted with differently than a deck, they wouldn't be outside hanging out. Council Member Nielsen wondered if covenants could disallow balconies from being used as storage areas so that they don't become unsightly.

Parking was further discussed, and the rooftop terrace location was reviewed.

Council Member Hershey asked where future street parking opportunities would be located. Shawn provided a layout of on street parking.

Council Member Salmonsens stated that the Ada County Highway District (ACHD) response recommends a 10' wide sidewalk along the highway, the city only requires 8' she would like to see the sidewalk increased to 10'. Walter thinks it is closer to 11'; he agrees it is important to have a wider sidewalk with the busy highway. ACHD suggested that the city not approve the diagonal parking. Mayor Chadwick feels diagonal parking is a good way to go, he talked about other cities that have it in their Central Business District areas. Council Member Salmonson asked about specific intended uses for the commercial space. She asked if they are open to limiting the type of usage due to the parking restrictions as food and drink businesses generally have higher parking needs. Wayne discussed calculations with 4500 square feet being proposed for restaurant use based on parking availability. Landscaping and signage opportunities were discussed.

Permitted uses were discussed. Mayor Chadwick listed permitted uses in the CBD section of city code that he feels should and should not be allowed in this area both due to the specific area and for the parking and traffic that would be generated.

Council Member Wheelock discussed parking concerns, he suggested removing the third floor to have sufficient parking that doesn't impact neighboring residential areas. Walter said the project may not make sense financially if the third floor goes away.

Ceiling height for each level of the building was discussed.

Council Member Neilson would like to see the existing trees retained.

The agreement with Star Merc was discussed. It would be designated as a public parking space. The \$60,000 payment in lieu of parking would go toward the rental of that space. If the owner of the Merc sells the property, the agreement will not transfer. Mayor Chadwick said a plan is being worked on to secure additional parking for the downtown area.

Todd Collins spoke neutral on the application. He provided a handout regarding 3 exceptions that are being requested that include building height, sidewalks and parkways and parking spaces. His concerns included having enough parking and the Star Merc parking spots going away if they decide to sell or redevelop the property. He feels with the busy highway it is imperative to maintain the required setback with an 8' planter strip providing safety for pedestrians. He said ACHD advises that the applicant must extend the alley 4 feet into the property to make the alley 20 feet. Exceptions to height standards will make it difficult to maintain code standards, the exception will become the rule.

Ron Ishii spoke against the application. He said this development is not keeping with the vision of a small-town family friendly community. It is more like a stacked metropolitan building with zero

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setback. Placement of the building doesn't leave any area in front of the building for trees. The proposed 30 residential units are out of place in a commercial district. Parking is shown on the street, and he feels that it would greatly impact the flow of traffic which is already difficult. He feels the proposal is based on maxing everything out, it doesn't fit.

Sarah Allwardt spoke against the application. She discussed narrow sidewalks; this doesn't fit with Star's aesthetics. She agrees there is a need for business to help with the economy but doesn't think this is the plan. She likes the idea of taking it down a level. She wondered if the residents have guaranteed parking spots.

Jason Arey spoke against the application. The height is his main concern. He wonders about an apartment complex in the downtown area.

Kylee Marlin spoke against the application; she lives north of this property. She is concerned about parking; without enough parking spaces for the retail, she would have people taking up the street parking at her house. People in the apartments would look into her yard. Council Member Salmonsens asked about street parking she has at her house; she has room for 2 on-street parking at her house. Kylee said people park in front of her neighbor's gate blocking access. Council Member Wheelock said the trash and recycling area will be a concern when dumpsters are dumped early in the mornings.

Denise VanDoren spoke neutral on the application. She discussed the lack of parking and the height of the building. The spots at the Merc are shared spaces, not dedicated as well as being temporary. She has safety concerns with people driving and parking on unimproved street parking. She isn't against the project but feels it is aggressive and doesn't feel this is where it should go. She suggested scaling it back. She wondered about ingress and egress.

Theresa Tinsley spoke neutral on the application. Theresa continued with Denise's written comments stating that one of the most important considerations for the application is that the intended use not affect neighborhoods in the vicinity, she asked the council to consider reducing it to a 2-story structure. Theresa found the payment in lieu of parking interesting. The applicant requests a reduction on parking and staff finds it to be justified, she doesn't see how this benefits the citizens of Star. The mayor discussed the Master Parking Plan to help people have parking to participate in downtown activities, he discussed the growth of 12,000 people moving to Star in the last 5 years and the Comprehensive Plan that was put together with community input. Theresa said the council does a good job, but she sees the problem with a developer being allowed to make the project this size without enough parking spaces.

Shawn clarified that the rent for the parking spaces at the Merc will be inexpensive.

Art Soukup had a question about the size of the apartments.

Micah Kelly spoke in favor of the project. He feels this will define where Star is, he thinks it makes sense to establish the downtown area. People could watch parades from the rooftop. He feels it has a purpose and provides a sense of downtown.

Walter Lindgren addressed the public comments. He stated the sidewalk was designed per the established plan. Assigned parking is provided for residents. Ingress and egress and the size of residential units were discussed. He believes this is the right site for the project.

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Council Member Wheelock discussed traffic and parking impacts. He would like to see a noise barrier for the trash pickup. He asked about commercial uses with lower parking needs.

Council Member Salmonsens likes the idea of this project but also discussed parking concerns.

Tabling this application until a downtown core study is completed was discussed. That study is estimated to be completed in December.

The public hearing was closed at 9:33 p.m.

Council Member Hershey said the main problem is parking. With the agreement with Star Merc being able to be cancelled at any time, that isn't a good solution. He doesn't want to deny the application, he sees merit in this project, it brings small business to Star. He feels it needs to be tabled to resolve parking.

- Council Member Hershey moved to table this application until the 15th of July to have consideration taken for parking by whichever means necessary; recommendation for myself and I believe at least one other council person is that it will have to come somewhere from the density overall of either residential or commercial. Council Member Wheelock clarified that if 15 apartments were removed that would take care of the parking deficit and he would 2nd the motion. City Attorney Chris Yorgason recommended leaving the motion more vague if they would like the applicant to come up with a solution, if there is only one solution then adding the specific wording is the way to go. Council Member Wheelock said his solution would solve the height issue also so he is leaning toward using his wording. Council Member Nielsen would like more discussion. Council Member Hershey withdrew his motion.

Council Member Nielsen discussed the Central Business District design, Comprehensive Plan and other plan reviews, discussing the allowable option for parking to be reduced. He said that any project that comes to the council is going to face the same challenges, these plans give the council the ability to start somewhere. The City of Star has to make some choices so that the downtown area can be developed. Many in the community participated in the Comprehensive and CBD Plans. This is what was envisioned and is a good start.

Council Member Salmonsens is not sure about restricting density. She is ok with tabling to get creative with the parking issue, safety and sidewalks. She said we have to start somewhere, and thinks it is the right project, and it fits the comp plan.

Council Member Wheelock has a hard time saying this application fits the comp plan when there are two different waivers being requested for height and parking; it can fit the plan but he doesn't feel it does currently.

Council Member Salmonsens would like commercial uses to be identified in the motion, uses in the staff report were discussed.

Council Member Nielsen reviewed the notes he had taken regarding conditions that included balconies not being used for storage, potential of a bay window to replace the balconies for units that face the alley, limit restaurant square footage to 4500 maximum, three existing legacy trees will remain and height allowance to allow for 18' ground level ceiling height. Mayor Chadwick added mitigation fees for police and fire to ensure that is included. In tabling the application Council

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Member Nielsen would be looking for the applicant to work with city staff to come up with a plan that is not ambiguous, something that could be used to plan with. Council Member Salmonson would like to add that public signage be added as well as 10' minimum sidewalks.

Commercial uses on page 4 of the staff report were reviewed, uses will be discussed further in a future meeting.

- Council Member Hershey moved to table this application to the 17th of June with all the stipulations as noted in the listing by Councilman Nielsen and the Staff Report showing the permitted and conditional uses as determined plus there will be some conversation on that, also to remind you that there will be police and fire mitigation fees that have not been included. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – nay; Salmonsens – aye; Nielsen – aye.

7. ACTION ITEMS

There were no action items.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 10:19 p.m.

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1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

2. INVOCATION – Councilmember Kevin Nielsen

Councilmember Nielsen led the invocation.

3. ROLL CALL

ELECTED OFFICIALS: Mayor Trevor Chadwick, Council President David Hershey and Council Members Kevan Wheelock, Jennifer Salmonsens and Kevin Nielsen.

STAFF: City Attorney Chris Yorgason; City Clerk Shelly Tilton; City Planning Administrator Shawn Nickel; Assistant City Planner and Sports & Recreation Director Ryan Field; City Engineer Ryan Morgan; Public Information Officer Dana Partridge; Star Police Chief Zach Hessing and Deputy Chief Fire Marshall Victor Islas.

4. 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. Approval of Claims**B. Approval of Minutes: March 11, 2025****C. Approval of Minutes: March 18, 2025**

- Council Member Salmonsens made a motion to approve the Consent Agenda consisting of 5A the Approval of Claims, 5B the Approval of Minutes for March 11th 2025 and 5C approval of minutes for March 18th 2025. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

5. PUBLIC HEARING

- A. Sorano Estate Subdivision (RZ-24-01) (DA24-09) (PUD-24-02) (PP-24-09)** The Applicant is requesting approval of a Rezone (R-3-DA-PUD/C-1-DA-PUD), a Development Agreement, a Planned Unit Development and a Preliminary Plat for a proposed residential and commercial subdivision consisting of 193 residential lots, 3 commercial lots and 32 common lots. The property is located at 6497 & 6689 Hwy 44 in Star, Canyon County, Idaho, and consists of 92.68 acres with a proposed residential density of 2.26 dwelling units per acre. **(ACTION ITEM)**

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Mayor Chadwick opened the hearing at 7:04 p.m. Council members have had no ex-parte communication.

City Planning Administrator Shawn Nickel reviewed the application for a Planned Unit Development with detached and attached residential units and commercial uses. Application requirements including legal notices and site posting have been completed. The application has been reviewed for compliance with the Unified Development Code and Comprehensive Plan. Neighborhood letters are included as late exhibits. Items for special consideration include approved commercial uses, emergency services mitigation fees and proportionate shares for Idaho Transportation Department (ITD). Staff recommends approval with conditions. Shawn reviewed the master plan and area maps. The property was annexed in the mid-2000s, the preliminary plat expired and the development agreement is considered invalid.

Becky McKay with Engineering Solutions presented the application on behalf of Fagundes Brothers LLC. She reviewed the area the development is located in and discussed connectivity with the Hacienda development, project phasing and lot sizes. Becky stated the property was originally annexed in 2007. Saddleman Estates neighbors this property with one acre lots or larger. She discussed the landscape plan including pathways and open space. Amenities include a large pond, swimming pool with changing rooms, picnic shelter, playground equipment, dog park, pocket park, open grass areas with benches and pickleball courts. A well lot was designated for Star Sewer and Water District. Required open space is 10%, this development will have 19.44%. Berms and Fencing were discussed and elevations were reviewed. All townhomes are front load from the street and all of the streets are public. A signal will be required at Blessinger and CanAda at Highway 44. Bent Lane is a stub street that was constructed in Legado Subdivision. Right-of-way will be dedicated and this development will be required to extend Bent Lane.

Mayor Chadwick asked questions posed in a letter from the Batteys which included timeframes for starting the project and extending Bent Lane. Becky discussed phasing, the connection to Bent Lane is in Phase 3. Landscaping with sound buffering and fencing was discussed. A traffic study includes trips on Bent Lane.

Becky doesn't have any concerns with the commercial uses included in the staff report.

Council Member Nielsen asked about the type of fencing that will be used. Becky said there will be something aluminum slatted to see through; vinyl and chain link are not being considered. Townhomes are platted on separate lots so they can be sold and owner occupied.

Council Member Salmonsens discussed the Master Pathway Plan that includes a north south connection. This site lies within the area where that was considered to be, she wondered if a connection could be made by adding a common lot allowing a pathway to run through the development. Becky discussed pathways within the development; she is not sure if Canyon Canal will allow use of the canal area for connection. Council Member Salmonsens sees great pathways within the development but is looking for a connection from the Lawrence Kennedy Canal to the Boise River. City Engineer Ryan Morgan discussed the lift station lot that will revert to a residential lot, he said creating a pathway there would be difficult. Council Member Nielsen said the best chance might be to ensure pathways in the nearby Hunter Homes development. Benches will be placed along pathways. Parking for the pool facility was discussed; it is planned as a pedestrian only pool facility. The street along the

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pool facility is a public street so people could park along that. The pond is an aesthetic pond with grass and pathways around it, neighboring homeowners will not be able to encroach on it.

Council Member Hershey asked about Americans with Disabilities (ADA) parking for the pool.

Norm Allinder spoke in favor of the application representing the property owner. He agrees with conditions of approval and agrees there should be an ADA parking spot for the pool.

Pete Bilicki spoke in favor of the application. He lives in Star River Ranch. He discussed berms, landscaping and fencing that he hopes to see included as a condition of approval.

Brian Burnett spoke in favor of the application stating this plat is integral for downtown Star. He feels the owners have taken neighbors into account in the design.

Tony Fagundes spoke in favor of the application. He appreciates the hard work put into the application and presentation.

Timothy Eck, developer of Legado property, spoke in favor of the application. He said sewer and water is provided to the point of Bent Lane. Their second phase will provide additional ingress and egress for this development. He discussed an easement for hunting and fishing purposes. He thinks the plat is a great layout and an asset for the city.

Jerry Arbiter spoke against the application. He discussed the importance of the traffic impact study. Mayor Chadwick discussed the current traffic study for Highway 44 that will require widening and traffic lights.

Mark Cron spoke against the application but said he has met with Becky and feels this is one of the better projects. He is concerned with the speed the developments are being done with only two-lane roads for traffic in and out. He said the infrastructure must go in first rather than in later phases. He isn't against growth but feels it needs to be slowed down until the infrastructure is in place.

Dennis Ceklevsky decided not to speak.

Eric Battey spoke neutrally on the application. He submitted the questions that were asked at the beginning of the meeting; his questions have been answered. He has a freshwater well that will be capped when this goes in, so he wondered about timing.

Becky discussed what the HOA and property owners would be expected to maintain. The homeowner would be responsible for what is within their lot, the HOA would take care of what is outside of that in common areas. She discussed the traffic study including road widening, areas where signals are needed and how mitigation of costs are determined. She discussed timing of development.

Mayor Chadwick wants to ensure it is included in the development agreement that there is public easement for sidewalks, so they are public right of way. Staff included a condition to take care of this as well as addressing storm water drainage.

Council Member Nielsen asked about commercial uses. Becky said there are no specific uses in mind, she believes the way staff has the conditions structured there are no undesirable uses allowed. Council Member Nielsen also asked about trees; trees will be included along the street buffer and in the front yards. Drainage swale design and maintenance were discussed.

Council Member Wheelock would like to see less density in the townhome area but said this is overall a beautiful development.

Mayor Chadwick closed the public hearing at 8:25 pm.

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Mayor Chadwick believes this is one of the better developments with good variety in lot sizes. He understands the traffic concerns and believes things are being done to mitigate that. This development follows the comp plan; it was previously annexed so it's already part of the city. He wants to ensure benches are included around pathways and an ADA parking spot at the pool, that there are public easements on all sidewalks, that the landscape buffer along the canal is clearly defined as to who is responsible for it.

Council Member Nielsen added a couple of conditions including the extension of Bent Lane, addition of trees for visual and sound buffer, fencing along the southern border to match what is currently there near Star River Ranch, swales as discussed earlier and commercial along the highway.

Council Member Hershey said this was very well laid out.

Council Member Salmonsens added that the Lawrence Kenedy Canal area is 12' wide and paved, that pathways include a public easement and include commercial uses as presented from staff.

- Council Member Salmonson moved to approve the Sorano Estate Subdivision Rezone and Development Agreement with an R3 DA PUD and a C1 DA PUD along with a Development Agreement and an additional PUD and a Preliminary Plat with the conditions that we have stated; includes 193 residential lots, 3 commercial. Shawn asked to add the ADA parking at the pool to the motion. Council Member Salmonson added for the Development Agreement to include commercial uses, ITD proportionate share fees, mitigation fees, street trees, compliance with the Weed Abatement Code and pathway sidewalk public easement. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

B. Starling Springs Subdivision (AZ-24-08 Annexation/Zoning) (DA-24-08 Development Agreement) (PUD-24-03 Planned Unit Development) (~~PP-24-08 Preliminary Plat~~) (PR-24-06 Private Street)

The Applicant is requesting approval of an Annexation and Zoning (R-3-DA-PUD), Development Agreement, Planned Unit Development, ~~Preliminary Plat~~ and Private Street for a proposed residential subdivision consisting of 353 residential lots and 74 common lots. The property is located at 8820, 8900, 9250 & 9326 W. Joplin Road in Star, Idaho, and consists of approximately 129.39 acres with a proposed density of 2.73 dwelling units per acre. **(ACTION ITEM)**

Mayor Chadwick opened the hearing at 8:42 p.m. Council Members have had no exparte communication.

City Planning Administrator Shawn Nickel reviewed the application. The Starling Springs Subdivision is requesting annexation and zoning with a Development Agreement, Planned Unit Development (PUD) and a private street. The zoning request is to Residential-3 with detached and attached residential units and office use. Application requirements including legal notice and site posting have been completed. The application has been reviewed for compliance with the Unified Development Code and the Comprehensive Plan. The South of the River plan applies to this property. Staff is recommending approval with conditions. Shawn reviewed a vicinity map and conceptual plan. This hearing is only for the PUD for annexation and zoning with consideration for private streets; upon approval the applicant will come back with the Preliminary Plat. The commercial section is proposed to

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be located in the northeast corner adjacent to the pond. The conceptual plan includes proposed public and private roads, density and office use. Elements and requirements of a PUD were reviewed.

Council Member Nielsen said elements of this application are different from what is normally seen so it would be helpful to understand staff's perspective on the application and asked why this is estate residential rather than neighborhood residential; estate residential requirements were reviewed.

Nicolette Womack with Kimley Horn showed conceptual elevations and reviewed the timeline of the application. The annexation brings the property into the city with a PUD that includes upgraded amenities, residential styles and site designs for a mixed-use project. The request for private streets is only in the southwest corner of the project. She provided a vicinity map showing other projects happening in the area and reviewed the location of the development in the South of the River Plan in the River Valley West area. Nicolette said Joplin Road is a collector on the south boundary of the property and said there are several stub roads for future connectivity. She reviewed density throughout the project with various lot sizes and discussed setbacks per house type; the courtyard model has 4 homes on a central drive aisle. Fire access with the reduced setbacks was discussed. An area of the development with private streets and gates was reviewed. Open space and amenities were also reviewed including pool, pool house, pickleball courts, playground shade structure with picnic tables, central pond, pedestrian walkways and open water ways with the Eureka and Phillis Canals. All roads will have detached sidewalks.

Council Member Wheelock asked about setbacks in the courtyard area and suggested those units be moved further apart. Nicolette discussed the proposed setbacks and other cities these are found in stating they are designed for certain lifestyles. Council Member Wheelock discussed road stubs for future connections that currently go into a field, he said that leaves all units coming out 2-3 exits. There is an additional fire access that regular traffic would not use.

Council Member Nielsen asked about the courtyard area, which is the central drive aisle. He said with two different zoning designations, it is unclear how to average density over two different zoning designations, he isn't sure code allows that. He would like to see a product titled courtyard have a courtyard that isn't occupied by a vehicle. Shawn clarified that the applicant is requesting only one zone, allowable density was discussed. Nicolette said that drive aisles are available as open space for those lots when cars are not using it. Council Member Wheelock said the city has tried to get away from flag lots with multiple houses on one road, Deputy Fire Chief Victor Islas said this is a unique project. To him a flag lot is a long drive to get to one house. He sees this as a unique style of home, he understands how it is being seen as a flag lot, but this is less tight. Council Member Hershey asked if fire trucks could turn around in this area. Victor said Ladder 51 could not, Engine 51 could access the first portion but not the hammerhead portion of the drive. Shawn said these aren't being looked at as flag lots, they are considered two lots with a shared driveway with only 2 houses accessing them which is allowed in code. Council Member Nielsen asked how this preserves the rural feel. Nicolette discussed rural transitioning and support of the commercial that the plan anticipates by providing the homes needed to support that commercial. Rural design elements and ideas were discussed.

Council Member Salmonsens asked about how the gated community promotes a community feel. Nicolette said it is highly desirable for some people, she said that gated communities often come up when considering an estate like feel. Mayor Chadwick discussed enforcement limitations and other

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concerns the police have with private roads. He said it doesn't create connectivity; it creates a pod area that doesn't want to be neighborly. Council Member Nielsen read from the comp plan of the intent to promote a family friendly country atmosphere within a sub-urbanized framework, he said that he isn't aware of a country atmosphere that has a gated community.

Council Member Salmonsens asked about the PUD. Nicolette stated the PUD allows for additional amenity packages with the inclusion of commercial. Certain setbacks can only be requested in a PUD or with a Development Agreement.

Mayor Chadwick discussed the cattle ranching operation that surrounds this development. He wondered how that operation will be protected with fences, waste and irrigation and how to ensure people who move in are aware of and understand that cows make noise and have strong odors. Nicolette said the Right to Farm act takes care of legal issues but not the day-to-day complaints. Mayor Chadwick would want to see an ag friendly fence be built at this development's expense. Burning ditches would be difficult with vinyl fencing, there would need more fire friendly fencing used on that section. Martin Taylor with Toll Brothers discussed fencing; he said they met with the neighboring property owner to discuss fencing and stated it could be included in the Development Agreement. The courtyards/cluster product would need to have no toxic plants along the boundary to protect animals. Birthing of animals would be discussed with the Homeowner's Association (HOA) to provide notice that the development is located next to an active ranch.

City Attorney Chris Yorgason asked about the Estate Rural Residential wording that Council Member Nielsen discussed previously, he said it doesn't mention preserving the rural character. Chris read that section also read Estate Urban Residential on the following page. Shawn stated that neighborhood residential is 3-5 units per acre, the densities are what is different.

Steve Clayton spoke neutral on the application. He owns the property the rancher leases. He is hopeful of a good relationship with the new owners as they have had with the property owner who has sold the property and asked the council to ensure there are no impacts on the water supply. He asked about consideration for high ground water levels, floodplain/floodway wetlands and typical speed limits on collector roads.

Mary Aldridge spoke neutral on the application. She said development is good, but they are directly across the street, density in the clustering area is concerning to her. She discussed her driveway being an emergency access for a different development. A pathway along the area of the clustering would be a good addition to make it more community oriented and family friendly. She said Joplin Road is part of the Oregon Trail.

Flip Phillips spoke neutral on the application. He discussed fencing, being concerned with the type of fencing that goes next to the development; plastic fencing won't work, metal fence may work. They want to keep pets out and their cows in. He is not fond of the courtyard section; he sees it as 31% more phone calls with complaints than in the other areas of the development; he doesn't like the density there, that section is 12 units per acre. Those complaint calls will be made to his family and then the city. There is a county road for a buffer between them and another development in the area, this development doesn't have a buffer. He said the South of the River plan calls out having viable, walkable, livable and sustainable communities; some of his family participated in the South of the River planning and he agrees with that but doesn't see how this is a walkable community with the location.

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He discussed traffic on Joplin Road. Council Member Nielsen discussed a requirement in the Development Agreement for a different subdivision that required specific wording in the homeowner association covenants; he stated that should be included for this Development Agreement. He asked Flip what another top concern is for him; traffic is another main concern. Council Member Nielsen asked where on his property dehorning, castration, vaccinations, etc. are done; locations were discussed. Flip supports the property rights of the property owner. Firearms are discharged on the property; dogs or other animals chasing cows on his property would be shot, he wouldn't want to do it but would have to take care of the livestock. Coyotes and beaver have to be controlled on the property as well. Reduction of the density, with fewer properties on that side would be a solution to some of his concerns. Buffering along that side was discussed.

Mark Phillips spoke neutral on the application. He is the President of the Eureka Water Company that was established June 1, 1865; it has some of the cheapest water rights. They don't have a ditch rider, there are 3 volunteer board members. He provided Eureka Water Company's Land Use Change & Encroachment Application and instructions. He discussed density from the water company perspective and stated the development hasn't talked with the water company.

Rod Blackstead spoke neutral on the application. He discussed traffic lights along Chinden and the number of accidents and deaths. He has concerns about that number of lots all accessing Joplin Road with no stoplight. He supports the gated community; many people like it.

Patchy Larrocea Phillips spoke neutral on the application. He said his family is pro-property rights and has farmed and ranched in the area for nearly 100 years. Eureka is one of the oldest systems in the valley, he discussed the water schedule stating water is only available during each property's scheduled day and time. He discussed trash in the borrow pit, asking the council to look at a way to mitigate the trash. He said more people equal more problems and more phone calls. Council Member Nielsen asked if Toll Brothers is aware of the irrigation schedule. Patchy said they were provided with the schedule during a meeting yesterday.

City Attorney Chris Yorgason read out of South of the River Plan River Valley West area regarding use and density.

Nicolette discussed rural high density with a request of 2.66 units per acre overall and roadway expansions. She said the cluster units may be able to be moved to an interior section of the development. She feels the development has substantial walkable features included. Micheal Vallee with Kimley Horn said they are aware of the high groundwater; they have been monitoring it for over a year with 2 years of data. They are also aware of the wetlands. They have received the document from Eureka and are aware of their design requirements and will work with them on that. Mayor Chadwick asked how the development will be kept green with irrigation water only once a week. Michael said pond storage will be used and pumped from with a watering schedule to allocate the water. Pumping and regulation from lined versus unlined ponds were discussed.

Access to Joplin Road was discussed. Sonia Daleiden with Kittelson & Associates discussed a traffic impact study that was completed with ACHD and ITD. Several access scenarios were evaluated, the one access on Joplin Road can handle all of the traffic to the development without a traffic signal but it would need to be designed as a collector if it were the single access which is what is proposed. Deputy Fire Chief Victor Islas said with the number of single-family dwellings secondary access is required, the

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secondary access can be a main access or a dedicated emergency access. He considers the collector as multiple points rather than one. Mark Taylor with Toll Brothers said annexation and zoning with a PUD and Development Agreement is being requested in this application. They generally prefer to come to the city with a preliminary plat which answers many of the questions that are being asked. They are committed to working with the neighbors and the city and are open to conversations. If there are too many outstanding questions to approve the annexation, he would recommend continuation to allow time to answer the questions. He said this is conceptual, engineering questions are worked out in the plat. They are willing to incorporate elements that the council sees fit to conform with the South of the River plan.

Council Member Nielsen discussed applications that come without the plat being difficult to give a PUD without the questions being answered. He doesn't anticipate many problems but sees some significant differences to what is in the planning documents and what is being proposed, he is looking for assurances on the look and feel. He agrees a continuation may be warranted.

Council Member Wheelock said he has a hard time moving forward with so many unanswered questions. He would support a continuation.

Mayor Chadwich closed the hearing at 10:57 p.m.

Council Member Nielsen feels there are a lot of questions outstanding. He doesn't want to deny the application but is also not ready to approve it. He would want to see the PUD go away, throwing it in with a token commercial lot to get the setbacks doesn't meet the spirit of the law. He would also look for rethinking of the cluster lot area, buffering and also for the development agreement to include rural design elements.

Council Member Salmonsens doesn't want to deny the application but isn't comfortable approving with the information they have. She is hung up with the PUD, perhaps if they come back with more thought on the commercial use or public space, maybe a public park. She would be in agreement with tabling.

Council Member Hershey stated the cluster area needs to be moved away from the livestock. He agrees with everyone on the PUD.

Dates and noticing for continuation were discussed.

Council Member Salmonson said she will have a hard time approving private streets.

- Council Member Nielsen moved to table this application indefinitely and direct the applicant and city staff to work on the following items: remove the Planned Unit Development element, rethink the courtyard concept of residential housing, work on the buffering and fencing around the ranching uses, define a rural design element plan to be part of the application, remove the private street elements and work with Eureka Canal Company, whether it's early or not, to come back with a plan and how that relationship works. Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

- C. **Ada County Comprehensive Plan Amendment (CPA-25-01)** Ada County requests an amendment to the City of Star's Comprehensive Plan to adopt the 2024 Capital Improvement Plans and

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**Development Impact Fee Studies (CIP's) for the Ada County Jail, Coroner, and Paramedics.
(ACTION ITEM)**

Mayor Chadwick opened public hearing at 11:08 p.m.

The Impact Fee Advisory Committee was discussed. A committee has been established; impact fees are not being approved at this meeting.

Ada County Planning Manager Leon Letson provided an overview of the Ada County Comprehensive Plan Amendment for development impact fees. Idaho code 67-8202(1-4) provides authority and services that are available for growth to pay for growth. He reviewed proposed impact fees which include fees for the Sheriff, Jail, Paramedics and Coroner. Sheriff fees are not collected in Star due to the city contracting with the county for police services. Growth projections were reviewed including 10-year residential and non-residential growth. Impact fees cannot be used for staffing or existing maintenance expenses; they can be used for service debt. The county is asking the city to adopt this into the city's comp plan and establish ordinances for the collection of these development impact fees. Interlocal agreements will be established between Ada County and city partners for collection of the fees to include administrative fees for the cities.

After approval tonight a resolution will be presented on a future consent agenda.

Council Member Nielsen asked why Star is not on the list for an EMS facility. The proposed new facilities would allow better services in the existing facility that is located closer to Star.

Mayor Chadwick closed the hearing at 11:18 p.m.

- Council Member Nielsen moved to approve and authorize the mayor to enter into an agreement with Ada County for collecting these development fees and adopt this into our Comp Plan. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

6. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 11:19 p.m.

FINDINGS OF FACT AND CONCLUSIONS OF LAW
SORANO ESTATES SUBDIVISION
FILE NO. RZ-24-01/DA-24-09/PUD-24-02/PP-24-09

The above-entitled Rezone, Development Agreement, Planned Unit Development and Preliminary Plat land use application came before the Star City Council for their action on April 15, 2025, 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 requesting approval of a Rezone (R-3-DA-PUD/C-1-DA-PUD), a Development Agreement, Planned Unit Development and a Preliminary Plat for a proposed residential and commercial subdivision consisting of 193 residential lots, 3 commercial lots and 32 common lots. The property is located at 6497 and 6689 Hwy 44 in Star, Canyon County, Idaho and consists of 92.68 acres with a proposed residential density of 2.26 dwelling units per acre. The subject property is generally located on the south side of Hwy 44, between Can Ada Road and Blessinger Road. Canyon County Parcel Nos. R340140000, R340120000, R340420000, R340430000, R340190100 & R340410110.

B. Application Submittal:

A neighborhood meeting was held on June 5, 2024, 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 October 21, 2024.

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 March 29, 2025. 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 April 1, 2025. Notice was sent to agencies having jurisdiction in the City of Star on November 21, 2024. The property was posted in accordance with the Star Unified Development Code on April 4, 2025.

D. History of Previous Actions:

November 14, 2006

Council approved Annexation application (AZ-06-08) and zoning of Multiple Use (MU) as part of the East Canyon Development.

April 17, 2007

Council approved Preliminary Plat application (PP-07-02) for East Canyon Development, which has since expired.

E. Comprehensive Plan Land Use Map and Zoning Map Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Mixed Use (MU-DA)	Estate Urban Residential, Commercial/Industrial Corridor	Agricultural
Proposed	Residential (R-3- DA/PUD) Commercial (C-1- DA/PUD)	Estate Urban Residential, Commercial/Industrial Corridor	Commercial and Residential
North of site	Mixed Use (MU)	Commercial/Industrial Corridor	Agricultural Residential
South of site	Residential (R-2 & R-5)	Estate Urban Residential	Star River Ranch & Legado Subdivisions
East of site	Commercial (C-2-DA) Residential (R-5) Agricultural (County)	Commercial/Industrial Corridor/Estate Urban Residential	Agricultural Residential
West of site	Residential (R-2-DA) Agricultural (County)	Low Density with Special Transition Overlay Area & Estate Urban Residential	Saddleman Ranch and River Park Estates

*F. Development Features:***REZONE:**

The Rezoning request of the 92.68 acres from Mixed-Use to Residential (R-3-PUD-DA) and Commercial (C-1-PUD-DA) with a Planned Unit Development (PUD) on the applicant's property will allow for the development of the property in a manner that will be consistent with the intent of the current Comprehensive Plan Map. The Future Land Use Map designates the property as Estate Urban Residential, Commercial and Commercial/Industrial Corridor. The applicant has provided a well-designed master planned development for the entire property that incorporates elements of each of the

listed land use designations. The overall density of the residential portions of the development, exclusive of the commercial components, is 2.25 dwelling units per acre (2.08 du/acre overall), which is consistent with the Estate Urban Residential (Maximum 3 Units per Acre) land use designation. The site provides for adequate ingress/egress to Hwy 44, a major transportation corridor.

The Comprehensive Plan encourages 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 (*Goal 8.3*). The Estate and Neighborhood Residential Land Use designation encourages urban style development densities to limit urban sprawl (*Policy 8.3*). The Plan also encourages flexibility in site design and innovative land uses and supports well-planned, pedestrian-friendly developments (*8.5.9*), and encourages commercial facilities to locate on transportation corridors. (*Policy 8.5.6*)

The rezone application includes two zoning designations:

- R-3/DA/PUD (Residential District) – 83.68 acres
- C-1/DA/PUD (Neighborhood Business District) – 9.00 acres

Special Transitional Overlay Area:

The Comprehensive Plan Future Land Use Map also designates the existing County residential development (Saddleman Ranch Subdivision) adjacent to the northwestern boundary of the proposed development as Special Transitional Overlay Area. The existing subdivision contains 5-acre lots. The applicant has included 1.35-acre minimum lots adjacent to these 5-acre existing lots.

Section 8-3B-3: The allowed Transitional Density for new development adjacent to Special Transition Areas, shall be as follows:

Existing Transitional Lot Sizes	Allowed Immediately Adjacent Minimum Lot Size	Allowed Immediately Across the Road from Transitional Lot
Lots larger than 1.1-acre	1 acre lots	½ acre lots
Lots of 1 to 1.1-acre	½ acre lots	1/3 acre lots
Lots smaller than 1-acre	1/3 acre lots	R-3 density Maximum

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAT:

Through the Planned Unit Development (PUD) process, the applicant requests approval of multiple land use types within the development including single family detached residential, single family attached residential, and neighborhood commercial, and a well site for the Star

Sewer & Water District. The PUD will allow the proposed uses to be integrated together to provide for pathway connections, parking and landscaping, setbacks and amenities in one approval process. The proposed commercial uses would make up approximately 10% of the total development, if built out to its maximum potential.

The Planned Unit Development overall master plan consists of 192 residential units including 108 single-family detached dwellings, 84 attached townhomes, 3 commercial lots, 1 Star Sewer & Water District well site, and multiple common lots.

The neighborhoods include different lot sizes and residential dwellings:

Townhome Lots: 84 (44%)

3,900 to 8,423 square feet (average lot dimensions: 31'-50' x 101'-146')

Single-Family Lots: 108 (56%)

Standard Lots – 7,700 to 19,715 square feet (average dimensions: 65'-90'x 120'-150')

Estate Lots - 14,342 to 77,370 square feet (average dimensions: 85'-310'x 128'-290')

The proposed setbacks are as follows:

Detached Single-Family Lots:

Front Setback: 20 feet (measured from back walk to garage)

Rear Setback: 15 feet

Side Setback: 7.5 feet

Street Side Setback: 20 feet

Attached Single-Family Lots (Townhomes):

Front Setback: 20 feet (measured from back of walk to garage)

Rear Setback: 15 feet

Side Setback: 7.5 feet and 0 lot line

Street Side Setback: 20 feet

Commercial Lots within the C1/DA/PUD:

Front Setback: 20 feet

Rear Setback: 5 feet

Interior Side Setback: 0 feet (subject to fire approval)

Setback when Adjacent to Residential: 15 feet

Street Side: 20 feet

****Bonus Rooms over Garages will not be considered a Second Story**

Sewer and Water will be provided by the Star Sewer and Water District and is in close proximity to the property. Annexation into the Sewer and Water District will be required.

The roads in the preliminary plat will consist of Landruff Lane, which will be a major collector, local residential roads, two divided entrances and a residential collector. Landruff Lane will be 46 feet from back of curb to back of curb with a 12-foot drainage swell and 7 foot wide, detached sidewalk. The local streets will be 36 feet from back of curb to back of curb with an 8-foot landscape strip and 5-foot-wide detached sidewalk. The local collector will be 36 feet from back of curb to back of curb with 8-foot landscape strips and 7-foot detached sidewalks. The main entrance off Hwy 44 and Landruff Lane will be divided with 21-foot-wide drive aisles from back of curb to back of curb separated by a 10-foot-wide landscape island.

As per Highway District 4 policy, all sidewalks are located outside of the right of way, which will put ownership and maintenance on the HOA. It is also the policy of HD4 to have all street drainage above ground.

The Unified Development Code, Section 8-4E-2, requires a development of this size to have a minimum of seven (7) site amenities. The total open space within the development is 27.34 acres, or 29.50 percent of the site. The total includes 5.92 acres of the Lawrence Kennedy Canal and 2.98 acres of the Canyon Canal. Excluding the two canals, the open space provided is 18.44 acres, or 19.90 percent. A central common area is in the southern portion of the project consisting of 6.90 acres. The lot includes a pond, pool facility, pathways, pickleball court and covered sitting area

A pocket park with linear open space is provided in the northern portion of the development and consists of 1.84 acres. Amenities within the lot include play equipment, a gazebo, and pathways. An additional pocket park in the northern area of 0.87 acre is proposed adjacent to the Lawrence Kennedy Canal. The amenity includes a pickleball court and pathways. A 0.88-acre area is segregated from the residential areas by Landruff Lane and the Lawrence Kennedy Canal. A portion of the area is proposed as a dog park (0.53 acre), and the remaining area will be a future well lot (0.35 acre) for Star Sewer & Water District.

The C-1 zoned commercial lots should be limited to uses compatible with the adjacent residential uses. Staff is recommending that the Council consider the following uses for the future commercial.

Allowed uses outright* (principally permitted & conditional use) within the C-1 zoned properties: Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices. All principally permitted uses in C-1 zone unless otherwise listed herein.

*** Subject to CZC and Design Review Approval**

Uses Allowed only as Conditional Uses within the C-1 zoned properties: Arts, Entertainment, Recreation Facility; Bakery-Retail or Manufacturing; Child Care Group (7-12); Child Care Center (more than 12); Child Care-Preschool/Early Learning; Drive-up Service Window only; Educational Institution, Private; Museum; Retail Store/Retail Services; Veterinarian Office; Wholesale Sales; Research activities; Woodworking shop

Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the Code): Church or Place of Religious Worship; Golf Course/Driving Range; Hospital (non-profit); Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility; Storage facility, outdoor (commercial); Storage facility, self-service (commercial).

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the subdivision with an eight (8') foot landscape strip. Sidewalks along Landruff Lane, the main entrance off Hwy 44 and the local collector will be 7 foot wide and detached. The sidewalk along Hwy 44 will be 8 foot wide and detached. Along the north side of the Lawrence Kennedy Canal will be a twelve-foot-wide multi-use pathway.
- Lawarence Kennedy Pathway
The proposed pathway along the Lawarence Kennedy Canal is proposed to be gravel and 12-foot-wide. **Staff recommends this pathway be paved.**
- 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 streetlight plan and design with the application packet. The proposed design satisfies City code. **The proposed plan does not meet the requirements of**

a streetlight at each cul-de-sac and intersection. The Applicant shall work with Staff on a plan that meets city requirements. This will be required before the final plat can be signed.

- Street Names
Applicant will work with City Staff and Canyon County on the approval of the street names. This will be required at final plat.
- Subdivision Name
Applicant will work with City Staff and Canyon County on the approval of the subdivision name. This will be required at final plat.
- 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. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until trees are verified in place per code.**
- Setbacks – The applicant is not requesting any set back waivers, and the proposed preliminary plat will adhere to the R-3 setbacks outlined in this report.
- Block lengths – **Not all blocks meet the 750' block length requirement and will require a waiver from the Council.**
- Mailbox Cluster – Applicant is working with the appropriate Postmaster to obtain approval on the location of mailbox clusters. This will be required at final plat. Mailbox clusters shall be covered and provided with lighting.
- Phasing – The Applicant is proposing multiple phases until full build out. They are asking for flexibility on the phasing due to market conditions. The initial proposal is full build out after 7 phases of development and approximately 6 years.
- Mitigation fees – All future building permits shall be subject to emergency service mitigation fees, as determined by Council.
- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. **The applicant has submitted building elevations for review by Staff and Council. The majority of the**

submitted elevations appear to satisfy UDC Section 8-3B-3, some of the single-story homes do not contain 3 architectural elements on the front of the home.

- Structure Height – Applicant is proposing that all residential structures will be thirty-five (35') in height or less.

DEVELOPMENT AGREEMENT:

Through the Development Agreement process, the applicant is proposing to work with the City and neighboring property owners to provide further insurances that the development will be built as presented and/or modified by the Council through the review process. Items that should be considered by the applicant and Council include the following:

- Approved Commercial Use;
- ITD Proportionate Share Fees;
- Street Trees;
- Compliance With Weed Abatement Code;
- Future Emergency Mitigation Fees;
- Future Residential Building Elevations;
- Maintenance of Residential Sidewalks;

H. On-Site Features:

- ★ Areas of Critical Environmental Concern – No known areas.
- ★ Evidence of Erosion – No evidence.
- ★ Fish Habitat – No.
- ★ Floodplain – Yes (Zone AE).
- ★ Mature Trees – Yes, along the Lawrence Kennedy Canal.
- ★ 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.

I. Agencies Responding:

The following agencies responded, and correspondence was attached to the staff report.

Middleton School Dist.	December 16, 2024
ITD	December 9, 2024

Highway District #4

April 8, 2025

J. Staff received the following letters & emails for the development:

Chris Spallino

Eric Battey

K. ***Comprehensive Plan and Unified Development Code Provisions:***

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Estate Urban Residential

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of greater than one acre where those existing larger lots are not likely to be subdivided in the future. Clustering is allowed to preserve open space.

Commercial

Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan.

Commercial/Industrial Corridor

This area is located along the Hwy 44 corridor and is approximately 1,000 feet deep on both sides of the highway. Suitable primarily for the development of a wide range of commercial and light industrial activities including offices, retail, service establishments, manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park, and similar uses. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. All development within this land use shall be free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare. Uses on the fringes shall transition to and be compatible with existing and future residential uses.

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.
- Work to create a vibrant Central Business District.
- 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.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

A. The Estate and Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.

B. Low densities within the Estate and 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 subdivided in the future.

C. Site layout adjacent to and within the Special Transition Overlay Area shall provide for a transition in density and lot sizing.

D. High Density residential uses should be located in close proximity to commercial centers located near highway corridors and on upper floors within the Central Business District land use area. High Density residential uses otherwise should not be dispersed throughout the community and should not be located along the Boise River.

E. High Density residential may be limited to ensure compatibility and transition between uses adjacent to the site.

F. High Density residential design specifications may include increased setbacks for multi-story buildings and increased landscape buffers.

8.5.6 Policies Related Mostly to the Commercial Planning Areas

- A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights.
- B. Encourage commercial facilities to locate on transportation corridors.
- C. Locate neighborhood services within walking distance to residential development.
- D. Discourage the development of strip commercial areas.
- E. Maintain and develop convenient access and opportunities for shopping and employment activities.
- F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.
- G. Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.
- 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.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

18.4 Implementation Policies:

- E. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and

the developer with certain assurances regarding the proposed development upon rezoning.

Unified Development Code:

8-1B-1: ANNEXATION AND ZONING; REZONE:

A. Process:

Annexation, Deannexation, and Zoning or Rezone Initiated By Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for an annexation and zoning and/or rezone. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.
2. The city shall require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.
3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.
4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

5. An approved development agreement must be executed within one hundred eighty (180) days of the issuance of a final written decision approving the development agreement. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

6. Applicant may be responsible to participate in reimbursement costs associated with traffic studies, in ITD proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts, through mitigation measures as may be adopted by Council.

C. Required Findings: The council shall review the application at the public hearing. In order to grant an annexation and zoning or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;
2. The map amendment complies with the regulations outlined for the proposed district;
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.
5. The annexation (as applicable) is in the best interest of city.

D. Exclusion or deannexation/disannexation of land(s). Applications to exclude or deannex or disannex land from within the incorporated limits of the city shall be processed in the same manner as applications to annex. The council may choose to grant or deny such applications to deannex, in its sole discretion, as provided in Idaho Code section 50-225. Decisions to grant or deny any application for exclusion, deannexation/disannexation do not require that the council articulate or provide findings justifying its decision.

8-1E-1: TERMS DEFINED:

COMMERCIAL USE: An occupancy of a building, structure or other property which involves any retail sale, wholesale distribution, office, entertainment service, recreational area, restaurant, room for rent, manufacturing, hybrid production facility or other nonresidential use. However, this definition shall not include home occupations, churches, public schools, hospitals, public civic centers or public recreation facilities, or other facilities owned by, or operated strictly for the benefit of the public.

MIXED USE DEVELOPMENT: The development of a tract of land which includes uses from two (2) or more of the land use categories such as residential, commercial, office, light industrial, public space or agricultural. See also definition of Multiple Use Building and Live/Work Unit.

PLANNED UNIT DEVELOPMENT (PUD): Property planned as a unit that demonstrates innovation and creativity in site design to protect natural features, preserve open space and create public amenities. A well-designed urban type development characterized by a wide mix of uses, on site amenities, trip capture, and connectivity within the community; conservation of open space and preservation of environmental attributes; an emphasis on community character and forming a sense of community. A PUD may contain a specific use exception for uses not allowed in the zoning district and may allow for a density bonus.

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

(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.

(C-1) NEIGHBORHOOD COMMERCIAL DISTRICT: To provide for the establishment of convenience business uses which tend to meet the daily needs of the residents of an immediate neighborhood while establishing development standards that prevent adverse effects on residential uses adjoining a C-1 district. Such districts are typically appropriate for small shopping clusters or integrated shopping centers located within residential neighborhoods, where compatible.

(PUD) PLANNED UNIT DEVELOPMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., R-4-PUD), indicates that the development was approved by the city as a planned unit development, with specific allowances and design approved by Council.

(DA) DEVELOPMENT AGREEMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., C-2-DA), indicates that the zoning was approved by the city with a development agreement, with specific conditions of zoning.

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
Public infrastructure; Public utility major, minor and yard 1	C

<u>ZONING DISTRICT USES</u>	C-1		C-1
Accessory structure - Residential or Commercial	A	Concrete batch plant 1	N
Adult business/adult entertainment	N	Conference/convention center	P
Agriculture, forestry, fishing	N	Contractor's yard or shop 1	N
Airport	N	Convenience store	C
Animal care facility 1	P	Dairy farm	N
Artist studio1	P	Drive-through establishment/drive-up service window 1	C
Arts, entertainment, recreation facility1	C	Dwelling:	
Asphalt plant 1	N	Multi-family 1	N
Auction facility	N	Secondary 1	N
Automated Teller Machine (ATM) 1	A	Single-family attached	N
Automotive hobby 1	N	Single-family detached	N
Automotive mechanical/electrical repair and maintenance	C	Two-family duplex ¹	N
Bakery- Retail or Manufacturing	P	Live/Work Multi-Use 1	N
Bar/tavern/lounge/drinking establishment	C	Educational institution, private	C
Barbershop/styling salon	P	Educational institution, public	C
Bed and breakfast	P	Equipment rental, sales, and services	C
Beverage bottling plant	N	Events/Entertainment Facility, public or private (indoor/outdoor) 1	C
Boarding house	N	Fabrication shop	N
Brewery/Distillery	C	Farm	N
Brewpub/Wine Tasting	C	Farmers' or Saturday market	C
Building material, garden equipment and supplies	C	Feedlot	N
Campground/RV park 1	N	Financial institution	P

	C-1		C-1
Caretaker Unit 1	A	Flammable substance storage	N
Cement or clay products manufacturing	N	Flex Space	C
Cemetery 1	N	Food products processing	C
Chemical manufacturing plant 1	N	Fracking	N
Child Care center (more than 12) 1	C	Gasoline, Fueling & Charging station with or without convenience store 1	C
Child Care family (6 or fewer) 1	A	Golf course/Driving Range	C
Child Care group (7-12) 1	C	Government office	P
Child Care-Preschool/Early Learning1	C	Greenhouse, private	N
Church or place of religious worship1	C	Greenhouse, commercial	C
Civic, social or fraternal organizations	P	Guesthouse/granny flat	N
Healthcare and social services	P	Power plant	N
Heliport	N	Processing plant	N
Home occupation 1	N	Professional offices	P
Hospital	C	Public infrastructure; Public utility major, minor and yard 1	C
Hotel/motel	C	Public Utility Yard	C
Ice manufacturing plant	N	Recreational vehicle dump station	C
Institution	C	Recycling center	C
Junkyard	N	Research activities	P
Kennel	N	Restaurant	C
Laboratory	P	Retail store/retail services	C
Laboratory, medical	P	Retirement home	C
Laundromat	P	Riding Arena or Stable, Private/Commercial	N

	C-1		C-1
Laundry and dry cleaning	P	Salvage yard	N
Library	P	Sand and gravel yard	N
Manufactured home 1	N	Service building	P
Manufactured home park 1	N	Shooting range (Indoor/Outdoor)	C/N
Manufacturing plant	N	Shopping or Commercial center	C
Meatpacking plant	N	Short Term Rentals 1	N
Medical clinic	P	Solid waste transfer station	N
Mining, Pit or Quarry (excluding accessory pit) 1	N	Storage facility, outdoor (commercial)1	C
Mining, Pit or Quarry (for accessory pit) 1	A	Storage facility, self-service (commercial)1	C
Mortuary	C	Swimming pool, commercial/public	P
Multiple Use Building 1	C	Television station	N
Museum	P	Temporary living quarters 1	N
Nursery, garden center and farm supply	P	Terminal, freight or truck 1	N
Nursing or residential care facility 1	P	Truck stop	N
Office security facility	P	Turf farm	N
Parking lot/parking garage (commercial)	C	Vehicle emission testing 1	P
Parks, public and private	P	Vehicle impound yard 1	N
Pawnshop	P	Vehicle repair, major 1	C
Personal and professional services	P	Vehicle repair, minor 1	C
Pharmacy	P	Vehicle sales or rental and service 1	C
Photographic studio	P	Vehicle washing facility 1	C
Portable classroom/modular building (for private & public Educational Institutions) ¹	P		

	C-1		
Vehicle wrecking, junk or salvage yard ¹	N		
Veterinarian office	P		
Vineyard	N		
Warehouse and storage	N		
Wholesale sales	P		
Winery	N		
Wireless communication facility 1	C		
Woodworking shop	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-3	35'	15' to living area/side load garage 20' to garage face	15'	<u>7.5'</u> ⁽²⁾	20'
C-1	35'	20'	5'	0' ⁴	20'

Notes:

1. 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 overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the

potential to redevelop as a non-residential use in the future.

4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

8-3B-3: RESIDENTIAL DISTRICTS: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

J. Additional residential standards applying to all new residential subdivisions:

1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
 1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. A minimum of three (3) architectural elements shall be provided for all single-family residential structures. These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

8-3B-3 - FIGURE EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
 5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
- a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans

3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners Association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

8-3B-3: Residential Districts:

- I. Transitional Lots. For proposed residential developments located adjacent to a Special Transition Area only, as determined on the current Comprehensive Plan Land Use Map, transitional standards listed below shall be required if reasonable evidence is presented that adjacent properties will not be further subdivided in the future. This shall be through a legal encumbrance that prevents the adjacent land from being further subdivided. These encumbrances shall include:
 1. Property with a Future Comprehensive Plan Land Use Map designation that does not allow future redevelopment to densities lower than one dwelling unit per acre.
 2. Subdivision CC&R's preventing further redevelopment;
 3. Easements granted to municipal or other political entities, voluntary development easements granted to conservation land trusts, or other, legal encumbrances conserving the property in perpetuity, such as deed restrictions.
 This specifically excludes statements from landowners regarding future intent without proof of legal encumbrance.

The allowed Transitional Density for new development adjacent to Special Transition Areas, shall be as follows:

Existing Transitional Lot Sizes	Allowed Immediately Adjacent Minimum Lot Size	Allowed Immediately Across the Road from Transitional Lot
Lots larger than 1.1-acre	1 acre lots	½ acre lots
Lots of 1 to 1.1-acre	½ acre lots	1/3 acre lots
Lots smaller than 1-acre	1/3 acre lots	R-3 density Maximum

8-4A-21: MAILBOXES:

All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator

prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



8-4E-1: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - APPLICABILITY:

The standards for common open space and site amenities shall apply to all residential developments with a density exceeding one dwelling unit per acre.

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 total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.
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 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.
5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Usable Area Open Space: The following qualifies to meet the usable area 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, as determined by the Administrator;
- c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;
- d. A plaza.
- e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.
- f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).

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, as determined by the Administrator.

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 with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).
 - b. Children's play structures.
 - c. Sports courts.
 - d. Additional open space in excess of 10% qualified 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;
 - h. Pond and/or waterway amenities including, but not limited to docks, shade

structures, ADA access, and fish stocking.

6. Community Gardens.

D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

E. Maintenance:

1. All common open space and site amenities shall be owned by and be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

8-6A-3: PRELIMINARY PLAT PROCESS

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title, and the criteria and standards contained herein.

B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. Any unresolved access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be

submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.

2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
4. Additional information on the preliminary plat and separately submitted information to include the following:
 - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
 - b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
 - c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
 - d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
 - e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
 - f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
 - g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
 - h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
 - i. Any flood zone information including FEMA FIRM panels;
 - j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;
 - k. Phasing plan showing all proposed phases of the development;
 - l. Preliminary irrigation analysis showing availability of water rights and distribution

- of irrigation to the lots within the proposed subdivision, or waiver request;
 - m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
 - n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
 - o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
 - p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
 - q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
 - r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
 - s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
5. Additional information in the application as determined by the administrator may include the following:
- a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
 - b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

- c. F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

PLANNED UNIT DEVELOPMENT

8-7-1: PURPOSE:

A. The purpose of the planned unit development (PUD) requirements is to provide an opportunity for exemplary site development that meets the following objectives:

1. Preserves natural, scenic and historic features of major importance;
2. Allows for innovative design that creates visually pleasing and cohesive patterns of development; and
3. Creates functionally integrated development that allows for a more efficient and cost-effective provision of public services.
4. Master planning of large acreages that include a variety of residential and commercial uses within one development.

B. It is not the intent that the PUD process be used solely for the purposes of deviation from the dimensional standards in the district, however deviations from dimensional and other standards within this title, may be approved for portions of the development by the council if the PUD incorporates design features that add to the overall design and quality of the proposed development. By allowing dimensional standard deviations in portions of the development, exceptions in land uses allowed and pre-approvals of specific uses as conditions of approval within the PUD application process, the City expects in return a unique development that provides upgraded open space and amenities, mixed uses, multiple residential styles and superior site design.

8-7-2: APPLICABILITY:

A planned unit development can be developed in any district. A PUD must have both commercial and a variety of residential components in order to qualify.

8-7-3: PROCESS:

A. Preapplication Meeting: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a planned unit development. The meeting should be held well in advance of the preparation of the planned unit development application, and before a neighborhood meeting is scheduled. A draft site plan and preliminary plat map (if required) shall be provided to staff at the meeting.

B. Application Requirements: An application, map requirements, and fees, shall be submitted to the administrator.

1. At the discretion of the administrator, designee or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any

special development area, including, but not limited to, hillside, floodplain, cemetery, manufactured home parks, or hazardous or unique areas of development. Phasing plans shall be included in the application if the project is to be phased.

2. A site amenity plan shall be provided with the planned unit development application.

C. Concurrent Review: Concurrent review of other applications may be required as determined by the administrator. In cases where subdivision platting would be necessary, concurrent review of preliminary plat is required.

D. Public Hearing Requirements: All planned unit development applications shall comply with the public notice and hearing procedures contained within this title.

8-7-4: STANDARDS:

The council may approve planned unit developments, in accord with the following standards:

A. General Use Standards:

1. Deviations from Underlying District Requirements: Deviations from dimensional and other standards within this title may be approved by the council if the PUD incorporates design features that add to the overall design and quality of the proposed development. The exception is that along the periphery of the planned development, the applicable setbacks as established by the district shall not be reduced. Internal setback deviations may be considered by Council with approval from the Fire District, when emergency concerns are addressed. Examples for considerations may include, but are not limited to, alley-loaded homes providing multiple access points, and/or fire-sprinkled homes.

2. Allowed Uses: Applicant may request that specific conditional use(s) be allowed in the district as principal permitted use(s) and up to twenty-five percent (25%) of non-permitted uses be allowed as permitted uses if the council finds that compatibility within the PUD, compatibility with adjacent uses and compliance with the intent of the comprehensive plan is provided. It is at the sole discretion of the Council to approve non-permitted uses within the development, including the maximum amount of those non-permitted uses.

3. Private Streets and Service Drives: The uses within the planned unit development are interconnected through a system of roadways and/or pathways as appropriate. Private streets and service drives may be permitted, if designed and constructed to the transportation authority standards and in accord with this title. The approval of private streets shall not prevent access and/or interconnectivity to adjacent properties or otherwise create unreasonable development opportunities.

4. Buildings Clustered: Buildings shall be clustered where practical to preserve scenic or environmentally sensitive areas in the natural state, or to consolidate small open spaces into

larger, more usable areas for common use and enjoyment.

5. Density Bonus: A residential density bonus may be given for dedications of land for public use such as school, park, fire station or recreational facility provided to the public entity by donation or at a cost less than, or equal to, the applicant's predevelopment cost for that land. The bonus shall be proportional to the amount of land being dedicated. For example, if ten (10) percent of the total property is being donated, the density bonus shall be ten (10) percent. However, in no case shall the bonus exceed twenty-five (25) percent of the units permitted by the district.

B. Private Open Space: In addition to the common open space and site amenity requirements of this title, a minimum of eighty (80) square feet of additional, private, usable open space shall be provided for each residential unit not planned as single-family detached. This requirement can be satisfied through porches, patios, decks, and enclosed yards. Landscaping, entryway and other accessways do not count toward this requirement.

C. Residential Use Standards:

1. Housing Types: A variety of housing types may be included within a single planned development, such as attached units (townhouses, duplexes), detached units (patio homes), single-family and multi-family units, regardless of the district classification of the site, provided that the overall density limit of the district is maintained. A minimum of two (2) housing types shall be provided for all PUD's.

D. Infill Planned Developments: Properties of five (5) acres or less within the city of Star, that are located in areas already substantially developed (at least 80 percent of the land area within 300 feet of the boundaries of the parcel) and where water, sewer, streets, schools and fire protection have already been developed and are provided. Upon recommendation of the administrator, the council may approve exceptions to other sections of this title as an incentive for in-fill development, including, but not limited to the following:

1. The council may allow up to a twenty-five percent (25%) increase in the density permitted for the district in which the site is located. It is at the sole discretion of the Council to approve the maximum density bonus requested. Density bonuses shall not be allowed in the CBD.
2. The council may also waive or modify open space and amenity requirements set forth in this section depending on the size and scale of the planned development and proximity to public open space, pathways or greenbelts.

E. Conditions, Bonds and Safeguards: In approving the planned unit development, the council may prescribe appropriate conditions, additional conditions, bonds, and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.

2. Control the sequence and timing, or phasing, of the uses.
3. Control the duration of the use. Assure that the use and the property in which the use is located is maintained properly.
4. Designate the exact location and nature of the use and the property development.
5. Require the provision for on site or off-site public facilities or services.
6. Require more restrictive standards than those generally required in this title.
7. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, which provides services within the city.

8-7-5: REQUIRED FINDINGS:

Upon recommendation from the administrator, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a planned development request, the council shall make the following findings:

- A. The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.
- B. The planned unit development preserves the significant natural, scenic and/or historic features.
- C. The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.
- D. The internal street, bike and pedestrian circulation system is designed for the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions contained within the development, nor place an undue burden upon existing transportation and other public services in the surrounding area.
- E. Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.
- F. The proposal complies with the density and use standards requirements in accord with this title.
- G. The amenities provided are appropriate in number and scale to the proposed development.
- H. The planned unit development is in conformance with the comprehensive plan.

8-7-6: TIME LIMITATIONS:

The time limitations and extensions as set forth for conditional uses within this title shall also apply to planned unit developments.

8-7-7: MODIFICATIONS:

The modification provisions as set forth for conditional uses within this title shall also apply to planned unit developments.

8-5-27: PUBLIC INFRASTRUCTURE; PUBLIC UTILITY MAJOR, MINOR AND YARD:

- A. Accessory uses directly related to the maintenance and fueling of vehicles (including, but not limited to, truck and trailer washing, fuel pumps, garages for minor repair) may be allowed.
- B. Installation of underground fuel tanks shall require written approval from the Idaho division of environmental quality, Idaho department of water resources, and Star joint fire protection district.
- C. No portion of the outside storage areas and/or outside activity areas may be visible from any highway, interstate, gateway corridor, principal arterial, or minor arterial as herein defined.
- D. All driveways into and through the facility and any open area with a driving surface shall be surfaced with a dustless material including, but not limited to, asphalt, concrete, pavers or bricks.
- E. For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand feet (1,000') from a hospital or school.

8-1B-1C ANNEXATION/REZONE FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.
The Council finds that the purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:
 - ✓ *Protection of property rights.*
 - ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
 - ✓ *Ensure the local economy is protected.*
 - ✓ *Encourage urban and urban-type development and overcrowding of land.*
 - ✓ *Ensure development is commensurate with the physical characteristics of the land.**The goal of the Comprehensive Plan for Residential Districts is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. For Commercial, the designation is suitable primarily for the*

development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan. The Council finds that this rezone is in compliance with these sections of the Comprehensive Plan.

2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.

The Council finds that the residential purpose statement states that the purpose of the residential districts is to provide for a range of housing opportunities consistent with the Star Comprehensive Plan. Connection to the Star sewer and water district is a requirement for all residential districts, when available. Residential districts are distinguished by the allowable density of dwelling units per acre and corresponding housing types that can be accommodated within the density range. Further, the Council finds that the purpose statements for commercial development states the following: Neighborhood Commercial District provides for the establishment of convenience business uses which tend to meet the daily needs of the residents of an immediate neighborhood while establishing development standards that prevent adverse effects on residential uses adjoining a C-1 district. Such districts are typically appropriate for small shopping clusters or integrated shopping centers located within residential neighborhoods, where compatible. Council finds that this request is consistent with the purpose statements.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

The Council finds that there is no indication from the material and testimony submitted that the rezoning of this property will be materially detrimental to the public health, safety or welfare. Council has included conditions of approval on the development.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.

The Council finds that the City has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows. Emergency services were reviewed and mitigation recommended by the Star Fire District.

5. The annexation is in the best interest of the city.

The Council finds that the rezoning of the subject property is reasonably necessary for the continued, orderly development of the City.

8-7-5 : PLANNED UNIT DEVELOPMENT FINDINGS:

- A. The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.

The Council finds that the planned unit development includes a site design, street and pathway layout, and building design that is cohesive, continuous and visually and functionally appropriate for the area. The development is a well-designed urban type development characterized by a wide mix of uses, on site amenities, trip capture, and connectivity within the community; conservation of open space and preservation of environmental attributes; an emphasis on community character and forming a sense of community.

- B. The planned unit development preserves the significant natural, scenic and/or historic features.

The Council finds that the planned unit development demonstrates innovation and creativity in site design to protect natural features, preserve open space and create public amenities.

- C. The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.

The Council finds that the planned unit development is arranged so that the uses and structures will not cause damage, hazard or nuisance to persons or property in the vicinity. Council has placed additional conditions of approval associated with the site design.

- D. The internal street, bike and pedestrian circulation system is designed for the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions contained within the development, nor place an undue burden upon existing transportation and other public services in the surrounding area.

The Council finds that the planned unit development has been designed to take into consideration internal street, bike and pedestrian circulation. HD4 and ITD have reviewed and commented on the application with requirements incorporated into the approval of the development.

- E. Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.

The Council finds that the planned unit development includes open space that will be functionally related and accessible to all dwelling units through the pedestrian and bicycle pathway system.

F. The proposal complies with the density and use standards requirements in accord this title.

The Council finds that the planned unit development complies with the density and use standards requirement of the Comprehensive Plan and Unified Development Code.

G. The amenities provided are appropriate in number and scale to the proposed development.

The Council finds that the planned unit development includes the appropriate number and scale of amenities to the proposed development.

H. The planned unit development is in conformance with the comprehensive plan.

The Council finds that the planned unit development is in conformance to the comprehensive plan and the pertinent land use designations.

8-6A-7: PRELIMINARY PLAT FINDINGS:

1. The plat is in conformance with the Comprehensive Plan;
The Council finds that the Preliminary Plat, as originally submitted and accepted 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 fees will be required to serve the Police Department and 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. Commercial is designed to

complement the proposed residential uses and is compatible with other uses in the vicinity.

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.

Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on March 18, 2025, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

b. Oral testimony (In-favor, Against or Neutral) regarding the application was presented to the City Council by:

- Shawn L Nickel, City Planning Director gave Staff Presentation
- Becky McKay, Applicant
- Norm Allinder
- Peter Bilicki
- Brian Burnett
- Tony Fagundes
- Tim Eck
- Jerry Arbiter
- Mark Cron
- Dennis Ceklovsky
- Eric Batty

c. Public sign-ins that did not testify (In-favor, Against or Neutral):

- Natalie Jonsson
- Fred Fagundes
- Tami Cron
- Peter Moyer

d. 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, planned unit development 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 rezone, planned unit development and platting of the development. Review and discussion included development layout, access and street configuration, density, setbacks, open space, commercial uses, pathways and irrigation/drainage. The Council accepted staff's recommended conditions of approval on the application in the development agreement and preliminary plat. Council added additional conditions of approval. Council concluded that the Applicant's request, as conditioned, meets the requirements and findings for rezone, planned unit development and preliminary plat. Council hereby incorporates the staff report dated April 15, 2025 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 Development Agreement, Planned Unit Development and Preliminary Plat applications the following conditions of approval to their decision to approve the applications to include the following:

- **Drainage swales to be constructed no more than 1-foot deep along arterials and collectors with dense trees, bushes, rocks and sand beds to be covered with decorative rock. A revised landscape plan shall be submitted to staff for review of proposed swales at each phase of final plat.**
- **The applicant shall submit a master fencing plan for the entire development to staff for approval prior to submittal of Phase 1 preliminary plat. The plan shall include design for privacy fencing for lots adjacent to open space. Open fencing shall be provided along the southern lots along the Canyon Canal similar to the existing fencing in the adjacent subdivision to the south.**
- **All Hwy 44 commercial development shall be designed to provide aesthetically pleasing elevations along the highway and avoid neglected sides of buildings.**
- **All public sidewalks and pathway easements shall be graphically shown on the final plat or recorded as a separate easement document and delineated on the final plat with an instrument number prior to signature by the City Engineer on the final plat.**
- **The pathway adjacent to the Lawrence-Kennedy Canal shall be 12' with a public easement.**
- **The applicant shall provide a minimum of 2 ADA compliant parking spaces at the pool facility. This shall be included in the design for the pool facility at the time of Certificate of Zoning Compliance.**
- **The pond design shall include aeration and safety rings.**
- **Benches shall be provided along pathways adjacent to the Lawrence-Kennedy Canal.**

- The extension of Bent Lane to the east shall include landscaping, sidewalks and street trees consistent with the street design within the subdivision. The HOA shall be responsible for maintaining the common area of this extension.
- The following commercial Land Uses are hereby approved as part of this development:
 - Allowed uses outright* (principally permitted & conditional use) within both the C-1 properties: Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices. Other principally permitted uses in C-1 unless otherwise listed herein.

* Subject to CZC and Design Review Approval

- Uses Allowed only as Conditional Uses within the C-1 zoned properties: Animal Care Facility; Drive-through establishment /drive-up service window; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Educational Institution, Flex Space; Government Office; Laundromat; Laundry and Dry Cleaning; Portable Classroom/Modular Building; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Restaurant; Retirement Home; Warehouse and Storage; Shooting range (indoor/outdoor); Shopping or Commercial center;
- Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the Code): Automotive Mechanical/Electrical Repair and Maintenance; Bar/Tavern/Lounge/ Drinking Establishment; Brewpub/Wine Tasting; Convenience Store; Conference/Convention Center; Equipment rental, sales, and services; Events/Entertainment Facility, public or private (indoor/outdoor); Golf Course/Driving Range; Hospital (for profit); Hotel/motel; Mortuary; Pawnshop; Public; Farmers or Saturday Market; Fireworks Stand; Hospital (non-profit); Gasoline, Fueling & Charging Station with or without Convenience Store; Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental and service; Vehicle washing facility; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility; Storage facility, outdoor (commercial); Storage facility, self-service (commercial)

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Sorano Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall comply with all listed conditions of approval in the Findings of Fact and Development Agreement.**
3. **The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to any development work on the property.**
4. **The applicant has entered into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**
5. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
6. **All sidewalks and planter strips shall be built to UDC standards, unless otherwise approved by Council.**
7. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
8. **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 the location of the mailbox cluster. The mailbox cluster must be covered and reasonably lit.**
9. **The Applicant shall work with Staff for approval of subdivision name and street names. Names shall be reflected correctly on the final plat prior to signature.**
10. 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 submit a streetlight plan prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
11. Street trees along all streets shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees. If the trees will be installed by the builder, Certificate of Occupancy may be withheld until trees have been verified they are installed per code.
12. The property associated with this approved Preliminary 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.
13. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including 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. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.

14. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
15. 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.
16. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
17. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
18. 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.
19. 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.
20. 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.
21. All common areas shall be owned and maintained by the Homeowners Association.
22. 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.**
23. A sign application is required for any subdivision signs.
24. **Any additional Condition of Approval as required by Staff and City Council.**

Council Decision:

The Council voted 4-0 to approve the Rezone, Development Agreement, Planned Unit Development and Preliminary Plat for Sorano Estates Subdivision on April 15, 2025.

Dated this 6th day of May 2025.

Star, Idaho

By: _____

Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: May 6, 2025 – PUBLIC HEARING

FILE(S) #: PP-24-05 Preliminary Plat for **The Quarry at River Park Subdivision**
PR-24-04 Private Road

OWNER/APPLICANT/REPRESENTATIVE

<u>Owner:</u>	<u>Applicant:</u>	<u>Representative:</u>
H5 Land Holdings 6 School House Ranch, LLC 923 S. Bridgeway Place Eagle, Idaho 83616	Todd Tucker Boise Hunter Homes 923 S. Bridgeway Place Eagle, Idaho 83616	Shadow Jungenberg CK Engineering 1300 E. State Street, Ste. 102 Eagle, Idaho 83616

REQUEST

Request: The Applicant is requesting approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 228 residential lots, 19 common and 3 commercial lots. The property is located at 21339 Blessinger Road in Star, Idaho, and consists of 186.15 acres with a proposed density of 1.23 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the south side of State Highway 44 between Trigger Ranch Lane and Blessinger Road. Canyon County Parcel No. R3404900000

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-2-DA) Commercial (C-1-DA)	Estate Urban Residential Commercial/Industrial Corridor	Agricultural/Single Family Residential
Proposed	Residential (R-2-DA) Commercial (C-1-DA)	Estate Urban Residential Commercial/Industrial Corridor	Single Family Residential Commercial
North of site	AG (Canyon County)	Estate Urban Residential	Single Family Residential
South of site	AG (Canyon County)	Estate Urban Residential/Flood Way	Single Family Residential/Boise River
East of site	Residential (R-2-DA)	Estate Urban Residential	Approved River Park Subdivision
West of site	RR (Canyon County)	Rural Residential w/Special Transition Overlay/Commercial/Industrial Corridor	Leighton Lakes Subdivision (Canyon County)

Existing Site Characteristics: The property currently has a single-family residential home with 2 ponds.

Irrigation/Drainage District(s): Canyon County Water Company LTD
P.O. Box 11
Star, Idaho 83669

Middleton Irrigation Association
Middleton Mill Ditch Company
P.O. Box 848
Middleton, Idaho 83644

Flood Zone: This property is located in a Special Flood Hazard Area and Flood Way.
Flood Zone: Zone AE
FEMA FIRM Panel Number: 16027C0258G & 16027C0266G
Effective Date: 6/7/2019

Special On-Site Features:

- ★ Areas of Critical Environmental Concern – No known areas.
- ★ Evidence of Erosion – No evidence.
- ★ Fish Habitat – Yes, adjacent to Boise River; existing ponds
- ★ Floodplain – Yes, Zone AE
- ★ Mature Trees – Yes.
- ★ Riparian Vegetation – Yes.
- ★ Steep Slopes – None.

- ★ Stream/Creek – Yes.
- ★ 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 – Yes. No sensitive wildlife observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	March 7, 2024
Neighborhood Meeting Held	April 18, 2024
Application Submitted & Fees Paid	June 21, 2024
Application Accepted	June 21, 2024
Residents within 300’ Notified	April 21, 2025
Agencies Notified	July 24, 2024
Legal Notice Published	April 19, 2025
Property Posted	April 24, 2025

HISTORY

October 4, 2022 Council approved applications for Annexation and Zoning (AZ-22-12), and Development Agreement (DA-22-13) for Quarry at River Park consisting of 185.93 acres. Property was zoned residential (R-2-DA) and commercial (C-1-DA).

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1E-1: TERMS DEFINED:

COMMERCIAL USE: An occupancy of a building, structure or other property which involves any retail sale, wholesale distribution, office, entertainment service, recreational area, restaurant, room for rent, manufacturing, hybrid production facility or other nonresidential use. However, this definition shall not include home occupations, churches, public schools, hospitals, public civic centers or public recreation facilities, or other facilities owned by, or operated strictly for the benefit of the public.

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.

(C-1) NEIGHBORHOOD COMMERCIAL DISTRICT: To provide for the establishment of convenience business uses which tend to meet the daily needs of the residents of an immediate neighborhood while establishing development standards that prevent adverse effects on residential uses adjoining a C-1 district. Such districts are typically appropriate for small shopping clusters or integrated shopping centers located within residential neighborhoods, where compatible.

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	C-1
Dwelling:		
Multi-Family	C	N
Secondary	A	N
Single Family Attached	P	N
Single Family Detached	P	N
Two-Family Duplex	P	N
Live/Work Multi-Use	N	N

<u>ZONING DISTRICT USES</u>	C-1		C-1
Accessory structure - Residential or Commercial	A	Concrete batch plant 1	N
Adult business/adult entertainment	N	Conference/convention center	P
Agriculture, forestry, fishing	N	Contractor's yard or shop 1	N
Airport	N	Convenience store	C
Animal care facility 1	P	Dairy farm	N
Artist studio1	P	Drive-through establishment/drive-up service window 1	C
Arts, entertainment, recreation facility1	C	Dwelling:	
Asphalt plant 1	N	Multi-family 1	N
Auction facility	N	Secondary 1	N
Automated Teller Machine (ATM) 1	A	Single-family attached	N
Automotive hobby 1	N	Single-family detached	N
Automotive mechanical/electrical repair and maintenance	C	Two-family duplex ¹	N
Bakery- Retail or Manufacturing	P	Live/Work Multi-Use 1	N
Bar/tavern/lounge/drinking establishment	C	Educational institution, private	C
Barbershop/styling salon	P	Educational institution, public	C
Bed and breakfast	P	Equipment rental, sales, and services	C
Beverage bottling plant	N	Events/Entertainment Facility, public or private (indoor/outdoor) 1	C
Boarding house	N	Fabrication shop	N
Brewery/Distillery	C	Farm	N
Brewpub/Wine Tasting	C	Farmers' or Saturday market	C
Building material, garden equipment and supplies	C	Feedlot	N
Campground/RV park 1	N	Financial institution	P

	C-1		C-1
Caretaker Unit 1	A	Flammable substance storage	N
Cement or clay products manufacturing	N	Flex Space	C
Cemetery 1	N	Food products processing	C
Chemical manufacturing plant 1	N	Fracking	N
Child Care center (more than 12) 1	C	Gasoline, Fueling & Charging station with or without convenience store 1	C
Child Care family (6 or fewer) 1	A	Golf course/Driving Range	C
Child Care group (7-12) 1	C	Government office	P
Child Care-Preschool/Early Learning1	C	Greenhouse, private	N
Church or place of religious worship1	C	Greenhouse, commercial	C
Civic, social or fraternal organizations	P	Guesthouse/granny flat	N
Healthcare and social services	P	Power plant	N
Heliport	N	Processing plant	N
Home occupation 1	N	Professional offices	P
Hospital	C	Public infrastructure; Public utility major, minor and yard 1	C
Hotel/motel	C	Public Utility Yard	C
Ice manufacturing plant	N	Recreational vehicle dump station	C
Institution	C	Recycling center	C
Junkyard	N	Research activities	P
Kennel	N	Restaurant	C
Laboratory	P	Retail store/retail services	C
Laboratory, medical	P	Retirement home	C
Laundromat	P	Riding Arena or Stable, Private/Commercial	N

	C-1		C-1
Laundry and dry cleaning	P	Salvage yard	N
Library	P	Sand and gravel yard	N
Manufactured home 1	N	Service building	P
Manufactured home park 1	N	Shooting range (Indoor/Outdoor)	C/N
Manufacturing plant	N	Shopping or Commercial center	C
Meatpacking plant	N	Short Term Rentals 1	N
Medical clinic	P	Solid waste transfer station	N
Mining, Pit or Quarry (excluding accessory pit) 1	N	Storage facility, outdoor (commercial)1	C
Mining, Pit or Quarry (for accessory pit) 1	A	Storage facility, self-service (commercial)1	C
Mortuary	C	Swimming pool, commercial/public	P
Multiple Use Building 1	C	Television station	N
Museum	P	Temporary living quarters 1	N
Nursery, garden center and farm supply	P	Terminal, freight or truck 1	N
Nursing or residential care facility 1	P	Truck stop	N
Office security facility	P	Turf farm	N
Parking lot/parking garage (commercial)	C	Vehicle emission testing 1	P
Parks, public and private	P	Vehicle impound yard 1	N
Pawnshop	P	Vehicle repair, major 1	C
Personal and professional services	P	Vehicle repair, minor 1	C
Pharmacy	P	Vehicle sales or rental and service 1	C
Photographic studio	P	Vehicle washing facility 1	C
Portable classroom/modular building (for private & public Educational Institutions) ¹	P		

	C-1		
Vehicle wrecking, junk or salvage yard ¹	N		
Veterinarian office	P		
Vineyard	N		
Warehouse and storage	N		
Wholesale sales	P		
Winery	N		
Wireless communication facility 1	C		
Woodworking shop	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-3	35'	15' to living area/side load garage 20' to garage face	15'	<u>7.5'</u> ⁽²⁾	20'
C-1	35'	20'	5'	0' ⁴	20'

Notes:

1. 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 overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the

- potential to redevelop as a non-residential use in the future.
- 4. As approved by the Fire District.
 - 5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

8-3B-3: RESIDENTIAL DISTRICTS: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

- I. Transitional Lots. For proposed residential developments located adjacent to a Special Transition Area only, as determined on the current Comprehensive Plan Land Use Map, transitional standards listed below shall be required if reasonable evidence is presented that adjacent properties will not be further subdivided in the future. This shall be through a legal encumbrance that prevents the adjacent land from being further subdivided. These encumbrances shall include:
- 1. Property with a Future Comprehensive Plan Land Use Map designation that does not allow future redevelopment to densities lower than one dwelling unit per acre.
 - 2. Subdivision CC&R's preventing further redevelopment;
 - 3. Easements granted to municipal or other political entities, voluntary development easements granted to conservation land trusts, or other, legal encumbrances conserving the property in perpetuity, such as deed restrictions.
- This specifically excludes statements from landowners regarding future intent without proof of legal encumbrance.

The allowed Transitional Density for new development adjacent to Special Transition Areas, shall be as follows:

Existing Transitional Lot Sizes	Allowed Immediately Adjacent Minimum Lot Size	Allowed Immediately Across the Road from Transitional Lot
Lots larger than 1.1-acre	1 acre lots	½ acre lots
Lots of 1 to 1.1-acre	½ acre lots	1/3 acre lots
Lots smaller than 1-acre	1/3 acre lots	R-3 density Maximum

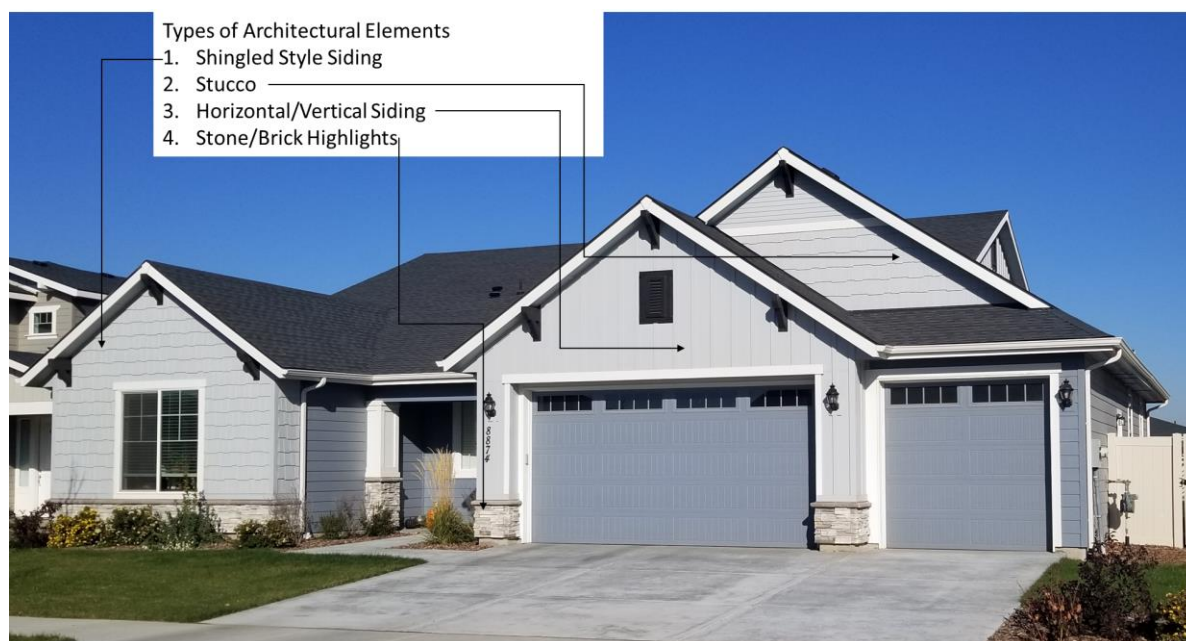
- J. Additional residential standards applying to all new residential subdivisions:

- 1. Residential Elevations:
 - i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
 - ii. Single-Family Residential Building Front and Side Elevation Minimum

Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:

1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. A minimum of three (3) architectural elements shall be provided for all single-family residential structures. These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

8-3B-3 - FIGURE EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and

dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.

5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
 - a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

8-4A-21: MAILBOXES:

All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



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: Private gates or other obstacles shall not be allowed, unless approved by Council and the Fire District.

B. Construction Standards:

1. Obtain approval from the county street naming committee and/or City 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 and Construction: The private street may be constructed within an easement for low density developments of R-1 or less with a Fire District approved base and width of no less than 28'. All other residential developments shall be constructed within a common lot and shall have a 36' street width, and shall meet ACHD/CHD4 construction standards, unless otherwise determined by the Council and Star Fire District.
5. Sidewalks: A minimum five foot (5') detached sidewalk shall be provided on at least

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 in some lower density developments may request a modification or waiver of sidewalks to be approved by Council. All other residential developments shall have a minimum 5' detached sidewalks on both sides of the street and shall further meet the requirements of 8-4A-17 of this title.

6. All private streets shall be paved unless a waiver is obtained by Council. Waivers for paving shall only be considered in low density developments of R-1 or less. Any unpaved streets shall be required to meet all Highway District standards for paving the approaches onto public streets.

7. 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.

8. Permits shall not be issued for any structure using a private street until the private street has been approved and inspected by the City Engineer and Fire District, and the transportation authority has signed off on all permits associated with access to a public street.

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 Street 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 street 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 street 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 street 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: STANDARDS FOR COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS:

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 total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.
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 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.
5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Usable Area Open Space: The following qualifies to meet the usable area 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, as determined by the Administrator;
 - c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;
 - d. A plaza.
 - e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.
 - f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).
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, as determined by the Administrator.

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 with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).
 - b. Children's play structures.
 - c. Sports courts.
 - d. Additional open space in excess of 10% qualified 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;

h. Pond and/or waterway amenities including, but not limited to docks, shade structures, ADA access, and fish stocking.

6. Community Gardens.

D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

E. Maintenance:

1. All common open space and site amenities shall be owned by and be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

8-6A-3: PRELIMINARY PLAT PROCESS

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title, and the criteria and standards contained herein.

B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. Any unresolved access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.
2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
4. Additional information on the preliminary plat and separately submitted information to include the following:
 - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
 - b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
 - c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
 - d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
 - e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
 - f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
 - g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
 - h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
 - i. Any flood zone information including FEMA FIRM panels;
 - j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;

- k. Phasing plan showing all proposed phases of the development;
 - l. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
 - m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
 - n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
 - o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
 - p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
 - q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
 - r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
 - s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
5. Additional information in the application as determined by the administrator may include the following:
- a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
 - b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

- c. F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Estate Urban Residential

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of greater than one acre where those existing larger lots are not likely to be subdivided in the future. Clustering is allowed to preserve open space.

Commercial

Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan.

Commercial/Industrial Corridor

This area is located along the Hwy 44 corridor and is approximately 1,000 feet deep on both sides of the highway. Suitable primarily for the development of a wide range of commercial and light industrial activities including offices, retail, service establishments, manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park, and similar uses. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. All development within this land use shall be free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare. Uses on the fringes shall transition to and be compatible with existing and future residential uses.

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 Estate and Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the Estate and 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 subdivided in the future.
- C. Site layout adjacent to and within the Special Transition Overlay Area shall provide for a transition in density and lot sizing.
- D. High Density residential uses should be located in close proximity to commercial centers located near highway corridors and on upper floors within the Central Business District land use area. High Density residential uses otherwise should not be dispersed throughout the community and should not be located along the Boise River.
- E. High Density residential may be limited to ensure compatibility and transition between uses adjacent to the site.
- F. High Density residential design specifications may include increased setbacks for multi-story buildings and increased landscape buffers.

8.5.4 Policies Related to the Special Transition Overlay Areas:

- A. Development adjacent to and within the Special Transition Overlay Area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past.
- B. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.

C. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.

D. When an urban density residential development is planned with lots that directly abut lots within a Special Transition Overlay Area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that provide transitional lots and/or open space area avoiding urban lots directly abutting Special Transition Overlay Area lots.

E. Larger setbacks should be required for new lots planned to abut existing Special Transition Overlay Area lots.

8.5.6 Policies Related Mostly to the Commercial Planning Areas

A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights.

B. Encourage commercial facilities to locate on transportation corridors.

C. Locate neighborhood services within walking distance to residential development.

D. Discourage the development of strip commercial areas.

E. Maintain and develop convenient access and opportunities for shopping and employment activities.

F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.

G. Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

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.

18.4 Implementation Policies:

- F. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.

PROJECT OVERVIEW

PRELIMINARY PLAT:

The applicant is requesting approval of the Preliminary Plat for The Quarry at River Park Subdivision on 185.92 acres. The plat includes a total of 227 single family detached residential lots, 19 common/open space lots and 3 commercial lots (C-1 zoned lots). The residential lots range in size from 7,659 square feet to 66,804 square feet with an average buildable lot of 13,480 square feet.

Sewer and Water will be provided by the Star Sewer and Water District and is in close proximity to the property. The property has already been annexed into the Star Sewer and Water District.

The preliminary plat will be accessed primarily from State Highway 44 on the north and Blessinger Road on the east. Landruff Lane will provide east and west access as a collector road. A new road into the community from State Highway 44 will also serve as a collector road and run south from Highway 44. This will be a public road with future plans to connect to the east and west.

As per Highway District 4 policy, all sidewalks are located outside of the right of way, which will put ownership and maintenance on the HOA. It is also the policy of HD4 to have all street drainage above ground.

The amenities being provided with this preliminary plat include two large lakes and two smaller ponds. There will be a sandy beach with shade cabanas along the northeastern portion of the largest lake. The northern lake will have a fishing dock, and the southern lake will have a boat ramp. Both canals will have walking paths along them and additional pedestrian pathways will connect the development together. There is room for a future community center at the southern lake. The preliminary plat total open space equates to 88.76 acres or 47%. The preliminary plat qualified open space area is 84 acres or 45%.

ADDITIONAL DEVELOPMENT FEATURES:

- 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 streetlight plan and design with the application packet. The proposed plan and design satisfy City code.
- Street Names – **Applicant will work with City Staff and Canyon County on the approval of the street names. This will be required at final plat.**
- Subdivision Name – Applicant has provided approval from Canyon County for the proposed subdivision name.
- 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. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until trees are verified in place per code.**
- Setbacks – The applicant is not requesting any set back waivers, and the proposed preliminary plat will adhere to the R-3 setbacks outlined in this report.
- Block lengths – **Not all blocks meet the 750' block length requirement and will require a waiver from the Council.**
- Mailbox Cluster – **Applicant is working with the appropriate Postmaster to obtain approval on the location of mailbox clusters. This will be required at final plat. Mailbox clusters shall be covered and provided with lighting.**
- Phasing – The Applicant is proposing multiple phases until full build out. They are asking for flexibility on the phasing due to market conditions. The initial proposal is fully build out after approximately 23 phases.
- Fencing – **Neighbors adjacent to the development to the west have requested specific fencing and buffering from the applicant. This should be discussed at Council, or the applicant should agree to these requests in advance of the public hearing. A condition of approval will be placed on the applicant to provide a fencing plan for boundary and internal fencing types and locations.**

- Building Elevations – The applicant has provided residential building elevations that have been included in the Council Packet.
- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the majority of the subdivision, with an eight (8') foot landscape strip. Due to some physical constraints, the Applicant is asking for some attached sidewalks and some streets with sidewalks on one side of the street only. The illustration above shows the proposed sidewalk plan.



- Mitigation fees – All future building permits shall be subject to emergency service mitigation fees, as determined by Council.

- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. The Applicant has provided elevations that appear to comply with the 3 visual elements required on the front of the home.

PRIVATE STREETS:

- Public Collector – Staff is requesting that the Applicant create a public collector that will come south, off State Highway 44 and then east, through the commercial portion of the development and terminate at the easter property line. When the parcel to the east develops, the public collector will be continued. This will provide public cross-access and circulation east-west and to Blessinger Road. HD#4 will need to accept this request.



- **Landruff Lane (Public Collector)** – The proposed Landruff Lane collector roadway stubs to the west to provide future connectivity. It is undetermined at this time whether that roadway will ever be extended unless the Kingsbury Road river crossing becomes reality. Because of this, Staff, and some of the neighboring property owners to the west, are concerned that this stub will turn into a parking area that could entice trespassers onto private property and the private lakes. Staff would recommend that the right of way be granted, but the stub not be built and that the applicant should landscape it until the status of the connection is determined. HD#4 will need to accept this request.



- Private Streets – The streets in the development, except for the public collector roadway (Landruff) and the recommended commercial collector, are proposed to be private. Council originally approved private streets as part of the annexation and original Development Agreement. The Applicant is proposing to build all streets, with the exception of one, at 36 feet from back of curb to back of curb with 5-foot detached sidewalks and 8-foot landscape strips.

The exception, that is serving a total of 7 homes along the western edge of the northern pond is requested by the applicant to be built at 27 feet from back of curb to back of curb with a 5-foot attached sidewalk. This is due to the physical constraints of the property with the pond taking up most of the buildable land. The narrower street will allow deeper lots to accommodate single story homes on each of these 7 lots. Parking would be allowed on one side of the street only. Staff is supportive of this proposal.

Since the allowance of private streets in the River Park Subdivision to the east and the Council approval of private streets in the Development Agreement for the annexation of the subject property, concerns have been raised by City Staff regarding private streets in higher density developments. These concerns mostly revolve around police enforcement of traffic laws, including speeding, driving under the influence and illegal parking. With private streets, the police department has no jurisdiction to enforce these laws. The higher the residential density, the greater chance of violation within these subdivisions, and a higher expectation from residents who assume that the police will take care of these violations. This leaves enforcement strictly in the hands of the homeowners associations. If Council

approves the private streets in this application, Staff recommends that these roadways, along with the private streets in the River Park Subdivision, ultimately be dedicated to the public once the subdivisions are built out.

COMMERCIAL USES:

Council approved an RV Park as an allowed use for the commercial lots as part of the original Development Agreement. Staff recommends that Council review additional uses as part of this current application. The C-1 zoned commercial lots should be limited to uses compatible with the adjacent residential uses. Staff is recommending that the Council consider the following uses for the future commercial.

- **Allowed uses outright* (principally permitted & conditional use) within the C-1 zoned properties:** *Campground/RV Park (Approved Per DA); Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices.* Other principally permitted uses in C-1 unless otherwise listed herein.

*** Subject to CZC and Design Review Approval**

- **Uses Allowed only as Conditional Uses within the C-1 zoned properties:** Animal Care Facility; Drive-through establishment /drive-up service window; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Educational Institution, Flex Space; Government Office; Laundromat; Laundry and Dry Cleaning; Portable Classroom/Modular Building; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Restaurant; Retirement Home; Warehouse and Storage; Shooting range (indoor/outdoor); Shopping or Commercial center; Storage facility, outdoor (commercial); Storage facility, self-service (commercial)
- **Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the Code):** Automotive Mechanical/Electrical Repair and Maintenance; Bar/Tavern/Lounge/ Drinking Establishment; Brewpub/Wine Tasting; Convenience Store; Conference/Convention Center; Equipment rental, sales, and services; Events/Entertainment Facility, public or private (indoor/outdoor); Golf Course/Driving Range; Hospital (for profit); Hotel/motel; Mortuary; Pawnshop; Public; Farmers or Saturday Market; Fireworks Stand; Hospital (non-profit); Gasoline, Fueling & Charging Station with or without Convenience Store; Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental and service; Vehicle washing

facility; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility;

DEVELOPMENT AGREEMENT:

Council approved a Development Agreement for The Quarry as part of the annexation in 2022. The applicant has not submitted a Development Agreement Modification as part of this application. Given the additional, proposed conditions of approval and potential conditions Council may impose on this development, Staff recommends that the existing Development Agreement be updated. Items that should be considered by the applicant and Council include the following:

- Private Streets
- Approved Commercial Uses
- Fencing and Buffering
- Collector Roads
- Residential Building Elevations
- Compliance With Weed Abatement Code
- Future Emergency Mitigation Fees
- Future Residential Building Elevations
- Maintenance of Residential Sidewalks

AGENCY RESPONSES

ITD	Pending
Highway District #4	March 5, 2025
Flood Control District # 10	July 29, 2024
DEQ	August 5, 2024
Star City Engineer	April 25, 2025

PUBLIC RESPONSES

Trace Leighton	April 29, 2025
Leighton Lake Estates HOA	April 30, 2025

STAFF ANALYSIS AND RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed preliminary plat meets the requirements, standards and intent for

development as they relate to the Comprehensive Plan and Unified Development Code. The proposed future density of 1.23 dwelling units per acre is well below the maximum of 3 dwelling units per acre allowed in the Estate Urban Residential Comprehensive Plan Future Land Use Map or 2 dwelling units per acre as allowed in the approved zoning of the property. Given the density and overall layout of the development, Staff is supportive of having sidewalk on one side of the street sections as outlined in the staff report.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the application, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

FINDINGS

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

PRELIMINARY PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan.
The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:
 1. *Designing development projects that minimize impacts on existing adjacent properties, and*
 2. *Managing urban sprawl to protect outlying rural areas.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development.
The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.
3. There is public financial capability of supporting services for the proposed development;
The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.
4. The development will not be detrimental to the public health, safety or general welfare;
The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.

5. The development preserves significant natural, scenic or historic features;
The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

PRIVATE STREET FINDINGS:

- A. The design of the private street meets the requirements of this article;
The City must find that the proposed private streets 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:
The City must find 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.

- C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

The City must find that the use is not in conflict with the comprehensive plan and/or regional transportation plan.
Upon granting approval or denial of the application, the Council shall specify:

1. The Ordinance and standards used in evaluating the application;
2. The reasons for recommending approval or denial; and
3. The actions, if any, that the applicant could take to obtain approval.

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Quarry at River Park Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Council hereby approves the following:
 - A. Sidewalk waivers for one-side of private streets. (if approved)
 - B. Council approves waivers to maximum block length. (if approved)
 - C. Council approves waivers for street width for the road along the western edge of the northern pond that serves 7 houses. This street is approved to be 27 feet from back of curb to back of curb with street parking allowed on one side only. (if approved)
3. **The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also**

- submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to any development work on the property.**
4. **The applicant has entered into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**
 5. The private streets shall have a minimum street width of 36' and shall otherwise be constructed to ACHD/HD4 standards. The private street shall meet all requirements of the Star Fire District.
 6. **The Applicant shall work with Canyon County and City of Star Staff for street name approval. This will need to be finalized before the final plat is signed.**
 7. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
 8. 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. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. Lights may need to be shielded after installation as necessary.**
 9. The property associated with this approved Preliminary 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.
 10. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including 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. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. Failure to comply with the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
 11. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
 12. 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.
 13. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
 14. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.

- 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 and the location of the mailbox cluster. The mailbox cluster must be covered and reasonably lit.**
16. 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.
17. 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.
18. 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.
19. All common areas shall be owned and maintained by the Homeowners Association.
20. 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.**
21. A sign application is required for any subdivision signs.
- 22. Any additional Condition of Approval as required by Staff and City Council.**

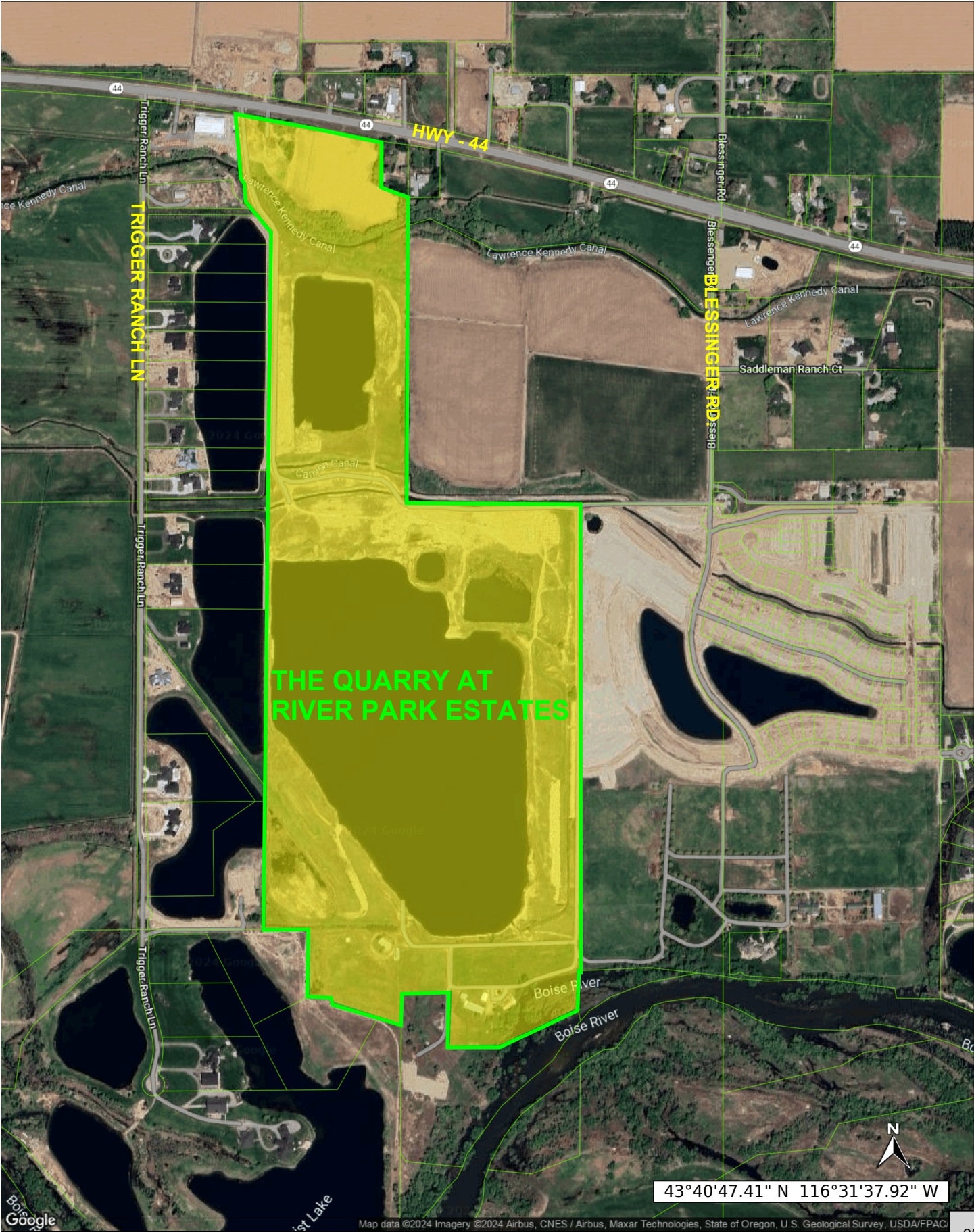
COUNCIL DECISION

The Star City Council _____ File Number PP-24-05 and PR-24-04 for the Quarry at River Park Subdivision on _____, 2025.

The Quarry At River Park Estates

Vicinity Map

Section 5, Item A.



2023-008142

RECORDED

03/15/2023 11:00 AM



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CHRIS YAMAMOTO

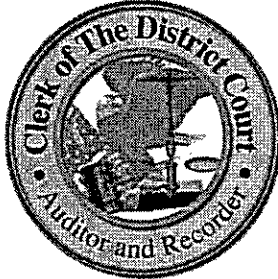
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NO FEE

ORDINANCE

CITY OF STAR



2023-005555

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CANYON COUNTY RECORDER

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ORDINANCE

CITY OF STAR

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CANYON COUNTY RECORDER

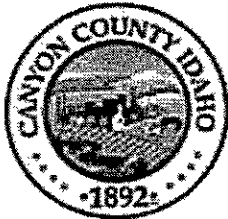
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ORDINANCE

CITY OF STAR

Canyon County Recorder's Office Document Cover Sheet



*Re-Record
To correct
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Page 2 of
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Legal Description
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3/15/2023*

DEVELOPMENT AGREEMENT **THE QUARRY AT RIVER PARK SUBDIVISION ANNEXATION**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and H5 Land Holdings 6, LLC, and Schoolhouse Ranch, LLC, hereinafter referred to as "Owner".

WHEREAS, Owner owns a parcel of land of approximately 185.93 acres in size, currently located within Canyon County, zoned AG and more particularly described in **Exhibit A** of Ordinance 373-2022, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner has requested that the Property be annexed into the City and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for various parcels within the Property to be rezoned in accordance with this Agreement;

WHEREAS, Owner filed with the City of Star, a Request for Annexation and Rezone of the Property and Zoning of R-2-DA and C-1-DA, as File No. AZ-22-12/DA-22-03, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Parcel shown on **Exhibit A**, Owner is allowed to develop 185.93 acres as follows:

- **Zoning Classification:** The zoning classification shall be a R-2-DA and C-1-DA.
 - The Owner shall comply with all city ordinances relating to the property except as otherwise provided herein.
- 2.2 Site Design.** The Concept Plan, as set forth in **Exhibit B**, is hereby approved. Council approves the use of private streets within the development, except that the future east-west collector roadway will be a future public street. The applicant may plat/construct the collector roadway as a private street provided that it is constructed to public street standards and easements are dedicated for public access and future dedication. A note shall be placed on the final plat and a recognition of future public dedication shall be noted in the CC&R's.
- 2.3 Uses.** The development is hereby approved for a maximum of 228 single-family residential lots. Commercial uses have been approved for the area fronting Highway 44.
- 2.4 Setbacks.** The development shall include the following residential setbacks approved by Council:
- R-3 setbacks for all residential lots, excluding the lots immediately adjacent to the western boundary (1-plus acre lots). These lots shall have R-2 setback standards for all construction. Setbacks are based on the current setbacks in place within the Star Unified Development Code as of the date of approval of the annexation.
- 2.5 Additional Requirements:**
- An RV Park may be allowed in this zone (C-1) subject to approval of a Conditional Use Permit;
 - The Applicant requested 5' side yard setbacks are not approved as part of this agreement but may be requested at preliminary plat. If approved, this Agreement shall be updated accordingly;
 - Clubhouse shall be relocated to the eastern side of the development, as indicated in the public hearing;
 - The Applicant shall cul-de-sac the western north/south road and provide an emergency access as indicated in the public hearing;
 - A detailed landscape plan shall be reviewed as part of the future preliminary plat;

- The Applicant shall provide a revised conceptual plan to detail all Council revisions prior to recordation of this document;

2.6 Proportionate Share Agreement for ITD Improvements. Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the \$228,000.00 traffic mitigation fee determined, or revised, by the Idaho Transportation Department as follows: the Developer will pay the City \$1,000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.7 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

2.8 Conditions, Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not

been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or

certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star
Attn: City Clerk
P.O. Box 130
Star, ID 83669

Owner: James H. Hunter
H5 Land Holdings 6, LLC
923 S. Bridgeway Place
Eagle, Idaho 83616-6098

James H. Hunter
Schoolhouse Ranch, LLC
H5 Land Holdings 6, LLC
923 S. Bridgeway Place
Eagle, Idaho 83616-6098

7.5 Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 Attorney Fees. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

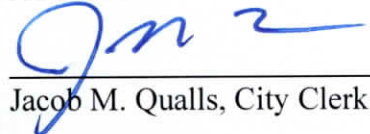
IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this 21 day February, 2023.




Trevor A. Chadwick, Mayor

ATTEST:


Jacob M. Qualls, City Clerk



OWNER:
H5 Land Holdings 6, LLC


By: James H. Hunter
Its: Manager

STATE OF Idaho)
County of Ada) ss.

On this 27th day of January, 202³, before me the undersigned, a Notary Public in and for said state, personally appeared James H. Hunter, known or identified to me to be the Manager of H5 Land Holdings 6, LLC, who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company's name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.


Notary Public for State of Idaho
Residing at: Ada County
My Commission Expires: 9-2-27



OWNER:
Schoolhouse Ranch, LLC

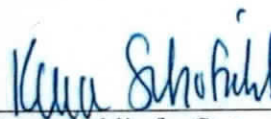


By: James H. Hunter
Its: Manager

STATE OF Idaho)
) ss.
County of Ada)

On this 27th day of January, 202~~2~~³, before me the undersigned, a Notary Public in and for said state, personally appeared James H. Hunter, known or identified to me to be the Manager of Schoolhouse Ranch, LLC, who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company's name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.



Notary Public for State of Idaho

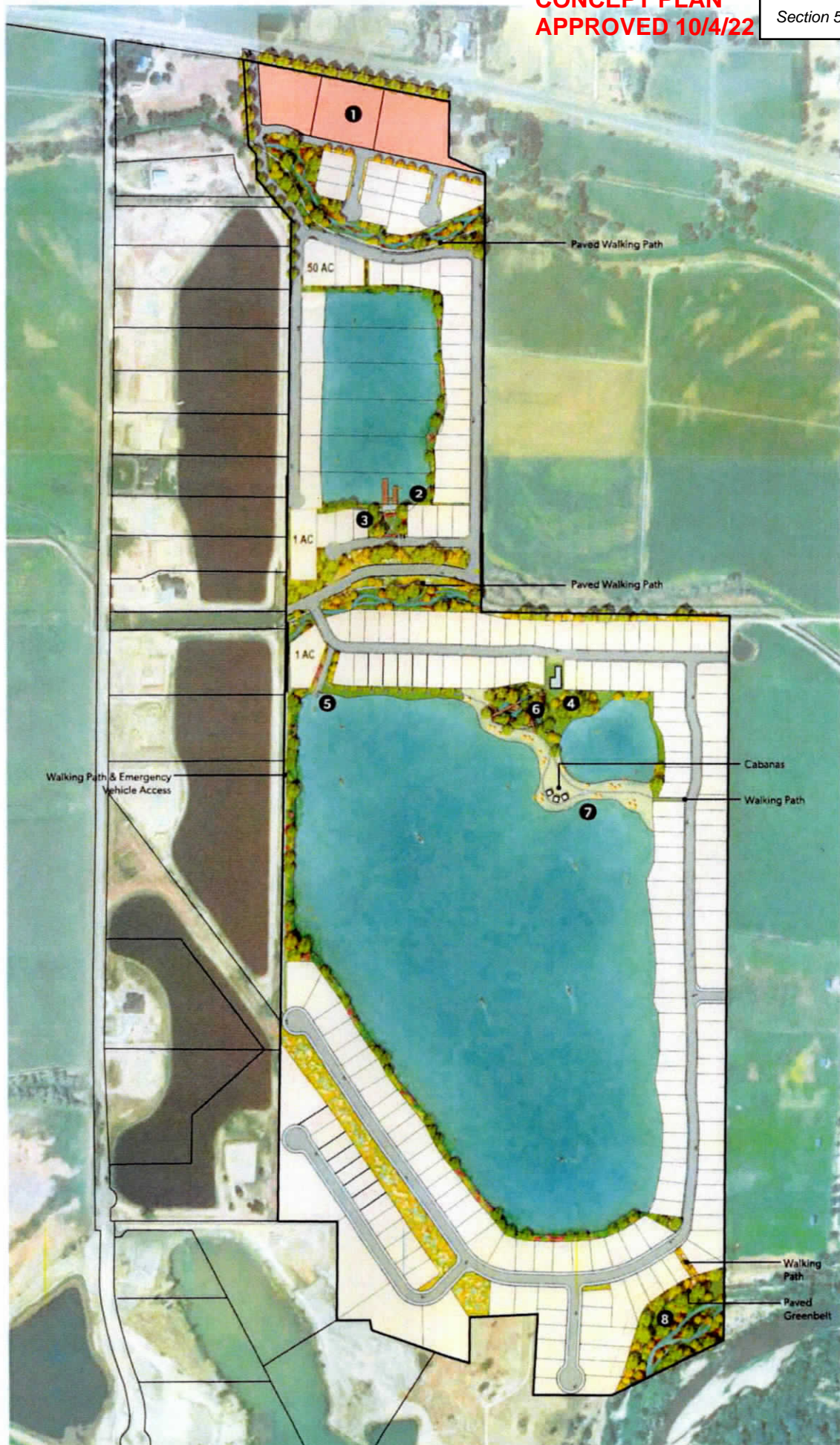
Residing at: Ada County

My Commission Expires: 9-2-27



LEGEND

- 1 Commercial Area
- 2 Fishing Docks
- 3 Open Space/ Park
- 4 Community Center
- 5 Boat Launch
- 6 Kiddie Play Pond
- 7 Beach
- 8 Native Open Space



**The Quarry at River Park Estates
Preliminary Plat**



Boise Hunter Homes (H5 Land Holdings 6, LLC and School House Ranch, LLC) are pleased to submit the following application for a preliminary plat for the Quarry at River Park Estates Subdivision.

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Vicinity Map



Site Location and Existing Uses

The subject property is an approximately 186-acre parcel of land located on the south side of State Highway 44 between Trigger Ranch Lane and Blessinger Road. The property is currently improved with a single-family home and contains two large lakes and 2 small ponds totaling ± 93 acres.

History

On October 4, 2022 the Star City Council approved the annexation of the property with a conceptual development plan. The Council zoned the majority of the property (approximately 179.5 acres) R-2-DA and the remainder (approximately 6.5 acres) C-1-DA. On February 21, 2023, the Star City Council approved the associated Development Agreement. The Development Agreement allows for the lots within the R-2-DA area to use the R-3 setbacks, except for those along the western border.

Preliminary Plat

The preliminary plat for the Quarry at River Park Estates subdivision is in conformance with the previously approved Conceptual Development Plan and the conditions of the Development Agreement approved by the City Council. The subdivision includes 228 single-family lots, three commercial lots and 22 common lots.

Two different residential lot sizes are provided within the subdivision. The largest lots are at least ½ acre in size. These lots are located along the western perimeter of the subdivision as a transition to the larger lots on the west. The vast majority of the residential lots within the subdivision are 70 feet wide and average 13,480 square feet.

We are proposing that all streets within the subdivision be private streets. The majority of the streets within the subdivision are 36 feet wide from back-of-curb to back-of-curb with five-foot wide detached sidewalks located on both sides of the street. However, we are requesting a deviation from that standard for a few streets.

The exhibit on the right illustrates the streets that will be improved with detached sidewalks (shown in green) versus attached sidewalks (shown in yellow). The physical constraints of the property necessitate a waiver of detached sidewalks in certain locations.

The northern half of the property is narrow and is impacted by the existing pond which takes up approximately 60 percent of the overall property width. The Lawrence Kennedy canal that courses through the property on the north and the Canyon Canal that courses through the property on the south also constrain the buildable area of the property.

The southern portion of the property is wider but impacted by three ponds with the largest being approximately 62 acres in size and consuming approximately 80 percent of the width of the property. In addition, the Canyon Canal courses through the northern portion limiting the developable area between the pond and the canal.

There are four streets located in the northern portion of the development, around the norther pond that will only have homes located on one side of the street. In these locations (shown in red) we are requesting a waiver to construct sidewalks only on one side of the street.



Additionally, there is one street within the subdivision that we are requesting a waiver of the 36-foot-wide street section for. The street is located on the western side of the northern pond. It provides access to just seven lots. We are proposing to construct a 27-foot-wide street section which will allow parking on one side of the street. The request for the narrower street section is to allow for deeper buildable area on those shallow lots. We are trying to create lots large enough to accommodate one story homes in this location.

Development Statistics

Total Area	186.15 acres
Residential Area	179.65 acres
Commercial Area	6.5 acres
Commercial Lots	3
Residential Lots	228
Residential Density	1.23 DU/AC
Private Street Lots	1
Common Open Space Lots	18
Total Open Space (AC)	88.76
Total Open Space (%)	47.74%
Useable Open Space (AC)	84
Useable Open Space (%)	45%



Open Space and Amenities

The Star Unified Development Code requires residential subdivisions provide a total of 15% open space with a minimum usable open space requirement of 10%. The residential portion of the Quarry at River Park Estates Subdivision is 179.65 acres requiring a total open space of 26.95 acres, and a usable open space requirement of 17.96 acres. We are providing approximately 88.76 acres of total open space with approximately 84 acres being usable open space.



Numerous amenities are provided throughout the subdivision for use by the residents. Most notable of these amenities are the two large lakes located within the interior the subdivision. These lakes provide abundant opportunities for recreation in the form of fishing, swimming, boating, kayaking, canoeing, and paddle boarding. There are also two smaller lakes located within the development. We anticipate improving the northeastern edge of the largest lake with a sandy beach with shade cabanas. In addition, there will be pedestrian access to all of the lakes. A fishing dock is provided on the northern lake and a boat launch on the southern lake.

Pathways will be provided along the two canals that traverse through the property. The Lawrence Kennedy Canal is located in the norther portion of the development while the Canyon County Canal runs through the center of the subdivision.

In addition to the open space, there is a possibility for a community center located at the northwest corner of the large southern lake.

Comprehensive Plan Compliance

This property has two land use designations on the Future Land Use Map for the City of Star. The portion of the property that abuts State Highway 44 is Commercial/Industrial and the remainder of the property is Estate Urban Residential. The proposed project is in alignment with the goals and objectives identified in the Comprehensive Plan. Below is a list of goals and objectives that apply to this project and an explanation of how the development is in compliance with those goals and objectives:

7.4 Objectives

H – Develop a mixture of commercial, service, and residential developments that encourage walking.

The proposed development has a mixture of residential and commercial property. The two uses are located within close proximity to each other to provide a walkable community.

7.5 Implementation Policies

A – Concentrate appropriate commercial and office development onto relatively small amounts of land, in close proximity to housing and consumers for neighborhood commercial centers.

As previously noted, the proposed development has a commercial component located on a small portion of the land located along Highway 44. This commercial property is in close proximity to existing and proposed housing in the area.

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.

The proposed subdivision provides a variety of lot sizes to accommodate various housing sizes. The lots range from approximately 7,600 square feet to over two acres in size with an average lot size of 13,480 square feet. Numerous recreational opportunities are provided for the residents of the subdivision. In addition, a portion of the property along Highway 44 will be developed with commercial uses providing employment options.

8.4 Objectives

A – Preserve the family friendly feel of Star.

This subdivision is comprised primarily of single-family residential lots with home sizes to accommodate families of all sizes. With the community parks, lakes, and overall community design we are excited for the future HOA to bring together residents through a variety of events and neighborhood gatherings.

B – Implement the Land Use Map and associated policies as the official guide for development.

As previously noted, this property is located within the Commercial/Industrial Corridor and Estate Urban Residential land use areas. The proposed development was largely dictated by the uses and policies outlined by the Future Land Use map for this area.

C – Manage Urban sprawl in order to minimize costs of urban services and to protect rural areas.

The proposed subdivision is located adjacent to property that was recently annexed into the City of Star with an approved subdivision. Urban services will be provided to this property from the adjacent subdivision to the east. In addition, this subdivision will provide a critical link of water and sewer services from the existing services located to the east of this property to the properties located on the north side of Highway 44.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas

A – The Estate Urban Residential Land Use encourages urban style development densities to limit urban sprawl.

The proposed subdivision is located within the Estate Urban Residential land use area and is located between two residential subdivisions. The density of the proposed subdivision is 1.23 dwelling units per acre which is less than half of the 3 dwelling units per acre anticipated with Estate Urban Residential land use.

B – Low densities within the Estate and 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 lot of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

The property is located within Estate Urban Residential land use and the floodplain. The subdivision will be graded in a way to raise the buildable lots and street infrastructure out of the floodplain. The property is not located adjacent to any land that is not either already developed or is not likely to be subdivided in the future.

C – Site layout adjacent to and within the Special Transition Overlay Area shall provide for a transition in density and lot sizing.

As required in the Development Agreement we are providing a transition in the lot sizing along the western border of the development. The residential subdivision located to the west is within Canyon County and has larger lots. We are providing a minimum of one acre lots along the western boundary as a transition to those existing lots.

Transportation

As previously noted, all streets within the development are 36 feet wide from back-of-curb to back-of-curb with the exception of one cul-de-sac street. The sidewalks will be five feet wide and be a mixture of attached and detached.

The proposed development will be extending two streets that will be stubbed to the property from the subdivision to the east. In addition, we will be extending the Landruff Lane Collector Road through the subdivision as shown on the Master Street Map.

Conclusion

The proposed Preliminary Plat for the Quarry at River Park Estates subdivision was created after carefully considering the Star Unified Development Code, Comprehensive Plan, and approved Development Agreement. We look forward to discussing the application with you in greater detail.

If you have any questions regarding this submittal, please contact me at 208-618-2157 or tucker@boisehunterhomes.com.

Sincerely,



Todd Tucker
Planning and Entitlement Manager



PRELIMINARY PLAT APPLICATION

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

FILE NO.: **PP-24-05**
Date Application Received: **6/21/2024** Fee Paid: _____
Processed by: City: **Barbara Norgrove**

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: Todd Tucker
Applicant Address: 923 S. Bridgeway Place, Eagle, ID Zip: 83616
Phone: 208-618-2157 Email: ttucker@boisehunterhomes.com

Owner Name: H5 Land Holdings 6, LLC & School House Ranch, LLC
Owner Address: 923 S. Bridgeway Place, Eagle, ID Zip: 83616
Phone: 208-577-5501 Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Shadow Jungenberg Firm Name: CK Engineering
Address: 1300 E. State Street #102, Eagle, ID Zip: 83616
Phone: 208-639-1992 Email: shadow@ck-engineers.com

Property Information:

Subdivision Name: The Quarry at River Park Estates
Site Location: 21339 Blessinger Road, Star, ID 83669
Approved Zoning Designation of Site: R-2-DA and C-1-DA
Parcel Number(s): R3404900000

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-2-DA & C-1-DA	Estate Urban Residential / Floodway / Commercial/Industrial Corridor	Retired Rock Quarry Single-Family Home
Proposed	No Change	No Change	Mixed-Use Subdivision
North of site	AG (Canyon County)	Commercial/Industrial Corridor	Single-Family Residential Sewer Lift Station
South of site	RR (Canyon County) AG (Canyon County)	Floodway	Boise River
East of site	R-2-DA	Estate Urban Residential	Single-Family Residential
West of site	RR (Canyon County)	Rural Residential with Special Transition Overlay & Commercial/Industrial Corridor	Single-Family Residential

SITE DATA (to be noted on the Preliminary Plat):

Total Acreage of Site - 186.15
 Breakdown of Acreage of Land in Contiguous Ownership - 186.15
 Total Acreage of Site in Special Flood Hazard Area - +/- 161 Acres
 Dwelling Units per Gross Acre (Density) - 1.23
 Minimum Lot Size - 7,613 square feet
 Minimum Lot Width - 70 feet

Total Number of Lots - 250
 Residential - 228
 Commercial - 3
 Industrial - 0
 Common - 19

Total Number of Residential Units - 228
 Single-family - 228
 Duplex - 0
 Multi-family - 0

Percent of Site and Total Acreage of Common Area (min 15% of entire site) -
56.4 % / 105 acres
 Percent of Site and Total Usable Open Space Area (min 10% of entire site) -
54.7 % / 102 acres
 Percent of Common Space to be used for drainage - +/- 5%
 Describe Common Space Areas (amenities, landscaping, structures, etc.) –
Ponds, Fishing Dock, Community Center, Beachs, Cabanas, Pedestrian Pathways

Public Streets - 0 Private Streets - 14
 Describe Pedestrian Walkways (location, width, material) - See detailed letter of explanation.
 Describe Bike Paths (location, width, material) - _____

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

Total Acreage of Site in Special Flood Hazard Area - +/- 161

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16027C0258G, 16027C0266G
 FIRM effective date(s): mm/dd/year 06 / 07 / 2019
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE
 Base Flood Elevation(s): AE____.0 ft., etc.: 2,439.9', 2,442.4', 2,443.7', 2,445.9'

- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.
- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer and Water

Irrigation Water- Canyon County Canal

Sanitary Sewer- Star Sewer and Water

Fire Protection - Star Fire Protection District

Schools - Middleton School District

Roads - Highway District #4, Idaho Transportation Department

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

Areas of Critical Environmental Concern - <u>No</u>	Floodplain - <u>Yes</u>
Evidence of Erosion - <u>No</u>	Fish Habitat - <u>Yes</u>
Historical Assets - <u>No</u>	Mature Trees - <u>Yes</u>
Riparian Vegetation - <u>Yes</u>	Steep Slopes - <u>No</u>
Stream/Creek - <u>Yes</u>	Unstable Soils - <u>No</u>
Unique Animal Life - <u>No</u>	Unique Plant Life - <u>No</u>

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)

Applicant (✓)	Description	Staff (✓)
3/7/24 ✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	BN
Tab 1 ✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	BN
Tab 2 ✓	Completed and signed Preliminary Plat Application	BN
✓	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.	BN
Tab 3 ✓	Narrative explaining the project. (must be signed by applicant)	BN
Tab 4 ✓	Legal description of the property (word.doc and pdf version with engineer's seal)	BN
Tab 5 ✓	Recorded warranty deed for the subject property	BN
Tab 6 ✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	BN
Tab 7 ✓	Approval of the proposed subdivision name from Ada County Surveyor's office.	BN
Tab 8 ✓	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	BN
Tab 9 ✓	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	BN
✓	Electronic copy in pdf. format of Preliminary Plat	BN

BN

Tab 10	✓	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	BN
	✓	Electronic copy in pdf. format of landscape plan	BN
Tab 11	✓	Electronic copy in pdf. format of preliminary site grading & drainage plans	BN
Tab 12	✓	Phasing plan shall be included in the application if the project is to be phased.	BN
Tab 13	✓	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	BN
Tab 14	✓	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	BN
Tab 15	✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	BN
Tab 16	✓	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	BN
	✓	Special Flood Information – Must be included on Preliminary Plat and Application form.	BN
Tab 17	✓	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	BN
Tab 18	✓	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	BN
	✓	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.</u>	BN
Understood		Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
Understood		Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**



Applicant/Representative Signature

06 / 17 / 2024

Date



- LEGEND -

EXISTING PROPERTY BOUNDARY LINE

EXISTING LOT LINE

EXISTING SECTION LINE

EXISTING RIGHT-OF-WAY LINE

EXISTING EASEMENT LINE

EXISTING FENCE

EXISTING SANITARY SEWER LINE W/ MANHOLE

EXISTING GAS LINE

EXISTING OVERHEAD POWER LINE

EXISTING WATER MAIN

EXISTING IRRIGATION LINE

EXISTING EDGE OF PAVEMENT

EXISTING EDGE OF DIRT ROAD

EXISTING BOTTOM OF DITCH

EXISTING TOP OF BANK

EXISTING SIDEWALK

SUBDIVISION BOUNDARY LINE

LOT LINE

SECTION LINE

RIGHT-OF-WAY LINE

EASEMENT LINE

FENCE

SANITARY SEWER LINE W/ MANHOLE

WATER MAIN

IRRIGATION LINE

EDGE OF PAVEMENT

EDGE OF DIRT ROAD

BOTTOM OF DITCH

TOP OF BANK

NEW SIDEWALK

CURVE LENGTH DIMENSION

NOTES:

1. NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO STATE HIGHWAY 44.

2. INGRESS/EGRESS TO EXISTING TWO PARCELS (R34049010 & R34049010A) AT 21309 BLESSINGER ROAD SHALL BE KEPT THROUGH DEVELOPMENT. PROVISIONS FOR AN EASEMENT, PRIVATE ROAD OR PUBLIC ROAD MUST BE MADE TO SERVE THESE EXISTING PROPERTIES DURING CONSTRUCTION UNTIL THE FINAL BUILD OUT OF ALL ADJACENT PHASES.

3. ALL LOTS SHALL HAVE SEWER SERVICE PROVIDED BY STAR SEWER AND WATER.

4. ALL LOTS SHALL HAVE DOMESTIC WATER PROVIDED BY STAR SEWER AND WATER.

5. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805 BY PROVIDING PRESSURE IRRIGATION TO ALL LOT PER THE CITY OF STAR STANDARDS.

6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.

7. STORM WATER DRAINAGE SHALL BE COLLECTED AND OR RETAINED ON SITE BY CATCH BASINS, UNDERGROUND PIPING, SWALES, DRAINAGE PONDS AND SEEPAGE BEDS PER THE CITY OF STAR STORM WATER POLICY MANUAL.

8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, IDAHO CODE "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR, WHEN THE OPERATIONS WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLECTFUL OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT."

9. THE LAWRENCE-KENNEDY CANAL IS CONTAINED WITHIN LOT 22 BLOCK 1. THE DAHLBERG LATERAL IS CONTAINED WITHIN LOT 63 BLOCK 1. THE CANYON CANAL IS CONTAINED WITHIN LOT 1 BLOCK 2.

10. LOT 1, 2, 6, 14, 21, 22, 23, 27, 53, 63, BLOCK 1 AND LOT 1, 2, 3, 86, 105, 108, 121, 127, & 128 BLOCK 2 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE QUARRY AT RIVER PARK ESTATES HOMEOWNERS ASSOCIATION.

11. LOTS 3, 4, AND 5 BLOCK 1 ARE COMMERCIAL LOTS.

12. LOT 2 BLOCK 1 AND LOT 2 BLOCK 2 ARE PRIVATE ROADWAYS AND SHALL BE OWNED AND MAINTAINED BY THE QUARRY AT RIVER PARK ESTATES HOMEOWNER'S ASSOCIATION.

13. THE BOISE RIVER ACCESS EASEMENT IS CONTAINED WITHIN LOT 127 AND 128 BLOCK 2.

14. THE ENTIRE PROPERTY IS LOCATED WITHIN FLOOD ZONE AE.

15. THE PORTION OF THE SITE LOCATED NORTH OF THE LAWRENCE KENNEDY CANAL IS LOCATED WITHIN THE MIDDLETON IRRIGATION ASSOCIATION INC, AND MIDDLETON MILL DITCH CO.

16. THE PORTION OF THE SITE LOCATED SOUTH OF THE LAWRENCE KENNEDY CANAL IS LOCATED WITHIN THE CANYON COUNTY WATER COMPANY LTD.

17. ALL PRIVATE ROADWAYS SHALL BE ENCOMPASSED BY PUBLIC INGRESS/EGRESS EASEMENT.

18. PUBLIC STORM DRAIN POND FOR LANDFILL ROAD TO BE CONTAINED WITHIN LOT 1 OF BLOCK 2. THE HOMEOWNER ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT OF WAY INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.

19. LOTS 85, 86, 105, 106, 114, AND A PORTION OF LOT 2, BLOCK 2 ARE SUBJECT TO WILLIAMS PIPELINE RESTRICTIONS. CONTACT THE WILLIAMS PIPELINE COMPANY AT 295 CHIPPEWA WAY, SALT LAKE CITY, UT 84108 OR 801-583-8800

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES.....185.92 AC

TOTAL LOTS.....250

SINGLE FAMILY LOTS (R-2-DA).....228

COMMON/OPEN SPACE LOTS.....19

COMMERCIAL LOTS (C-A-DA-LOT 2,3,4).....3

RESIDENTIAL DENSITY.....1.23 UNITS/ACRE

AREA OF OPEN SPACE PROVIDED.....3,866,662 SF OR 88.766 AC

PERCENTAGE OF OPEN SPACE PROVIDED.....47.74%

FLOOD PLAIN NOTES:

1. FEMA FIRM PANELS:

1.1. 16027002580, JUNE, 7 2019

1.2. 16027002660, JUNE 7 2019

2. FLOOD ZONE: "AE"

3. BASE FLOOD ELEVATIONS: 2439.90', 2442.40', 2443.70', 2445.90'

PRELIMINARY PLAT SHOWING

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

SITUATED IN THE S1/2 OF SECTION 11, THE N1/2 OF SECTION 14, AND THE N1/2 OF THE SE1/4 OF SECTION 14, T.4N., R.2W., B.M., STAR, CANYON COUNTY, IDAHO. 2024

SURVEYOR

IDAHO SURVEY GROUP
MICHAEL S. BYRNS
9955 W. EMERALD ST.
BOISE, ID 83704
208-846-8570
MIKEB@IDAHOSSURVEY.COM

DEVELOPER

BOISE HUNTER HOMES, LLC.
TODD TUCKER
923 S. BRIDGEWAY PLACE
EAGLE, ID 83616
208-570-3626
TTUCKER@BOISEHUNTERHOMES.COM

ENGINEER

CK-ENGINEERING
SHADOW JUNGENSEN
1300 E. STATE ST, SUITE 102
EAGLE, ID 83616
208-639-1992
SHADOWCK@ENGINEERS.COM

- BENCHMARKS -

-NAVD 1988-

CONTROL POINT
BRC 1"
NORTHING: 739314.5040
EASTING: 2415324.6680
ELEVATION: 2443.356'

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

THE QUARRY AT RIVER PARK ESTATES SUBDIVISION
BOISE HUNTER HOMES
STAR, CANYON COUNTY, IDAHO

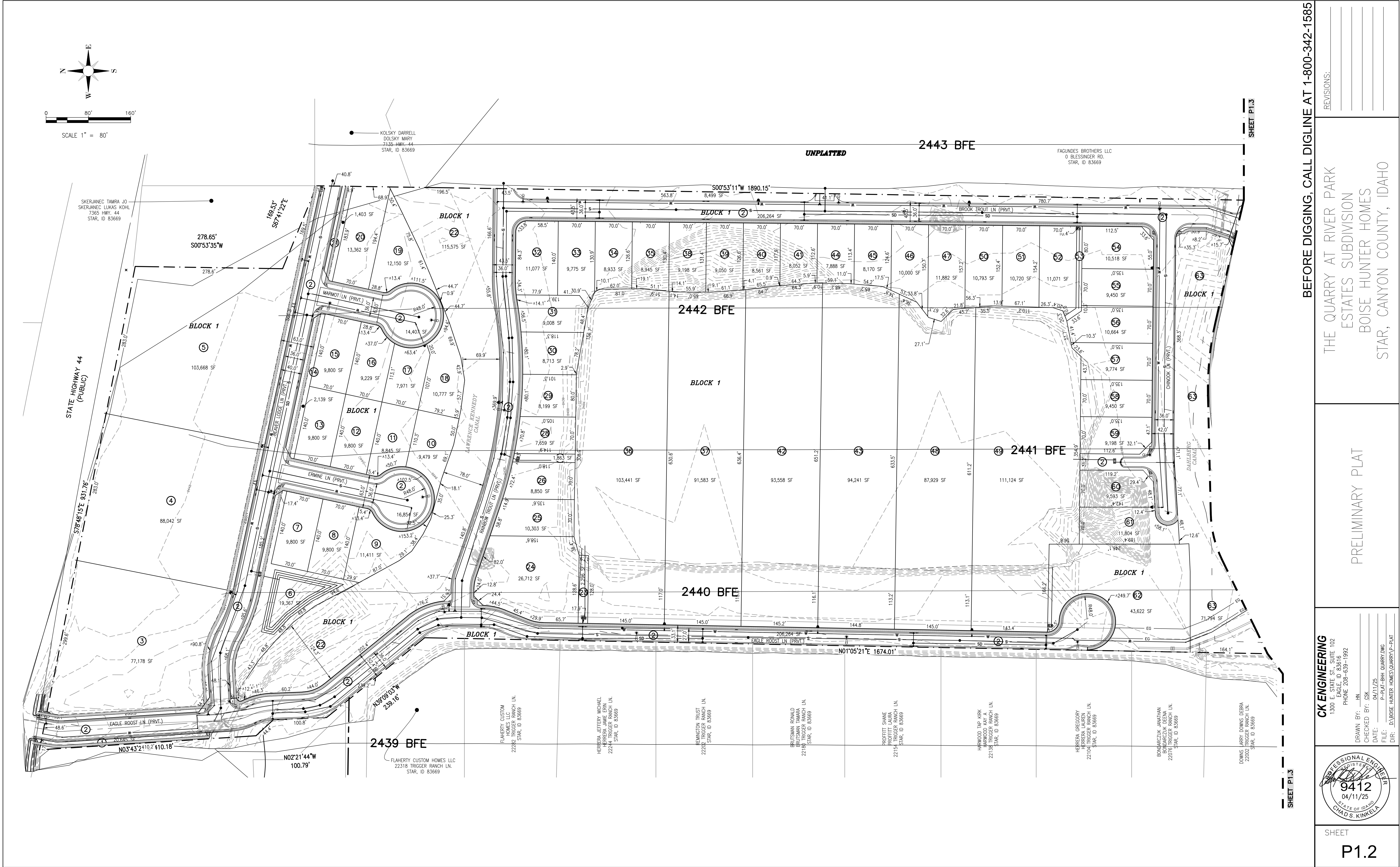
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CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992
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DATE: 04/11/25
FILE: P-PLAT-BHM QUARRYING
DIR: D:BOISE HUNTER HOMES QUARRYING-PLAT

PROFESSIONAL ENGINEER
9412
04/11/25
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.1

116



BEFORE DIGGING, CALL DIGILINE AT 1-800-342-1585

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
BOISE HUNTER HOMES
STAR, CANYON COUNTY, IDAHO

PRELIMINARY PLAT

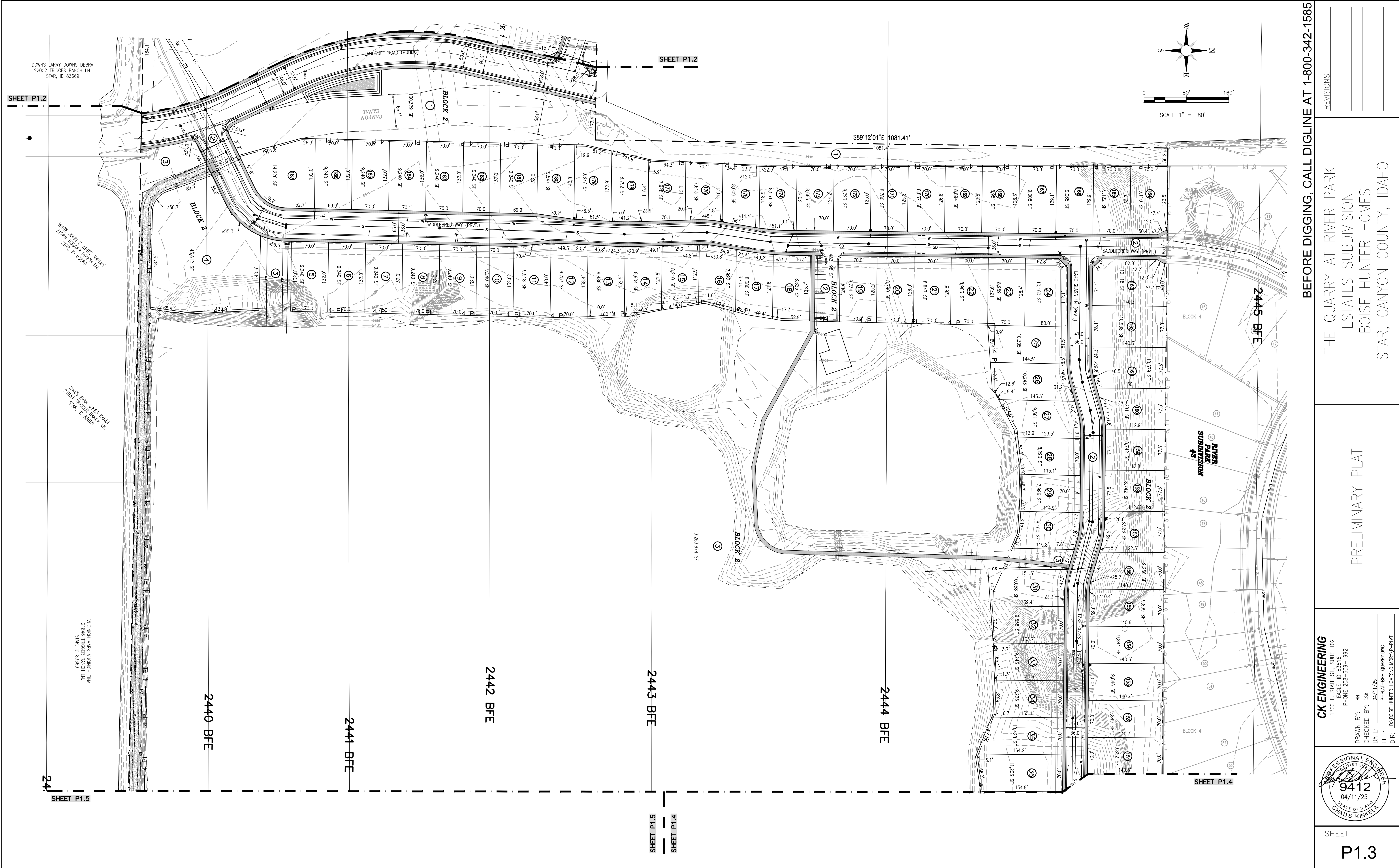
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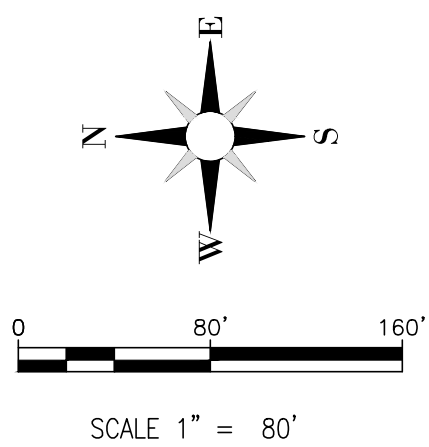
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PROFESSIONAL ENGINEER
9412
04/11/25
STATE OF IDAHO
CHAD S. KINKELA

SHEET
P1.2

REVISIONS:

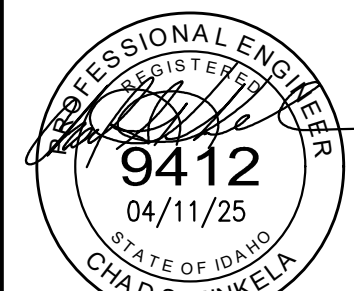




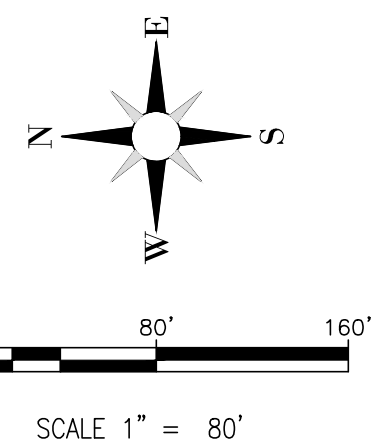
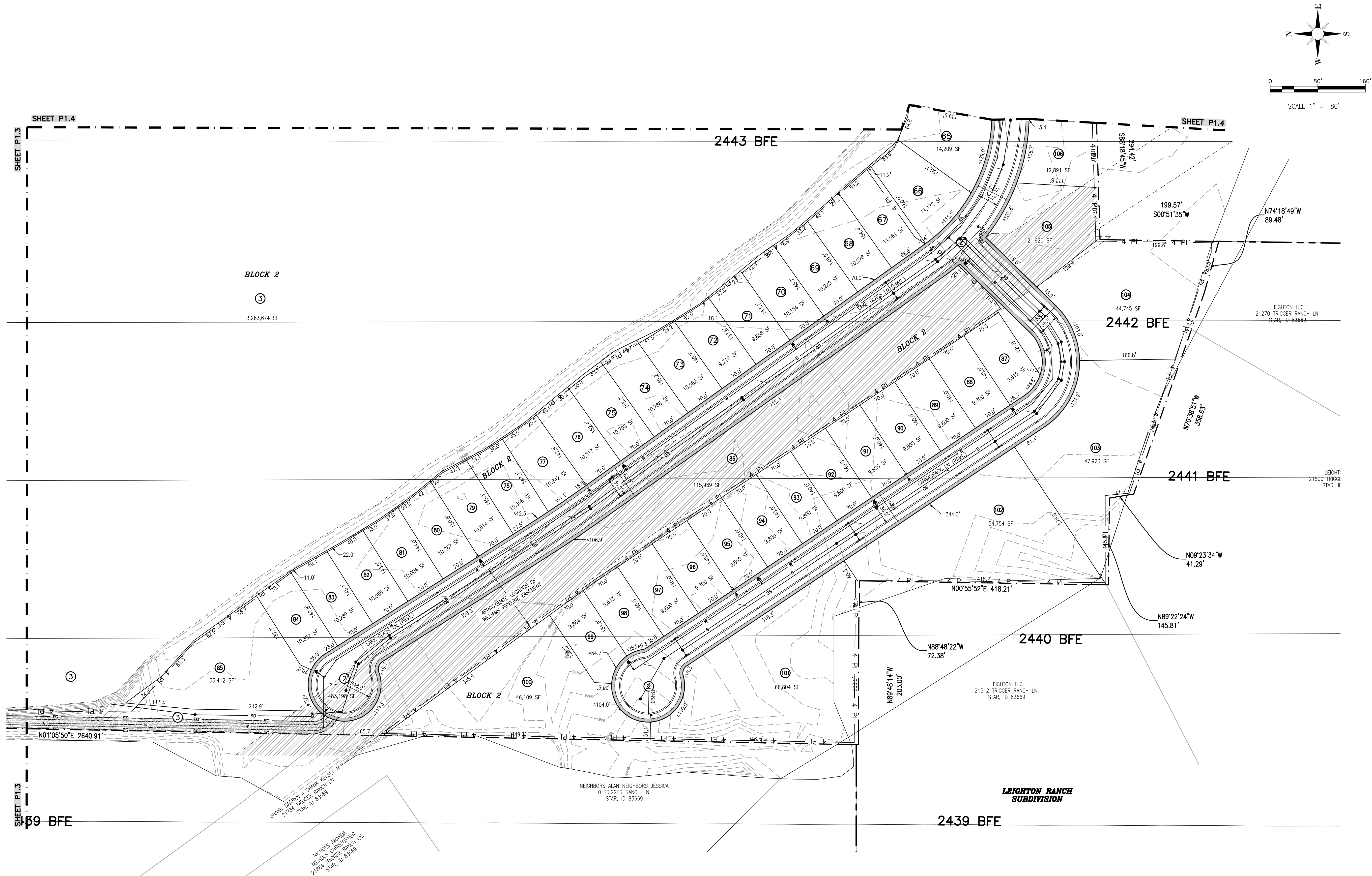
THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
BOISE HUNTER HOMES
STAR, CANYON COUNTY, IDAHO

PRELIMINARY PLAT

FILE: D:\BOISE HUNTER HOMES\QUARRY\P-PLAT



P1.4



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
BOISE HUNTER HOMES
STAR, CANYON COUNTY, IDAHO

PRELIMINARY PLAT

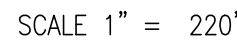
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1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992
DRAWN BY: CK
CHECKED BY: CK
DATE: 04/11/25
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DIR:



SHEET
P1.5



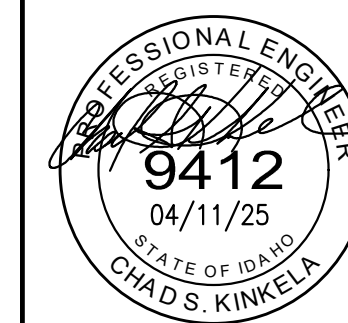
TOTAL ACRES.....	185.92 AC
TOTAL LOTS.....	250
SINGLE FAMILY LOTS (R-2-DA).....	228
COMMON/OPEN SPACE LOTS.....	19
COMMERCIAL LOTS (C-A-DA-LOT 2,3,4)...	3
RESIDENTIAL DENSITY.....	1.23 UNITS/ACRE
AREA OF OPEN SPACE PROVIDED.....	3,866,662 SF OR 88.766 AC
PERCENTAGE OF OPEN SPACE PROVIDED.....	47.74%

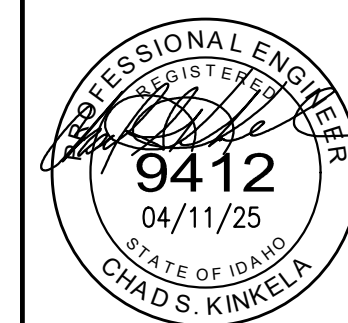


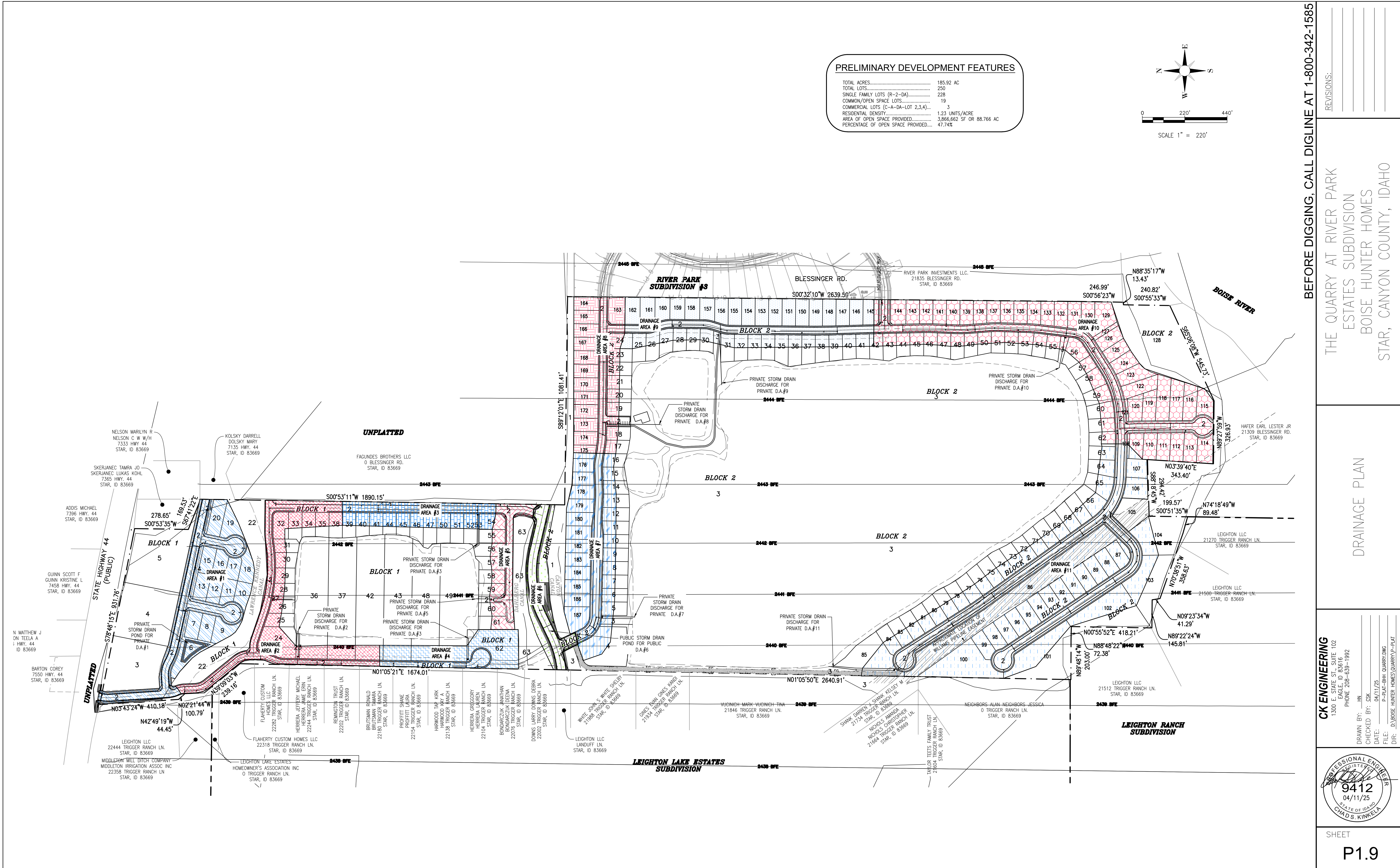
DRAWN BY: HN
CHECKED BY: GSK
DATE: 04/11/25
FILE: P-PLAT-BHH QUARRY.DWG
DIR: D:\BOISE HUNTER HOMES\QUARRY\P-PLAT



P1.6







LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:

- (1) TREE PER 35 LINEAL FEEL.
- 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
- ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270	36	32 (-4)
ROAD D (W) - 1,204	34	27 (-7)
ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189	62	32 (-30)
ROAD F (S) - 2,036	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657

*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

COMMON LOTS:

- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	558,251	139	178 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623

BIODIVERSITY REQUIREMENTS:

- 11-20: 2 SPECIES REQ, 21-30: 3 SPECIES REQ, 31-40: 4 SPECIES REQ, 41+: 5 SPECIES REQ.

TOTAL TREES ON SITE	NUMBER OF SPECIES REQUIRED	NUMBER OF SPECIES PROVIDED
1,280	5	16

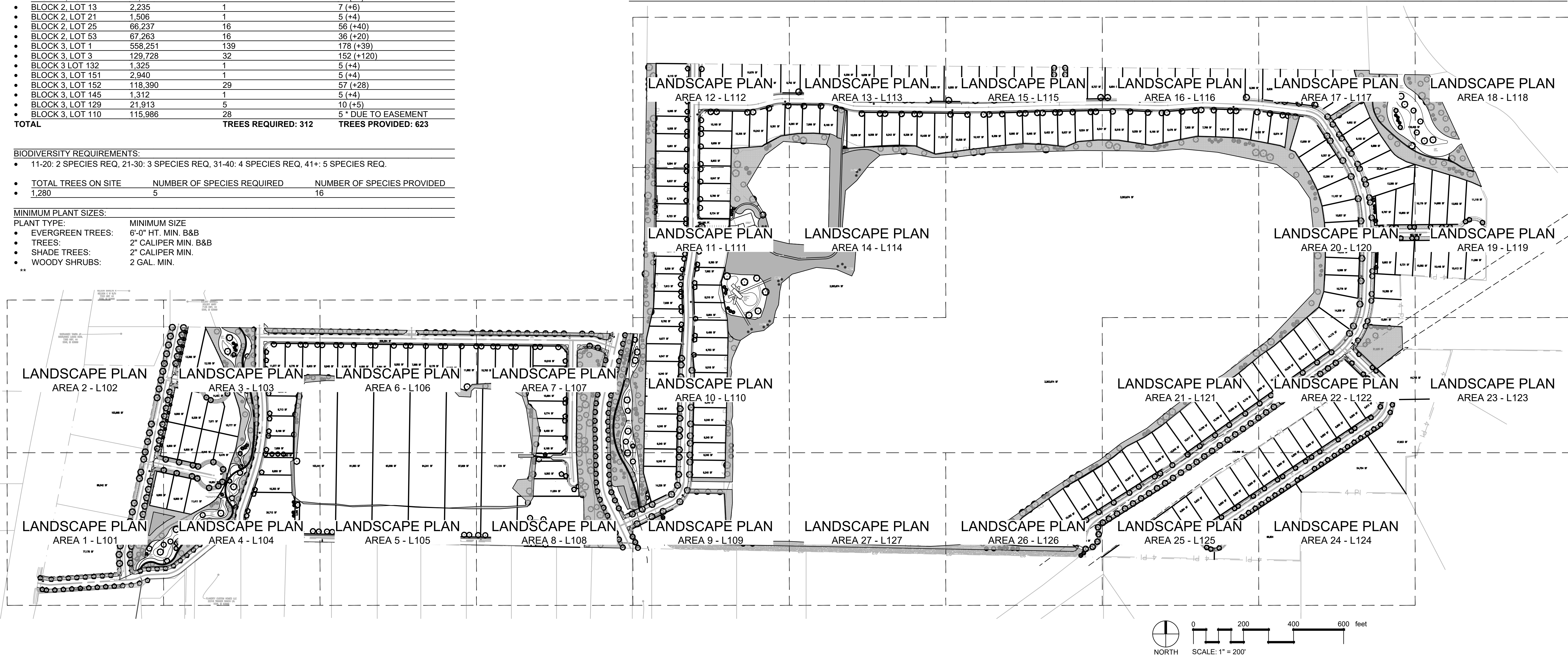
MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6'-0" HT. MIN. B&B
TREES:	2" CALIPER MIN. B&B
SHADE TREES:	2" CALIPER MIN.
WOODY SHRUBS:	2 GAL. MIN.

LANDSCAPE NOTES:

- REGULATIONS & STANDARDS
 - All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of Star, ID codes, standards and state and local regulations.
- EXISTING CONDITIONS
 - All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - See Engineer's plans for information about existing features.
 - Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
- GRADING & SITE PREPARATION
 - Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - All gravel overprep to be removed and disposed of off site.
 - Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
 - Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - No pooling or standing water will be accepted per industry standards.
- SOILS
 - Lawn areas shall receive 12" min depth of screened topsoil.
 - All planter beds shall receive 18" min depth of screened topsoil.
 - Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
 - Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
- Topsoil shall have a ph of 6.5 to 8.0.
- If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
- If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
- Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
- Amend all new plantings with 2 parts topsoil, 1 part compost.
- LAWN AREAS
 - All lawn areas shall be sodded with tall turf type fescue.
 - Sod shall be regionally harvested, laid within 24 hours of harvesting, and laid with tight fitting joints.
- PLANTER BED MULCH
 - All planter beds to receive 3" depth of permabark rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
- PLANTS
 - All plant material shall be installed per industry standards.
 - All plant material shall meet or exceed the minimum federal standards as regulated by ANSI Z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
 - All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail. Trees and shrubs over 30" shall not be planted within clear vision triangles.
 - Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
- IRRIGATION
 - Irrigation system shall be built to the following specifications:
 - Adhere to city codes when connecting to city water.
 - All irrigation material to be new with manufacturers' warranty fully intact.
 - Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
 - Controller to have On/Off rain switch or rain shut off device that does not alter program.
- All remote control valves (including master control valve) to have flow control device.
- Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
- All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
- Use common trenching where possible..
- All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
- All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
- Connect mainline to point of connection in approximate location shown on plan.
- Contractor is responsible complying with all codes and paying all permits necessary.
- Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
- All drip irrigation to be buried 2" below finished grade.
- Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
- Install all irrigation per irrigation drawings, utilize material specified or approved equal.
- Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
- If any discrepancies are found, then local codes shall prevail.
- CONTRACTOR RESPONSIBILITIES
 - Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
 - In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE PLAN - OVERALL:



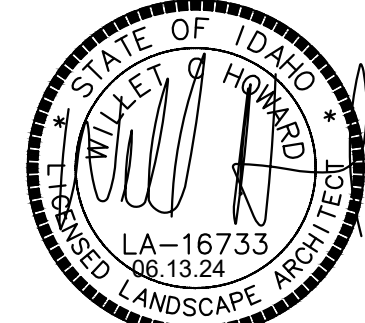
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
LOCATION: STAR, ID

MRK	DATE	Description
△	**	**

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB

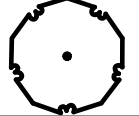
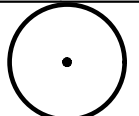
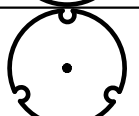
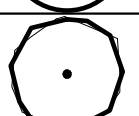
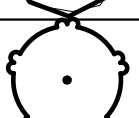
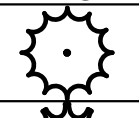
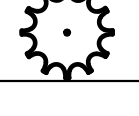
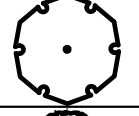

DRAWING TITLE

LANDSCAPE
OVERALL &
NOTES

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30'- 50' H & 10'- 20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

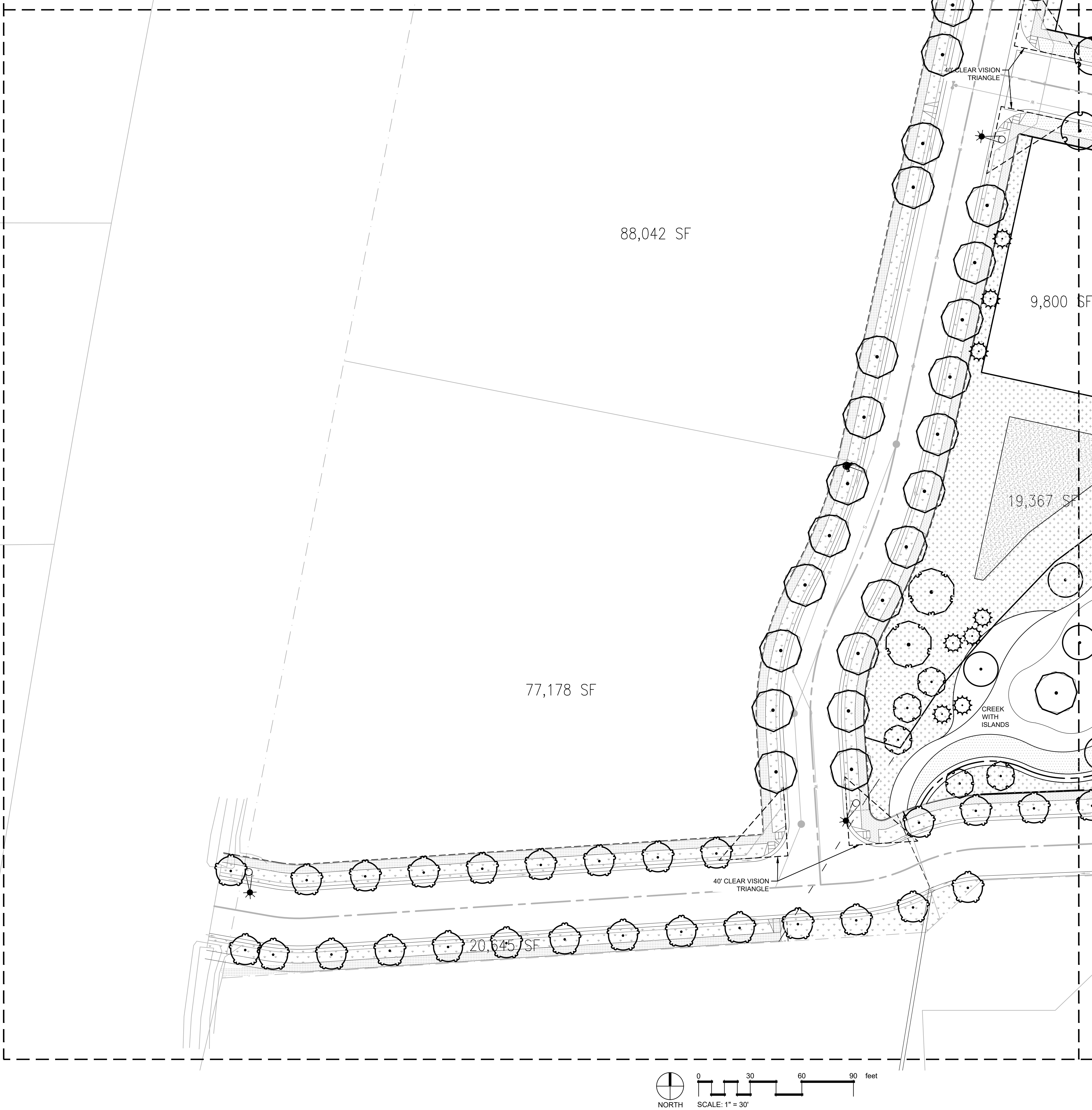
LANDSCAPE REQUIREMENTS:

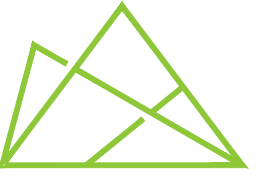
- PARKWAY STRIP REQUIREMENTS:
- (1) TREE PER 35 LINEAL FEET.
 - 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
 - ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
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SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
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ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
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ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270'	36	32 (-4)
ROAD D (W) - 1,204'	34	27 (-7)
*ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	45 (-21)
ROAD F (S) - 2,189'	62	32 (-30)
ROAD F (S) - 2,036'	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
*ALT. COMPLIANCE ON ROAD H (S)		
ROAD I (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

COMMON LOTS:			
• MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	18,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
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BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

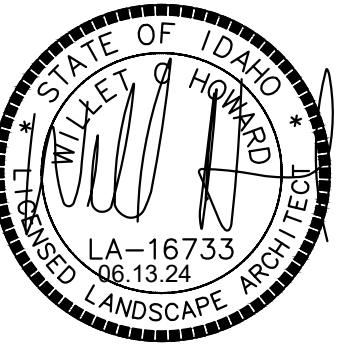
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NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB

DRAWING TITLE



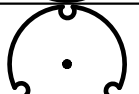






LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

STACK ROCK GROUP - CITY REVIEW SET

126

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

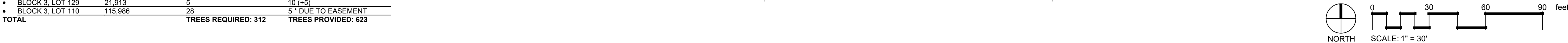
- PARKWAY STRIP REQUIREMENTS:
- (1) TREE PER 35 LINEAL FEET.
 - 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
 - ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
• SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
• SADDLE BRED WAY (W) - 625'	17	18 (+1)
• SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
• SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
• ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
• ROAD A (S) - 818'	23	25 (+2)
• ROAD B (E + W) - 255'	7	13 (+6)
• ROAD C (E + W) - 198'	5	12 (+7)
• ROAD D (N) - 824'	23	23
• ROAD D (S) - 755'	21	16 (-5)
• ROAD D (E) - 1,270'	36	32 (-4)
• ROAD D (W) - 1,204'	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
• ROAD D (N (1)) - 564'	16	27 (+11)
• ROAD E (N) - 803'	22	23 (+1)
• ROAD E (S) - 776'	22	23 (+1)
• ROAD F (E) - 2,359'	67	35 (-32)
• ROAD F (W) - 2,378'	67	46 (-21)
• ROAD F (N) - 2,189'	82	32 (-30)
• ROAD F (S) - 2,036'	58	58
• ROAD G (E + W) - 470'	13	22 (+9)
• ROAD H (N) - 1,045'	29	26 (-3)
** *ALT. COMPLIANCE ON ROAD H (S)		
• ROAD H (S) - 1,083'	30	33 (+3)
• HALFLINGER WAY (E) - 99'	2	4
• HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

- COMMON LOTS:
- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
• BLOCK 2, LOT 3	115,231	28	70 (+42)
• BLOCK 2, LOT 4	19,434	4	11 (+7)
• BLOCK 2, LOT 13	2,235	1	7 (+6)
• BLOCK 2, LOT 21	1,506	1	5 (+4)
• BLOCK 2, LOT 25	66,237	16	56 (+40)
• BLOCK 2, LOT 53	67,263	16	36 (+20)
• BLOCK 3, LOT 1	936,251	139	173 (+39)
• BLOCK 3, LOT 3	129,728	32	152 (+120)
• BLOCK 3 LOT 132	1,325	1	5 (+4)
• BLOCK 3, LOT 151	2,940	1	5 (+4)
• BLOCK 3, LOT 152	118,390	29	57 (+28)
• BLOCK 3, LOT 145	1,312	1	5 (+4)
• BLOCK 3, LOT 129	21,913	5	10 (+5)
• BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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WILL@STACKROCKGROUP.COM
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ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS		
MRK	DATE	Description
△	**	**



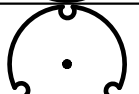






JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

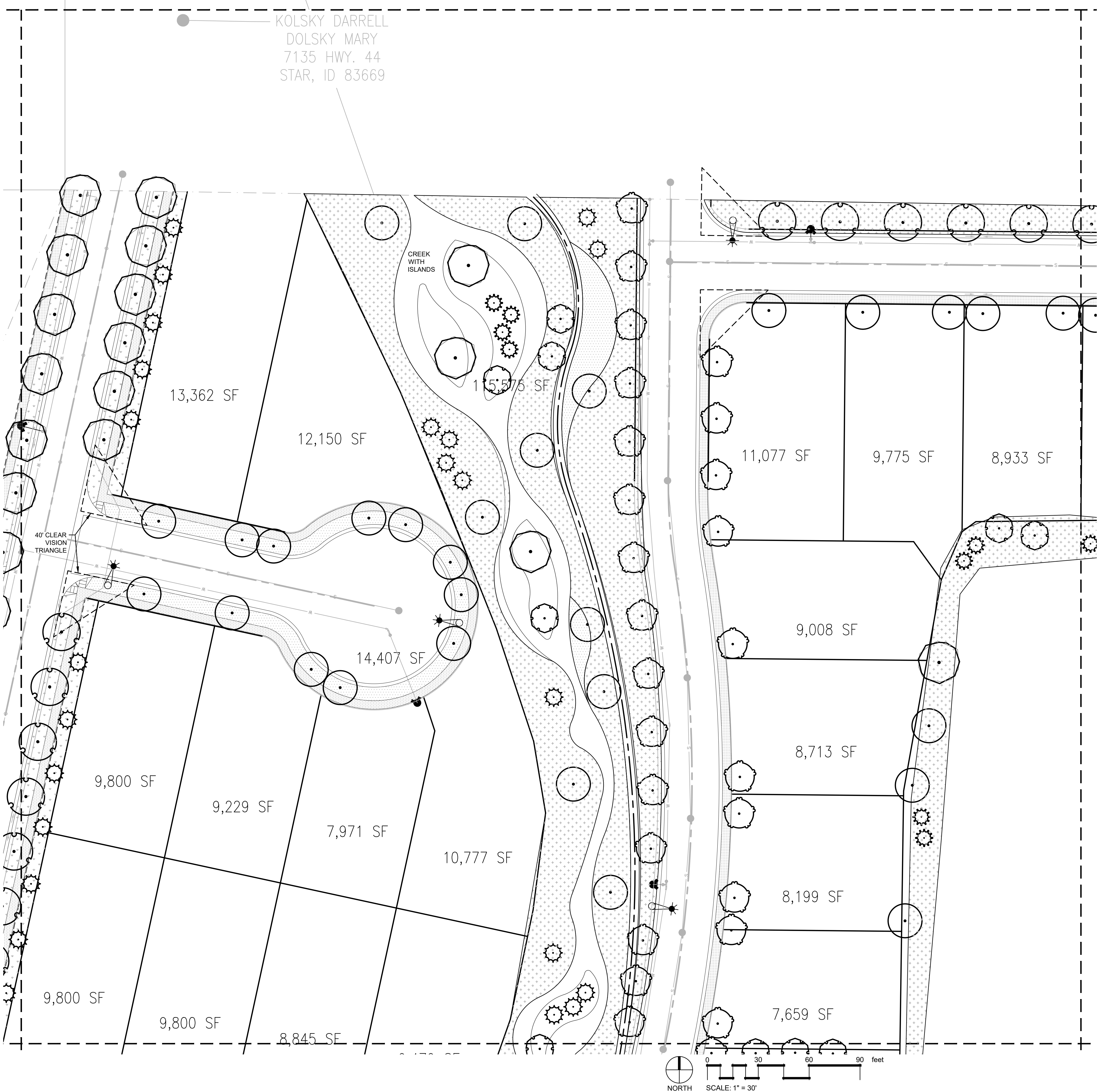
LANDSCAPE REQUIREMENTS:

- PARKWAY STRIP REQUIREMENTS:
- (1) TREE PER 35 LINEAL FEET.
 - 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
 - ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
*ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270'	36	32 (-4)
ROAD D (W) - 1,204'	34	27 (-7)
*ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	45 (-21)
ROAD F (N) - 2,189'	82	32 (-30)
ROAD F (S) - 2,036'	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
*ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

COMMON LOTS:			
MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	18,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	938,251	139	173 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623



Section 5, Item A.

STACK ROCK GROUP
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Boise, ID 83702
StackRockGroup.com

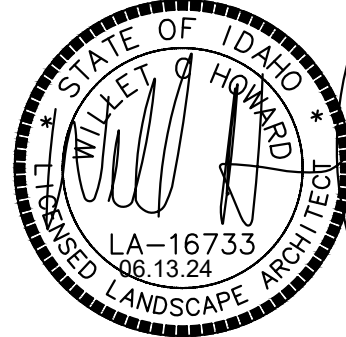
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will@stackrockgroup.com
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LOCATION: STAR, ID

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MRK	DATE	Description
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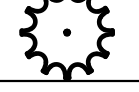


JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

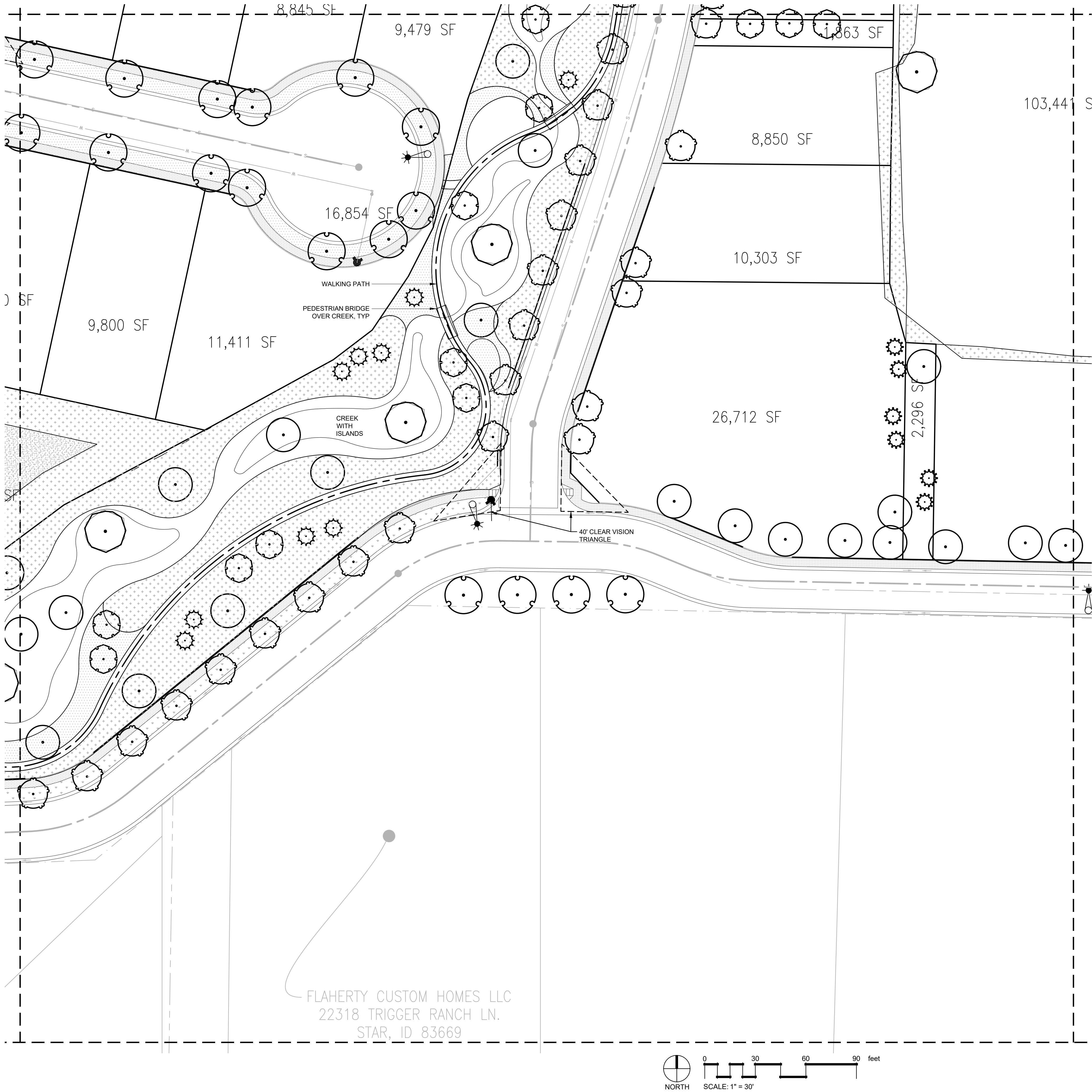
** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:		
* (1) TREE PER 35 LINEAL FEET.		
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.		
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.		
* *ALT. COMPLIANCE ON ROAD B		
• ROAD A (S) - 818'	23	25 (+2)
• ROAD B (E + W) - 255'	7	13 (+6)
• ROAD C (E + W) - 198'	5	12 (+7)
• ROAD D (N) - 824'	23	23
• ROAD D (S) - 755'	21	16 (-5)
• ROAD D (E) - 1,270'	36	32 (-4)
• ROAD D (W) - 1,204'	34	27 (-7)
* *ALT. COMPLIANCE ON ROAD C		
• ROAD D (N (1)) - 564'	16	27 (+11)
• ROAD E (N) - 803'	22	23 (+1)
• ROAD E (S) - 776'	22	23 (+1)
• ROAD F (E) - 2,359'	67	35 (-32)
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• ROAD F (N) - 2,189'	82	32 (-30)
• ROAD F (S) - 2,036'	58	58
• ROAD G (E + W) - 470'	13	22 (+9)
• ROAD H (N) - 1,045'	29	26 (-3)
* *ALT. COMPLIANCE ON ROAD H (S)		
• ROAD H (S) - 1,083'	30	33 (+3)
• HALFLINGER WAY (E) - 99'	2	4
• HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

COMMON LOTS:			
• MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
• COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
• BLOCK 2, LOT 3	115,231	28	70 (+42)
• BLOCK 2, LOT 4	18,434	4	11 (+7)
• BLOCK 2, LOT 13	2,235	1	7 (+6)
• BLOCK 2, LOT 21	1,506	1	5 (+4)
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• BLOCK 2, LOT 53	67,263	16	36 (+20)
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• BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





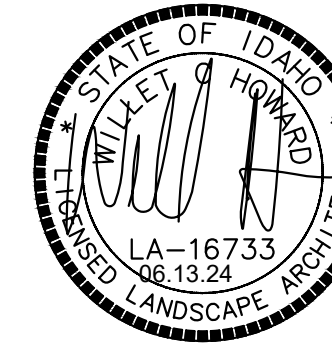
STACK ROCK GROUP
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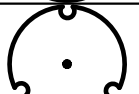



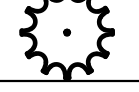


JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

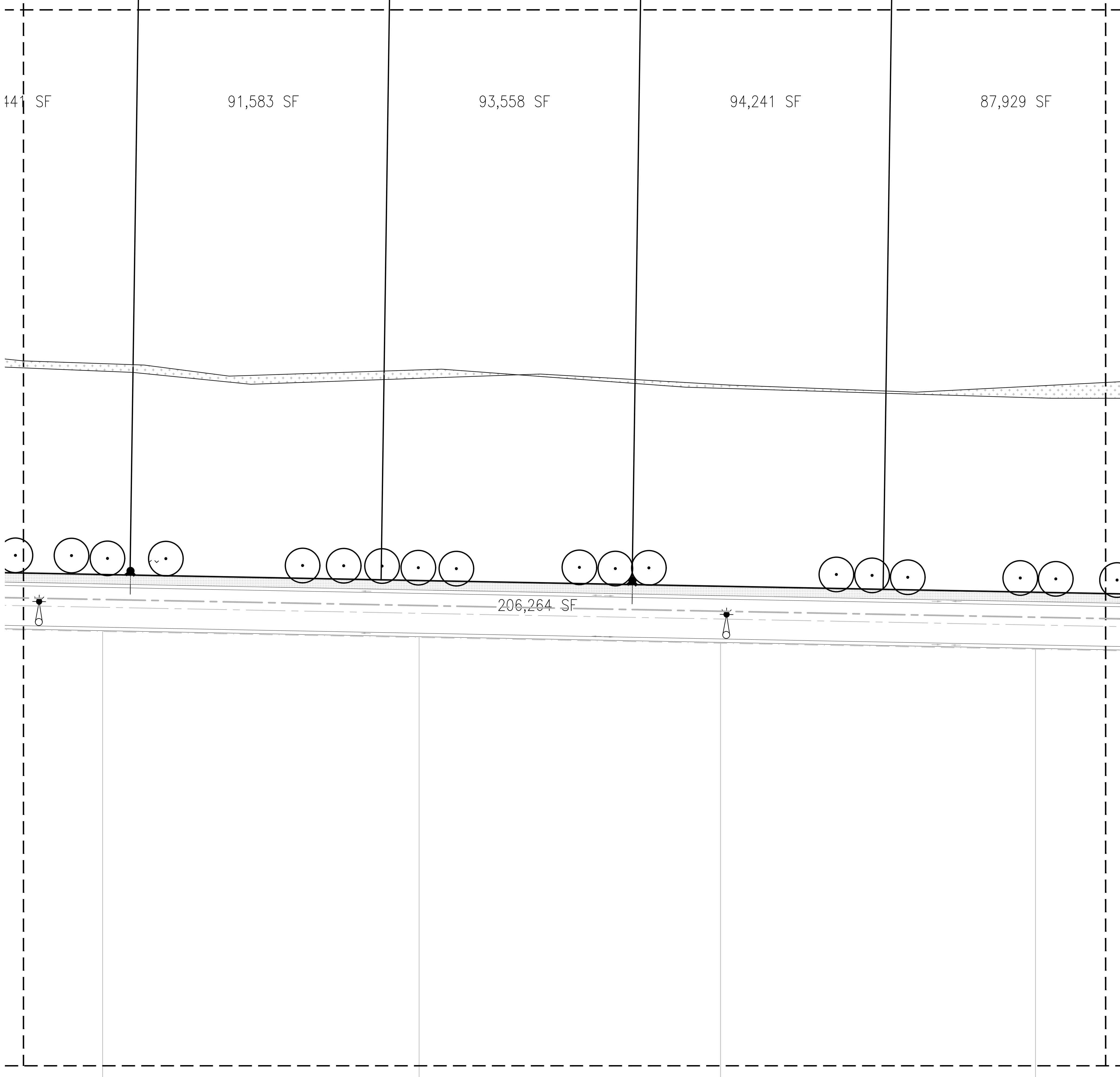
PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
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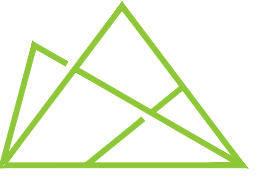
*** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:		
* (1) TREE PER 35 LINEAL FEET.		
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.		
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.		
• STREET NAME - LENGTH (MINUS CURB CUTS) TREES REQUIRED TREES PROVIDED		
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• SADDLE BRED WAY (W) - 625'	17	18 (+1)
• SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
• SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
• ROAD A (N) - 986'	28	22 (-6)
• ALT. COMPLIANCE ON ROAD B		
• ROAD A (S) - 818'	23	25 (+2)
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• ROAD D (S) - 755'	21	16 (-5)
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• ALT. COMPLIANCE ON ROAD C		
• ROAD D (N (1)) - 564'	16	27 (+11)
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• ROAD F (E) - 2,359'	67	35 (-32)
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• ALT. COMPLIANCE ON ROAD H (S)		
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• HALFLINGER WAY (E) - 99'	2	4
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TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657		
• ADDITIONAL TREES ADDED IN COMMON SPACE AREAS		

COMMON LOTS:			
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• COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
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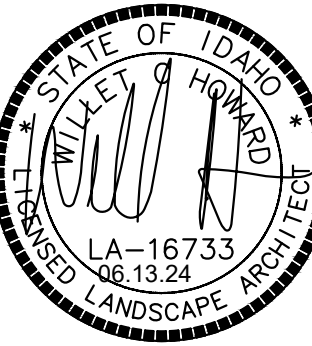
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MRK	DATE	Description
△	**	**



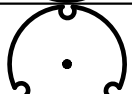





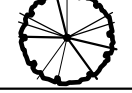
JOB NO: 24-2951
DATE: 06.13.2024
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CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30'- 50' H & 10'- 20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

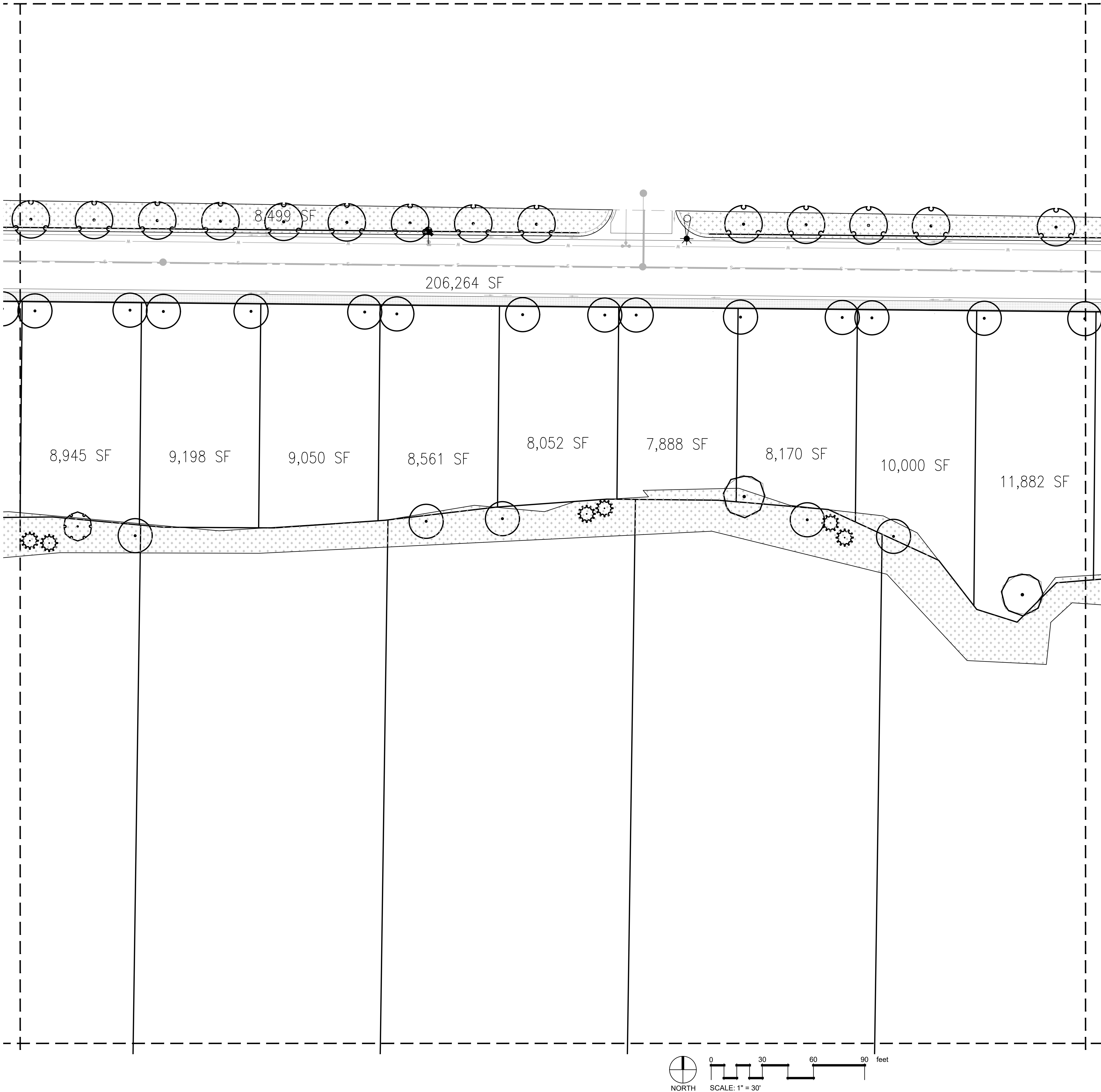
** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

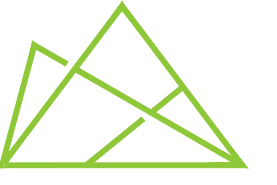
LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:		
* (1) TREE PER 35 LINEAL FEET.		
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.		
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.		
• STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
• SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
• SADDLE BRED WAY (W) - 625'	17	18 (+1)
• SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
• SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
• ROAD A (N) - 986'	28	22 (-6)
** ALT. COMPLIANCE ON ROAD B		
• ROAD A (S) - 818'	23	25 (+2)
• ROAD B (E + W) - 255'	7	13 (+6)
• ROAD C (E + W) - 198'	5	12 (+7)
• ROAD D (N) - 824'	23	23
• ROAD D (S) - 755'	21	16 (-5)
• ROAD D (E) - 1,270'	36	32 (-4)
• ROAD D (W) - 1,204'	34	27 (-7)
• ALT. COMPLIANCE ON ROAD C		
• ROAD D (N (1)) - 564'	16	27 (+11)
• ROAD E (N) - 803'	22	23 (+1)
• ROAD E (S) - 776'	22	23 (+1)
• ROAD F (E) - 2,359'	67	35 (-32)
• ROAD F (W) - 2,378'	67	46 (-21)
• ROAD F (N) - 2,189'	82	32 (-30)
• ROAD F (S) - 2,036'	58	58
• ROAD G (E + W) - 470'	13	22 (+9)
• ROAD H (N) - 1,045'	29	26 (-3)
• ALT. COMPLIANCE ON ROAD H (S)		
• ROAD H (S) - 1,083'	30	33 (+3)
• HALFLINGER WAY (E) - 99'	2	4
• HALFLINGER WAY (W) - 97'	2	4
TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657		
**ADDITIONAL TREES ADDED IN COMMON SPACE AREAS		

COMMON LOTS:			
• MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
• COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
• BLOCK 2, LOT 3	115,231	28	70 (+42)
• BLOCK 2, LOT 4	18,434	4	11 (+7)
• BLOCK 2, LOT 13	2,235	1	7 (+6)
• BLOCK 2, LOT 21	1,506	1	5 (+4)
• BLOCK 2, LOT 25	66,237	16	56 (+40)
• BLOCK 2, LOT 53	67,263	16	36 (+20)
• BLOCK 3, LOT 1	958,251	139	173 (+39)
• BLOCK 3, LOT 3	129,728	32	152 (+120)
• BLOCK 3 LOT 132	1,325	1	5 (+4)
• BLOCK 3, LOT 151	2,940	1	5 (+4)
• BLOCK 3, LOT 152	118,390	29	57 (+28)
• BLOCK 3, LOT 145	1,312	1	5 (+4)
• BLOCK 3, LOT 129	21,913	5	10 (+5)
• BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623

BIODIVERSITY REQUIREMENTS:		
• 11-20: 2 SPECIES REQ, 21-30: 3 SPECIES REQ, 31-40: 4 SPECIES REQ, 41+: 5 SPECIES REQ.		
• TOTAL TREES ON SITE	NUMBER OF SPECIES REQUIRED	NUMBER OF SPECIES PROVIDED
• 1,280	5	16





STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

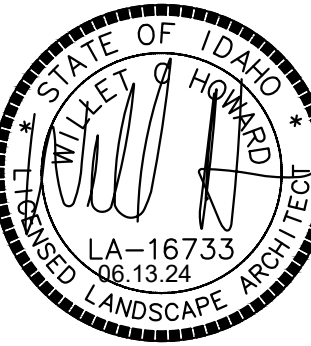
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
will@stackrockgroup.com
www.stackrockgroup.com

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NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
△	**	**



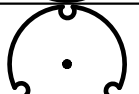






JOB NO: 24-2951
DATE: 06.13.2024
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CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 6

SHEET NUMBER

L106

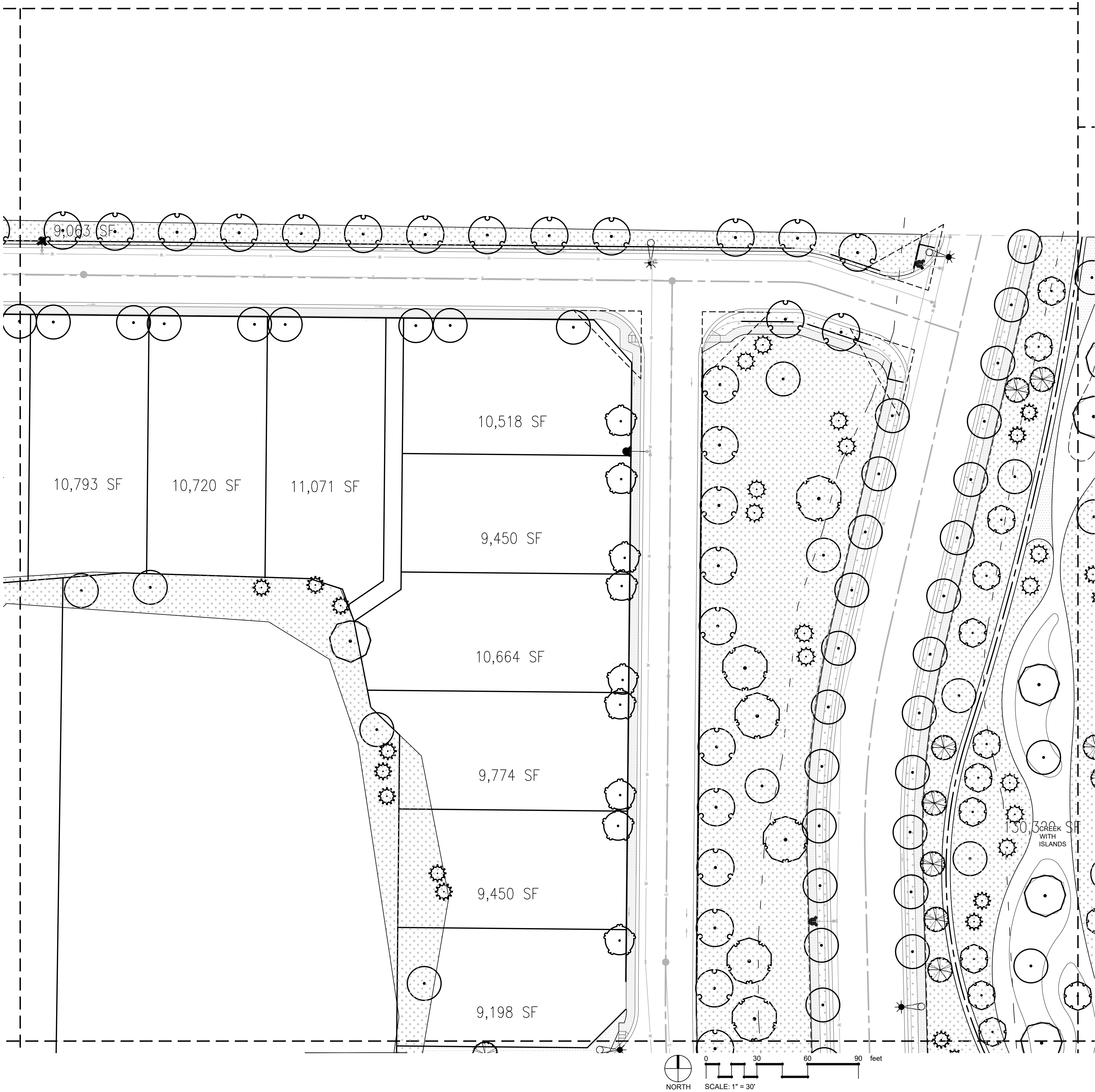
PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

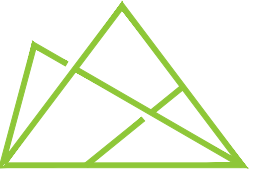
** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:		
* (1) TREE PER 35 LINEAL FEET.		
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.		
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.		
•		
STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
•		
*ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270'	36	32 (-4)
ROAD D (W) - 1,204'	34	27 (-7)
•		
*ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (S) - 2,189'	82	32 (-30)
ROAD F (N) - 2,036'	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
•		
*ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4
•		
TOTAL	TREES REQUIRED: 744	TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS		

COMMON LOTS:			
• MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
•			
COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	18,434	4	11 (+7)
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BLOCK 3, LOT 3	129,728	32	152 (+120)
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BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

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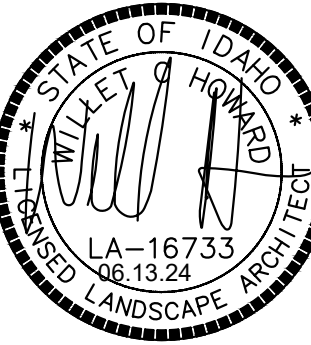
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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO: 24-2951
DATE: 06.13.2024
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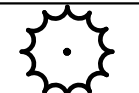
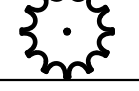


DRAWING TITLE

LANDSCAPE PLAN - AREA 7

SHEET NUMBER

L107

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30'- 50' H & 10'- 20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

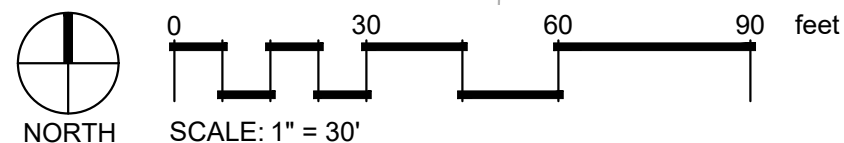
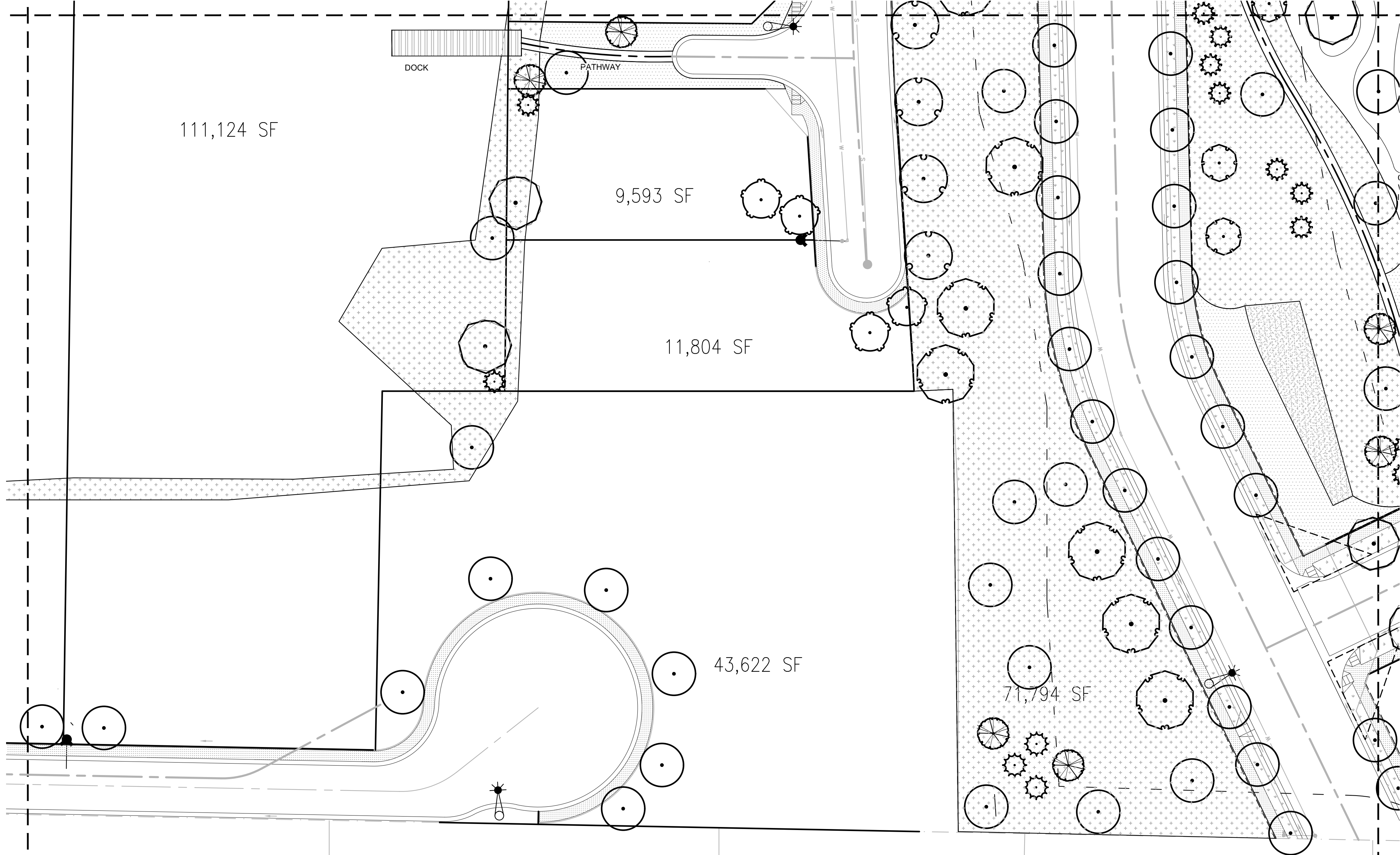
- PARKWAY STRIP REQUIREMENTS:
- (1) TREE PER 35 LINEAL FEET.
 - 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
 - ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270'	36	32 (-4)
ROAD D (W) - 1,204'	34	27 (-7)
** ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189'	82	32 (-30)
ROAD F (S) - 2,036'	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

- COMMON LOTS:
- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
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BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623



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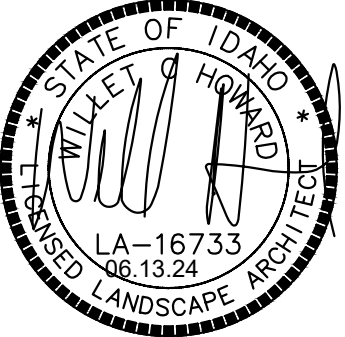
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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
LOCATION: STAR, ID

REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE
PLAN - AREA 8

SHEET NUMBER

L108

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
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	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

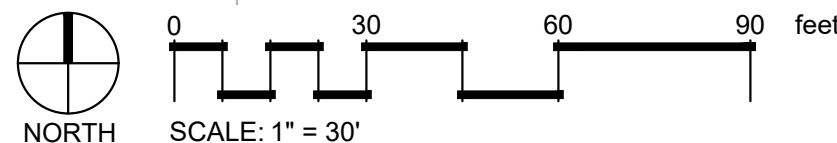
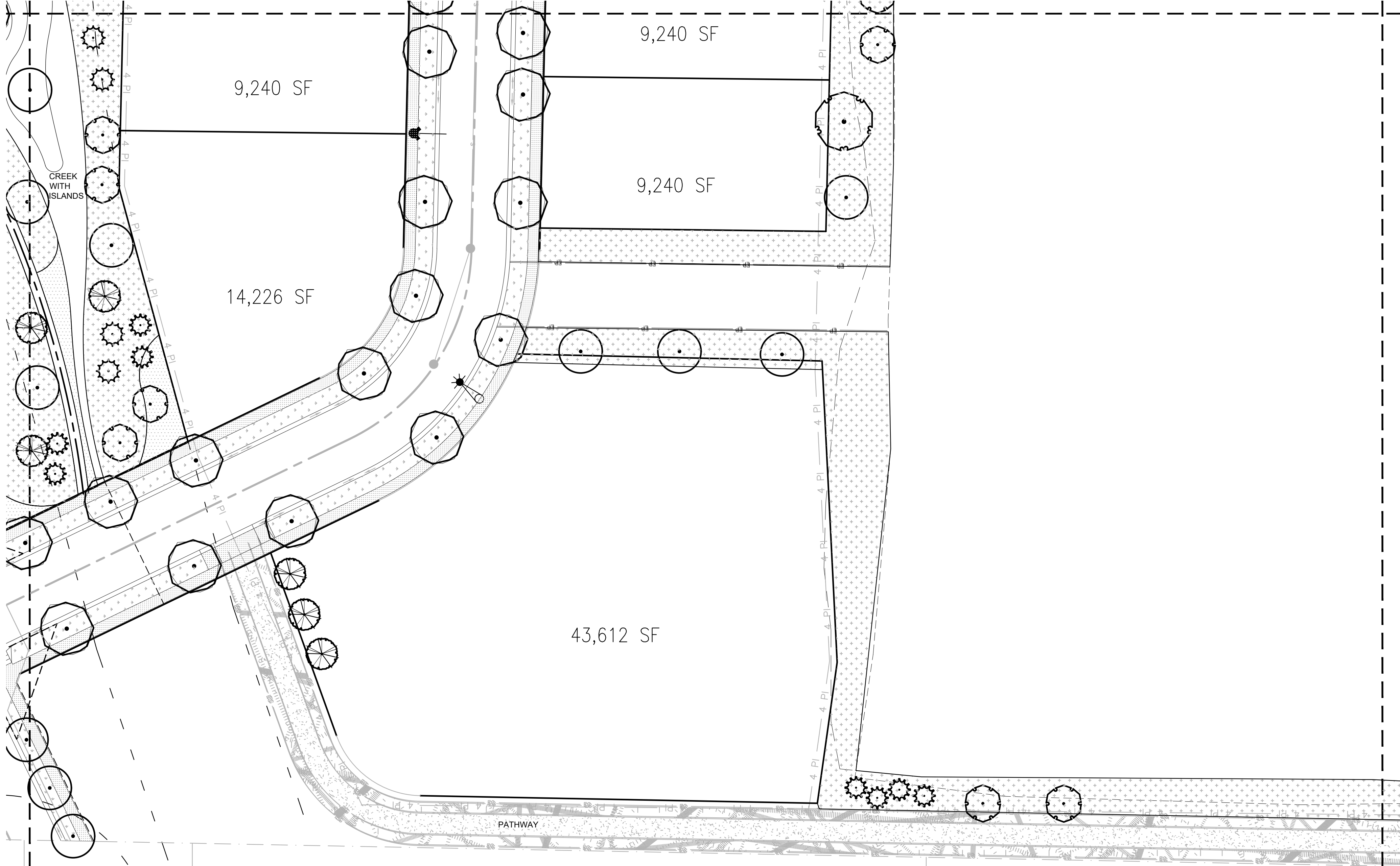
- PARKWAY STRIP REQUIREMENTS:
- (1) TREE PER 35 LINEAL FEET.
 - 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
 - ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
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SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
*ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
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ROAD D (E) - 1,270'	36	32 (-4)
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*ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189'	82	32 (-30)
ROAD F (S) - 2,036'	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
*ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

- COMMON LOTS:
- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	18,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	936,251	139	173 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623



Section 5, Item A.

STACK ROCK GROUP

LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

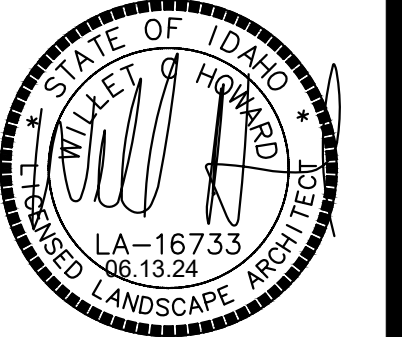
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WLL@STACKROCKGROUP.COM
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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE
PLAN - AREA 9

SHEET NUMBER

L109

STACK ROCK GROUP - CITY REVIEW SET

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

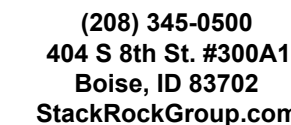
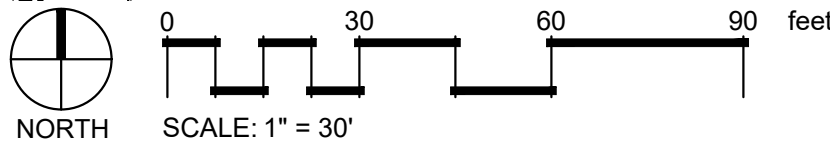
PARKWAY STRIP REQUIREMENTS:

- * (1) TREE PER 35 LINEAL FEET.
- * 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
- * ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657

- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

TOTAL	TREES REQUIRED: 312	TREES PROVIDED: 623
-------	---------------------	---------------------



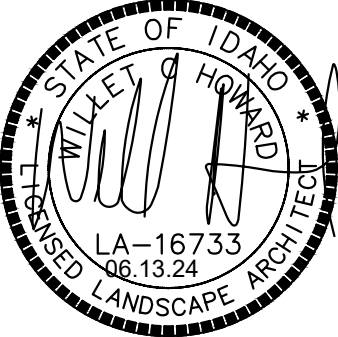
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WILL@STACKROCKGROUP.COM
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ESTATES SUBDIVISION

LOCATION: STAB ID

MARK	DATE	Description
	**	**



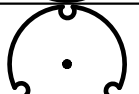






OB NO:	24-295
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE
PLAN - AREA 10

SHEET NUMBER

L110

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

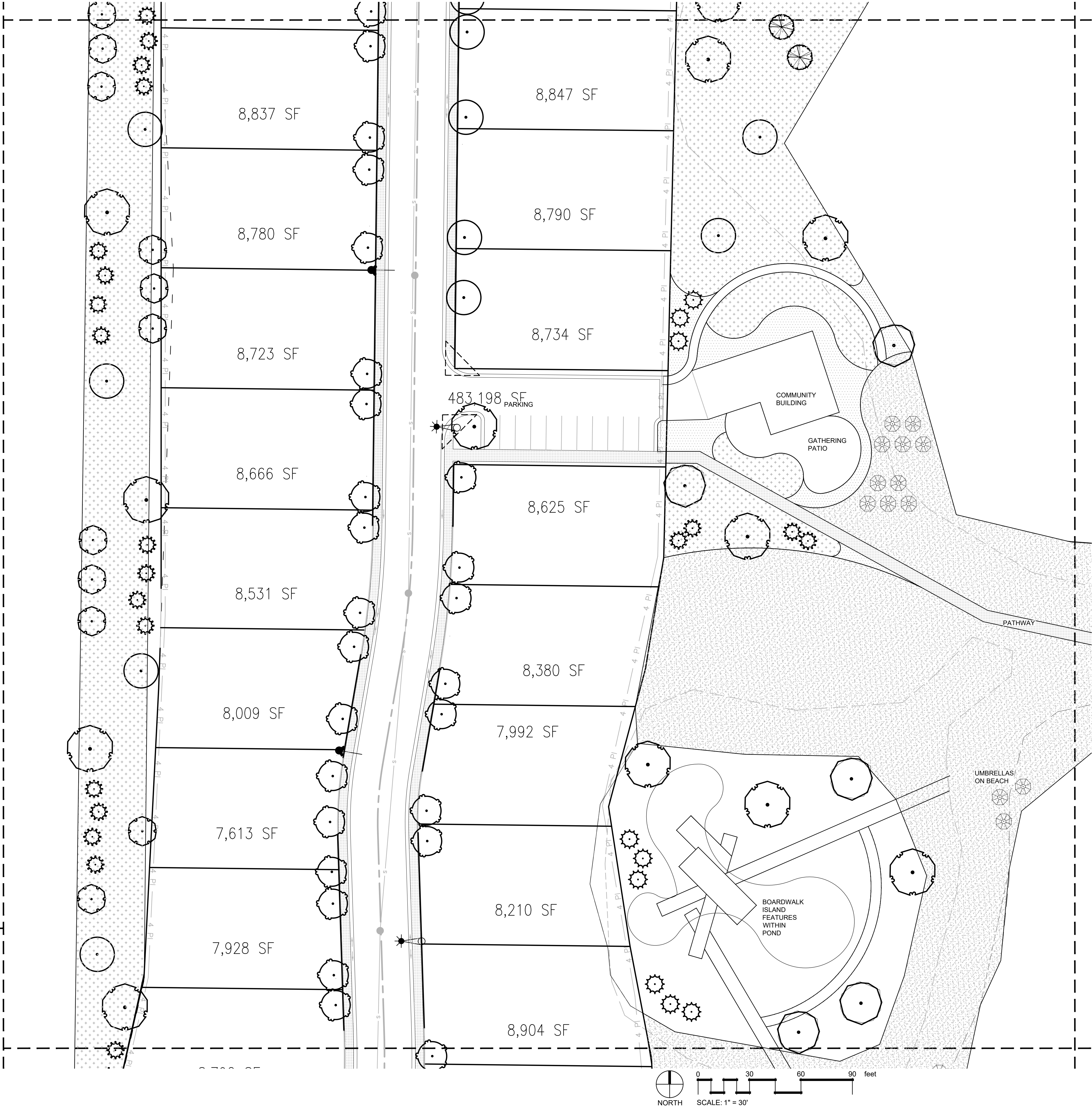
** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

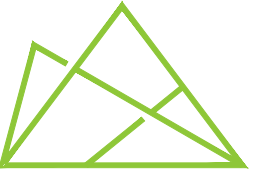
LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:		
* (1) TREE PER 35 LINEAL FEET.		
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.		
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.		
• STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
• SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
• SADDLE BRED WAY (W) - 625'	17	18 (+1)
• SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
• SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
• ROAD A (N) - 986'	28	22 (-6)
** ALT. COMPLIANCE ON ROAD B		
• ROAD A (S) - 818'	23	25 (+2)
• ROAD B (E + W) - 255'	7	13 (+6)
• ROAD C (E + W) - 198'	5	12 (+7)
• ROAD D (N) - 824'	23	23
• ROAD D (S) - 755'	21	16 (-5)
• ROAD D (E) - 1,270'	36	32 (-4)
• ROAD D (W) - 1,204'	34	27 (-7)
• ALT. COMPLIANCE ON ROAD C		
• ROAD D (N (1)) - 564'	16	27 (+11)
• ROAD E (N) - 803'	22	23 (+1)
• ROAD E (S) - 776'	22	23 (+1)
• ROAD F (E) - 2,359'	67	35 (-32)
• ROAD F (W) - 2,378'	67	45 (-21)
• ROAD F (N) - 2,189'	82	32 (-30)
• ROAD F (S) - 2,036'	58	58
• ROAD G (E + W) - 470'	13	22 (+9)
• ROAD H (N) - 1,045'	29	26 (-3)
• ALT. COMPLIANCE ON ROAD H (S)		
• ROAD I (S) - 1,083'	30	33 (+3)
• HALFFLINGER WAY (E) - 99'	2	4
• HALFFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

COMMON LOTS:			
• MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
• COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
• BLOCK 2, LOT 3	115,231	28	70 (+42)
• BLOCK 2, LOT 4	18,434	4	11 (+7)
• BLOCK 2, LOT 13	2,235	1	7 (+6)
• BLOCK 2, LOT 21	1,506	1	5 (+4)
• BLOCK 2, LOT 25	66,237	16	56 (+40)
• BLOCK 2, LOT 53	67,263	16	36 (+20)
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• BLOCK 3, LOT 151	2,940	1	5 (+4)
• BLOCK 3, LOT 152	118,390	29	57 (+28)
• BLOCK 3, LOT 145	1,312	1	5 (+4)
• BLOCK 3, LOT 129	21,913	5	10 (+5)
• BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

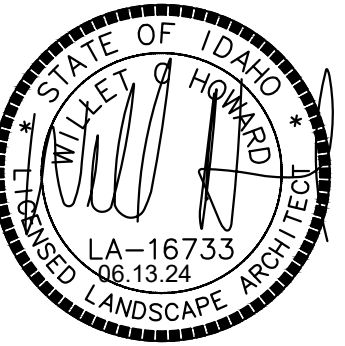
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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB



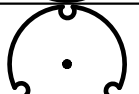






DRAWING TITLE

LANDSCAPE PLAN - AREA 11

SHEET NUMBER

L111

STACK ROCK GROUP - CITY REVIEW SET
136

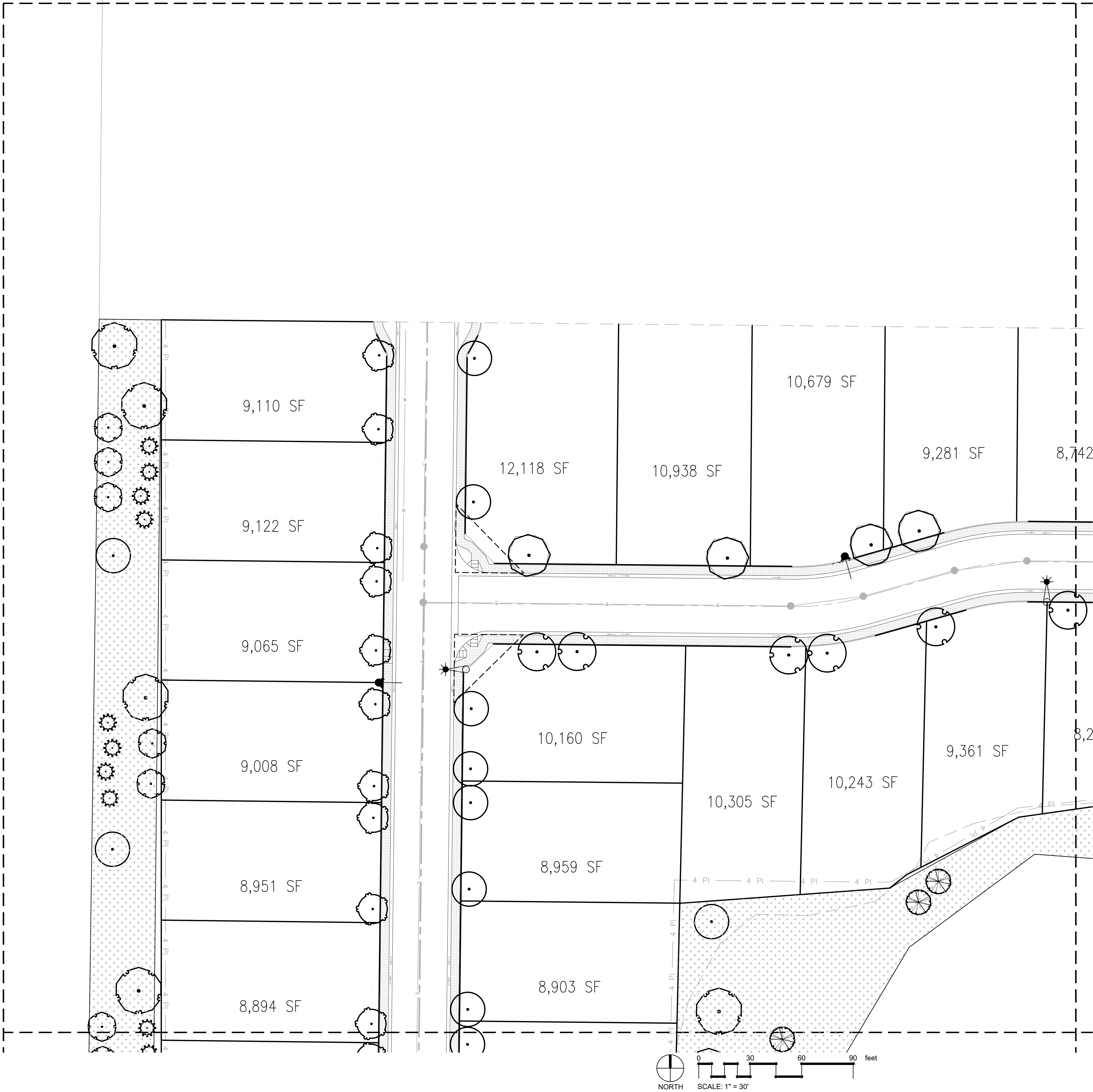
PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30'- 50' H & 10'- 20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

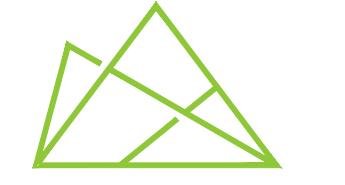
** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:			
* (1) TREE PER 35 LINEAL FEET.			
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.			
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.			
•			
STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED	
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)	
SADDLE BRED WAY (W) - 625'	17	18 (+1)	
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)	
SADDLE BRED WAY (S) - 1,822'	52	37 (-15)	
ROAD A (N) - 986'	28	22 (-6)	
•			
*ALT. COMPLIANCE ON ROAD B			
ROAD A (S) - 818'	23	25 (+2)	
ROAD B (E + W) - 255'	7	13 (+6)	
ROAD C (E + W) - 198'	5	12 (+7)	
ROAD D (N) - 824'	23	23	
ROAD D (S) - 755'	21	16 (-5)	
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ROAD D (W) - 1,204'	34	27 (-7)	
•			
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ROAD E (S) - 776'	22	23 (+1)	
ROAD F (E) - 2,359'	67	35 (-32)	
ROAD F (W) - 2,378'	67	46 (-21)	
ROAD F (N) - 2,189'	62	32 (-30)	
ROAD F (S) - 2,036'	58	58	
ROAD G (E + W) - 470'	13	22 (+9)	
ROAD H (N) - 1,045'	29	26 (-3)	
•			
*ALT. COMPLIANCE ON ROAD H (S)			
ROAD H (S) - 1,083'	30	33 (+3)	
HALFLINGER WAY (E) - 99'	2	4	
HALFLINGER WAY (W) - 97'	2	4	
•			
TOTAL		TREES REQUIRED: 744 TREES PROVIDED: 657	
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS			

COMMON LOTS:			
• MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
•			
COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
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BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	636,251	139	173 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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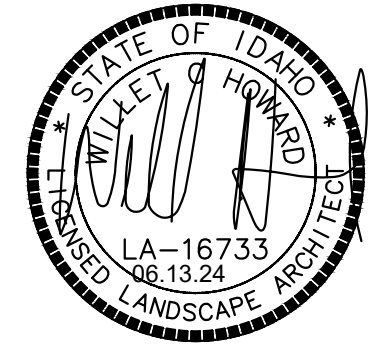
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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
	**	**

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB

DRAWING TITLE



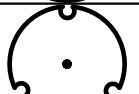


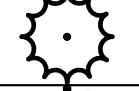



LANDSCAPE PLAN - AREA 12

SHEET NUMBER

L112

STACK ROCK GROUP - CITY REVIEW SET

137

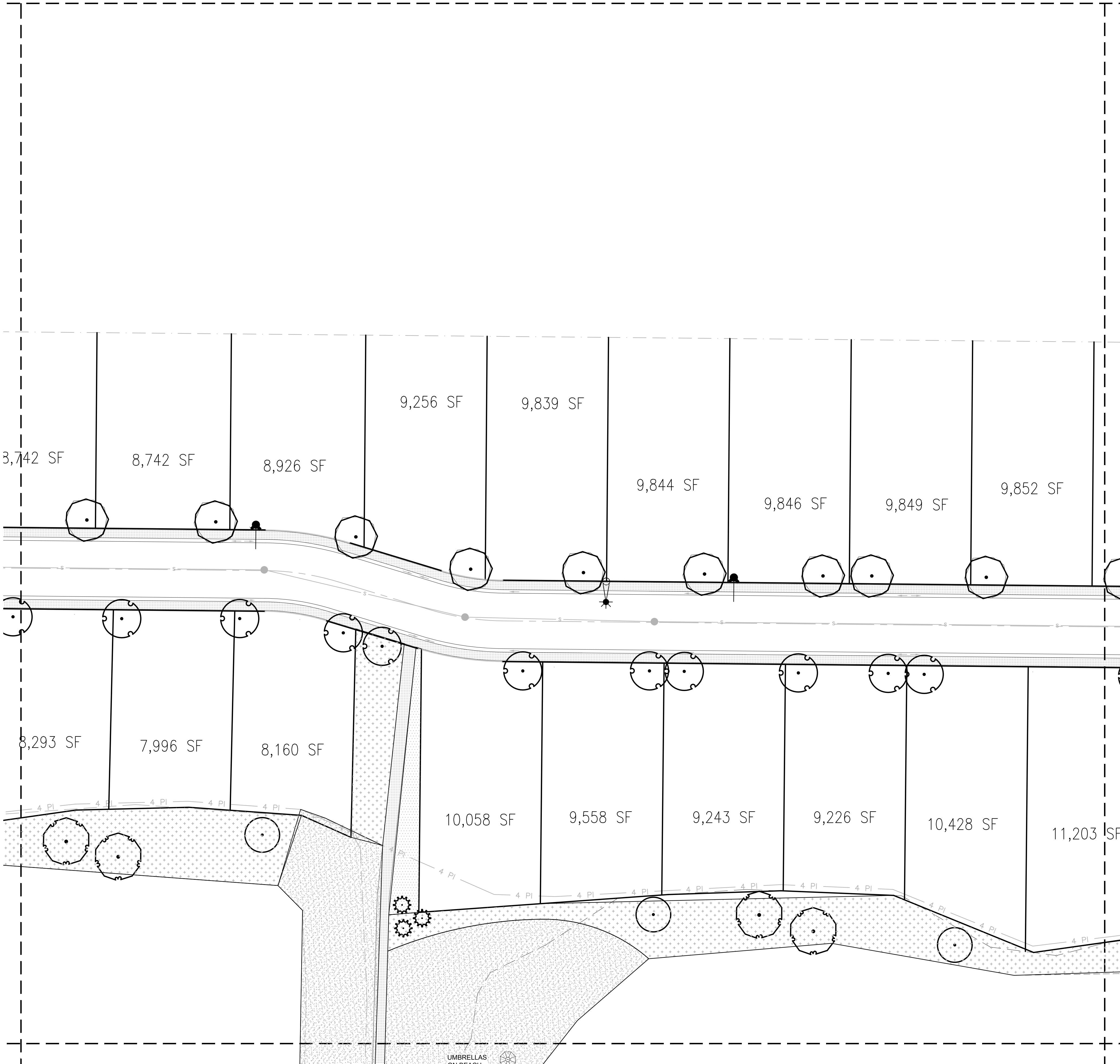
PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
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	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:		
* (1) TREE PER 35 LINEAL FEET.		
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.		
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•		
STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
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SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
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ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270'	36	32 (-4)
ROAD D (W) - 1,204'	34	27 (-7)
** ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
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ROAD F (S) - 2,036'	58	58
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ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
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HALFLINGER WAY (E) - 99'	2	4
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**ADDITIONAL TREES ADDED IN COMMON SPACE AREAS		

COMMON LOTS:			
• MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
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COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
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BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK
GROUP

LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

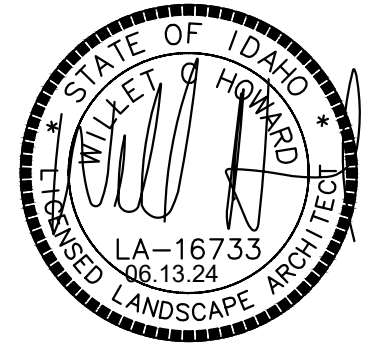
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS		
MRK	DATE	Description
△	**	**



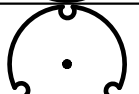






JOB NO:	24-2951
DATE:	06.13.2024
DRAWN BY:	DWB/HJB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE
PLAN - AREA 13

SHEET NUMBER

L113

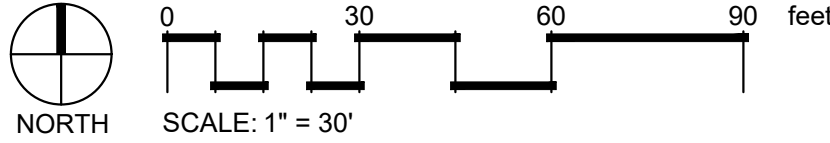
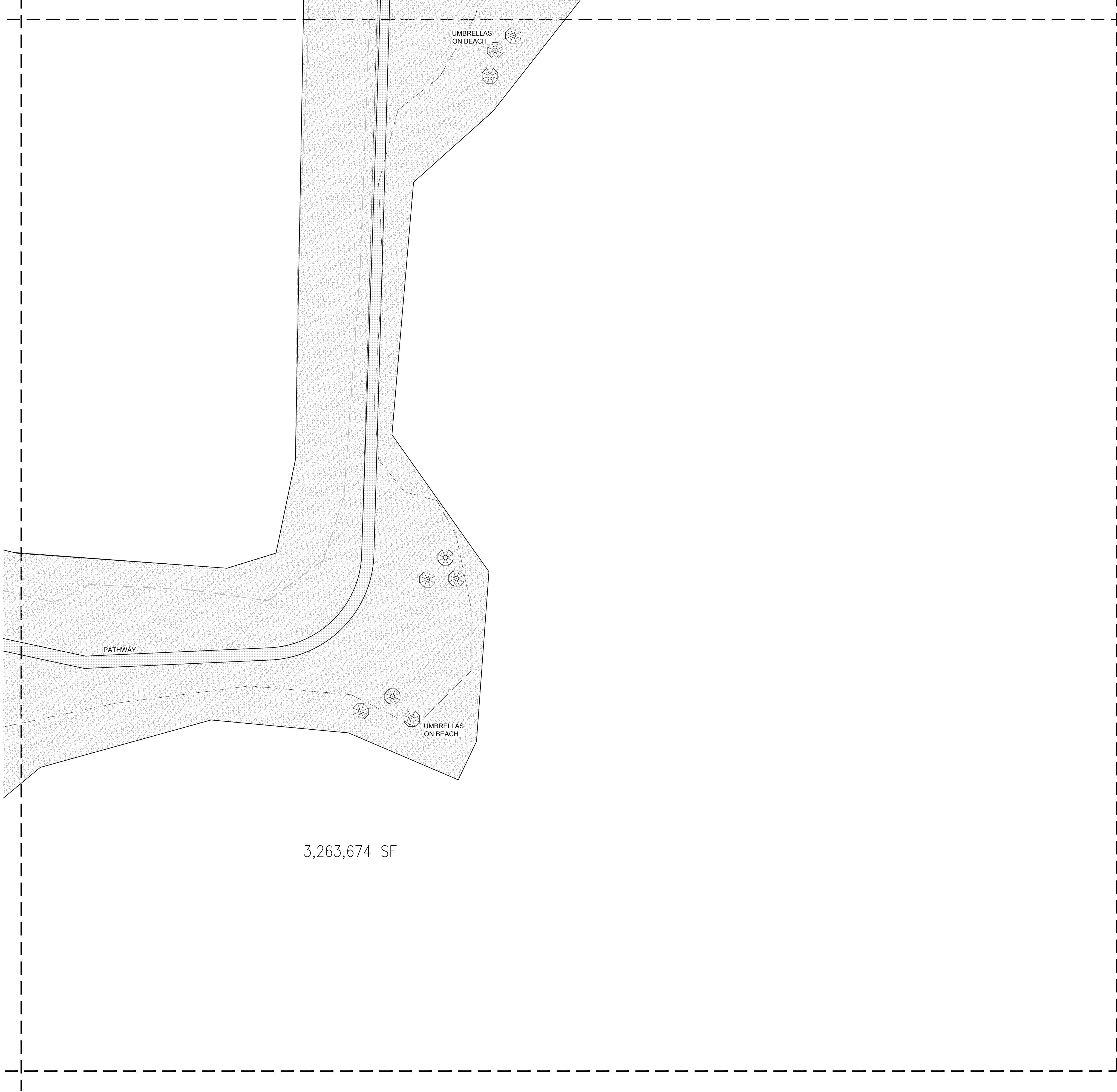
PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30'- 50' H & 10'- 20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

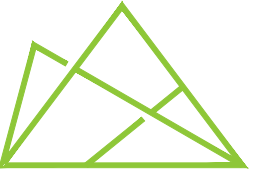
** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:		
* (1) TREE PER 35 LINEAL FEET.		
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.		
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.		
•		
STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
•		
*ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270'	36	32 (-4)
ROAD D (W) - 1,204'	34	27 (-7)
•		
*ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189'	82	32 (-30)
ROAD F (S) - 2,036'	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
•		
*ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4
•		
TOTAL	TREES REQUIRED: 744	TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS		

COMMON LOTS:			
• MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
•			
COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	18,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	958,251	139	173 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

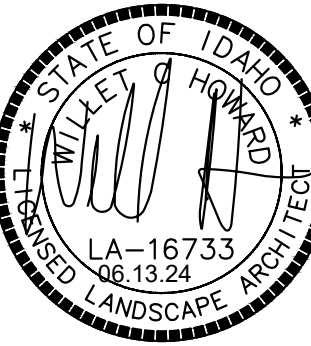
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OFFICE: (208) 345.0500 EMAIL: WILL@STACKROCKGROUP.COM
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


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THE QUARRY AT RIVER PARK ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
	**	**

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB



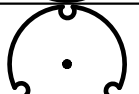






DRAWING TITLE

LANDSCAPE PLAN - AREA 14

SHEET NUMBER

L114

STACK ROCK GROUP - CITY REVIEW SET139

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

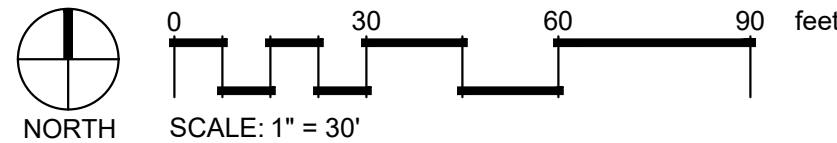
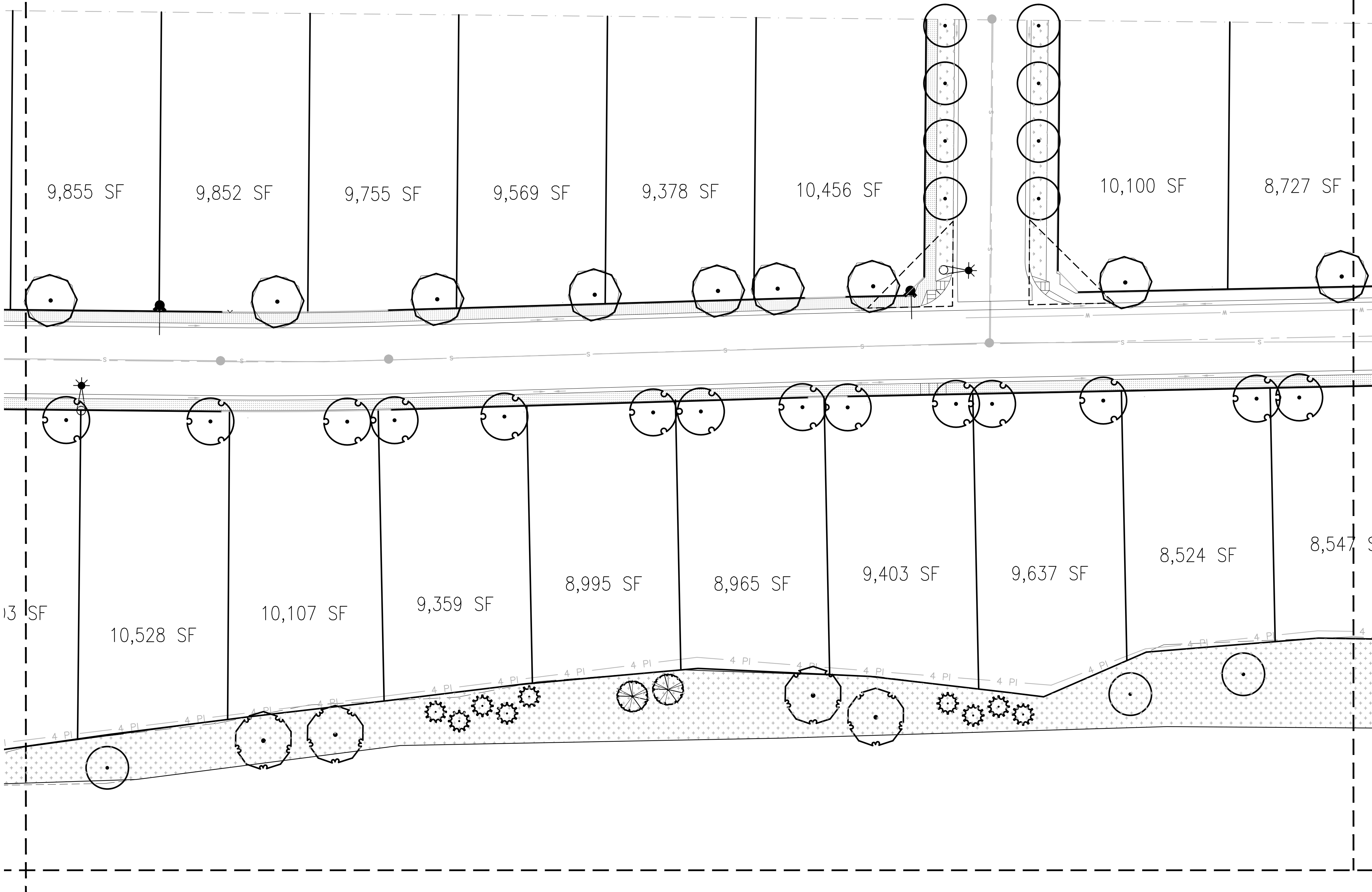
** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS


LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:		
* (1) TREE PER 35 LINEAL FEET.		
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.		
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.		
•		
STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
•		
*ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270'	36	32 (-4)
ROAD D (W) - 1,204'	34	27 (-7)
•		
*ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189'	82	32 (-30)
ROAD F (S) - 2,036'	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
•		
*ALT. COMPLIANCE ON ROAD H (S)		
ROAD I (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

COMMON LOTS:			
• MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
•			
COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	18,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	936,251	139	173 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK
GROUP

LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

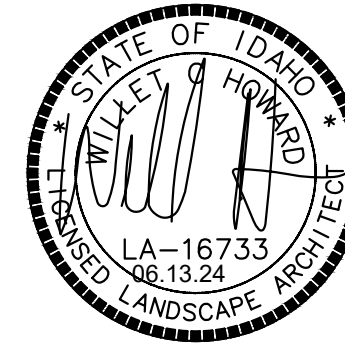
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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HUB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE
PLAN - AREA 15

SHEET NUMBER

L115

STACK ROCK GROUP - CITY REVIEW SET

140

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404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

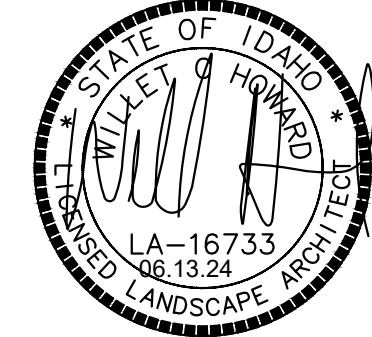
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**THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION**

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
	**	**

JOB NO:	24-295
DATE:	06.13.2024
DRAWN BY:	DW/BH/JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE
PLAN - AREA 16

SHEET NUMBER

L116

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT. FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

PARKWAY STRIP REQUIREMENTS:

- * (1) TREE PER 35 LINEAL FEET.
- * 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
- * ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

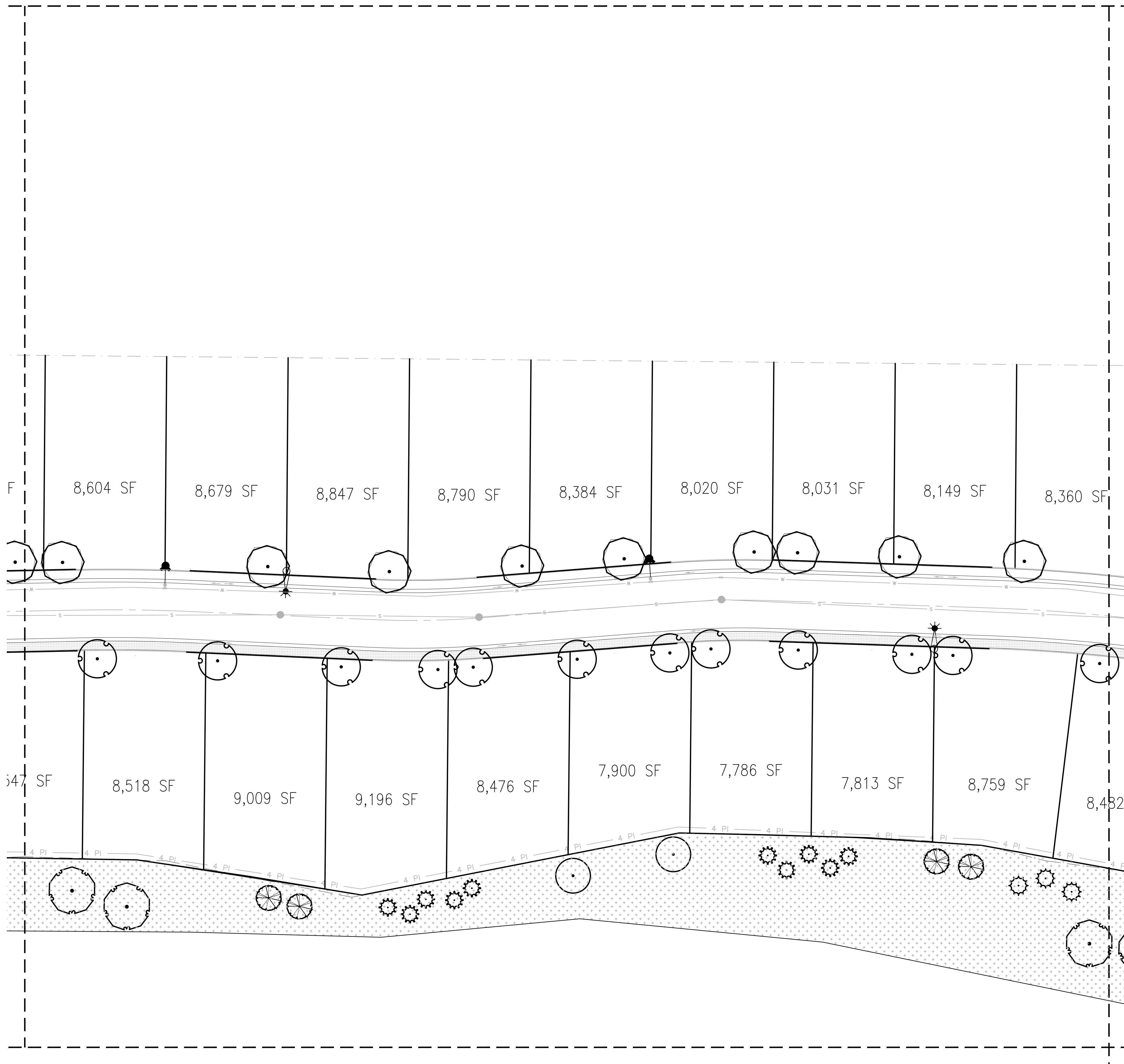
STREET NAME - LENGTH (MINUS CURB CUTS)		TREES REQUIRED	TREES PROVIDED
•	SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
•	SADDLE BRED WAY (W) - 625'	17	18 (+1)
•	SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
•	SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
•	ROAD A (N) - 966'	28	22 (-6)
••	*ALT. COMPLIANCE ON ROAD B		
•	ROAD A (S) - 818'	23	25 (+2)
•	ROAD B (E + W) - 255'	7	13 (+6)
•	ROAD C (E + W) - 198'	5	12 (+7)
•	ROAD D (N) - 824'	23	23
•	ROAD D (S) - 750'	21	16 (-5)
•	ROAD D (E) - 1,270'	36	32 (-4)
•	ROAD D (W) - 1,204'	34	27 (-7)
••	*ALT. COMPLIANCE ON ROAD C		
•	ROAD D (N (1)) - 564'	16	27 (+11)
•	ROAD E (N) - 803'	22	23 (+1)
•	ROAD E (S) - 776'	22	23 (+1)
•	ROAD F (E) - 2,359'	67	35 (-32)
•	ROAD F (W) - 2,378'	67	46 (-21)
•	ROAD F (N) - 2,189'	62	32 (-30)
•	ROAD F (S) - 2,038'	58	58
•	ROAD G (E + W) - 470'	13	22 (+9)
•	ROAD H (N) - 1,045'	29	26 (-3)
••	*ALT. COMPLIANCE ON ROAD H (S)		
•	ROAD H (S) - 1,083'	30	33 (+3)
•	HALFLINGER WAY (E) - 99'	2	4
•	HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657

COMMON LOTS:



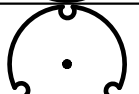






- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	19,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	66,863	16	36 (+20)
BLOCK 3, LOT 1	558,251	139	178 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3, LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5* DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623



0 30 60 90 feet

SCALE: 1" = 30'

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

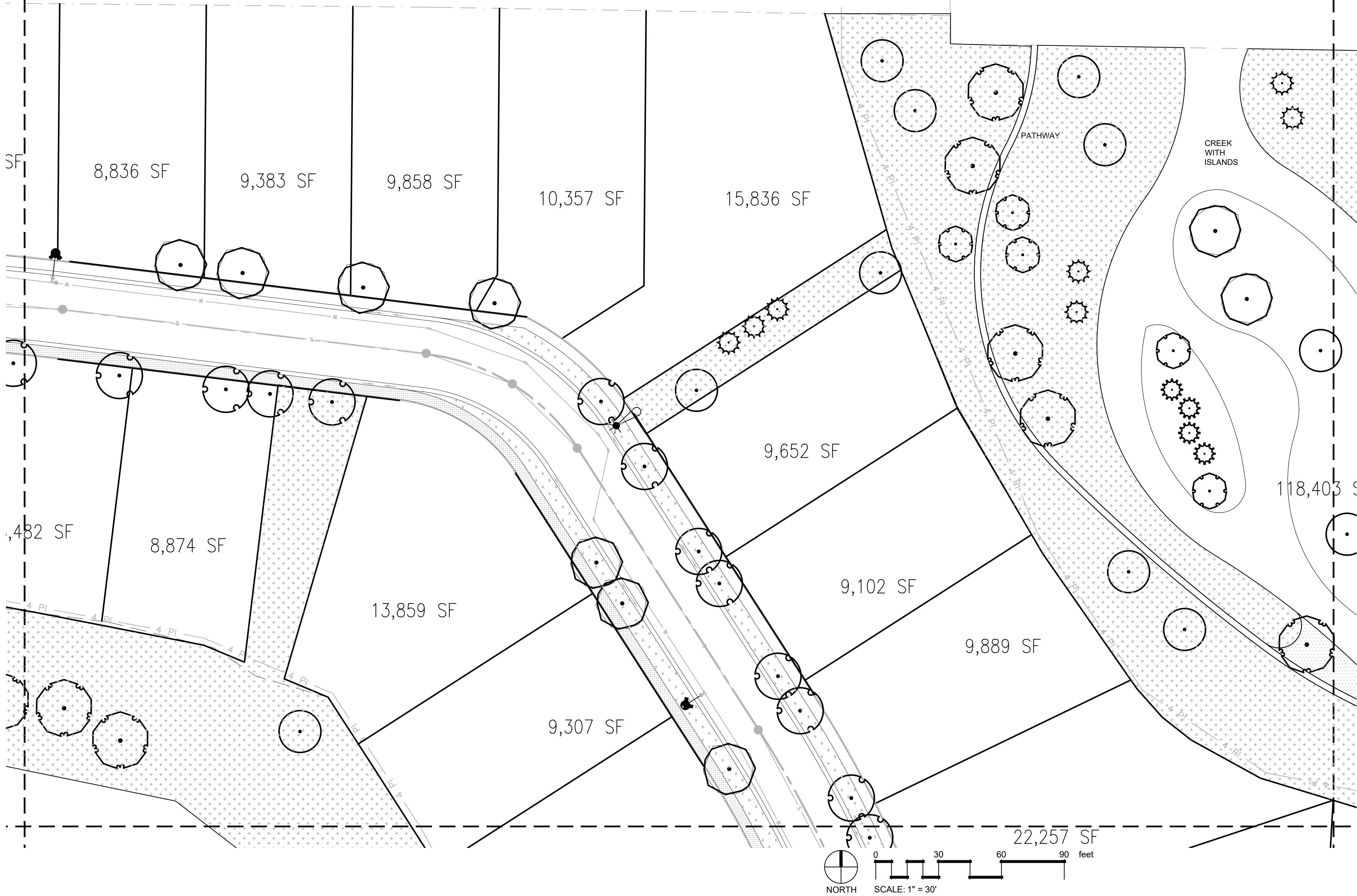
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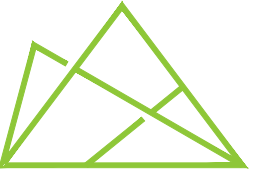
PARKWAY STRIP REQUIREMENTS:		
* (1) TREE PER 35 LINEAL FEET.		
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.		
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.		
* STREET NAME - LENGTH (MINUS CURB CUTS)		
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
*ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270'	36	32 (-4)
ROAD D (W) - 1,204'	34	27 (-7)
*ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	45 (-21)
ROAD F (N) - 2,189'	62	32 (-30)
ROAD F (S) - 2,036'	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
*ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657

*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

COMMON LOTS:			
* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
* COMMON LOT			
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	18,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	938,251	139	173 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3, LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK
GROUP

LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

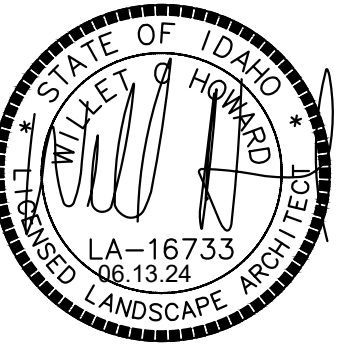
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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB

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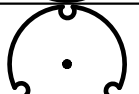






LANDSCAPE
PLAN - AREA 17

SHEET NUMBER

L117

STACK ROCK GROUP - CITY REVIEW SET

142

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30'- 50' H & 10'- 20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

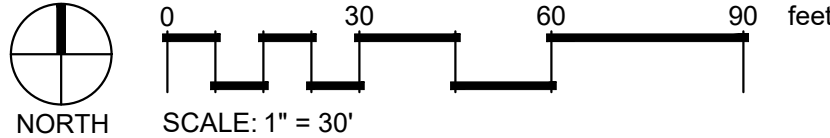
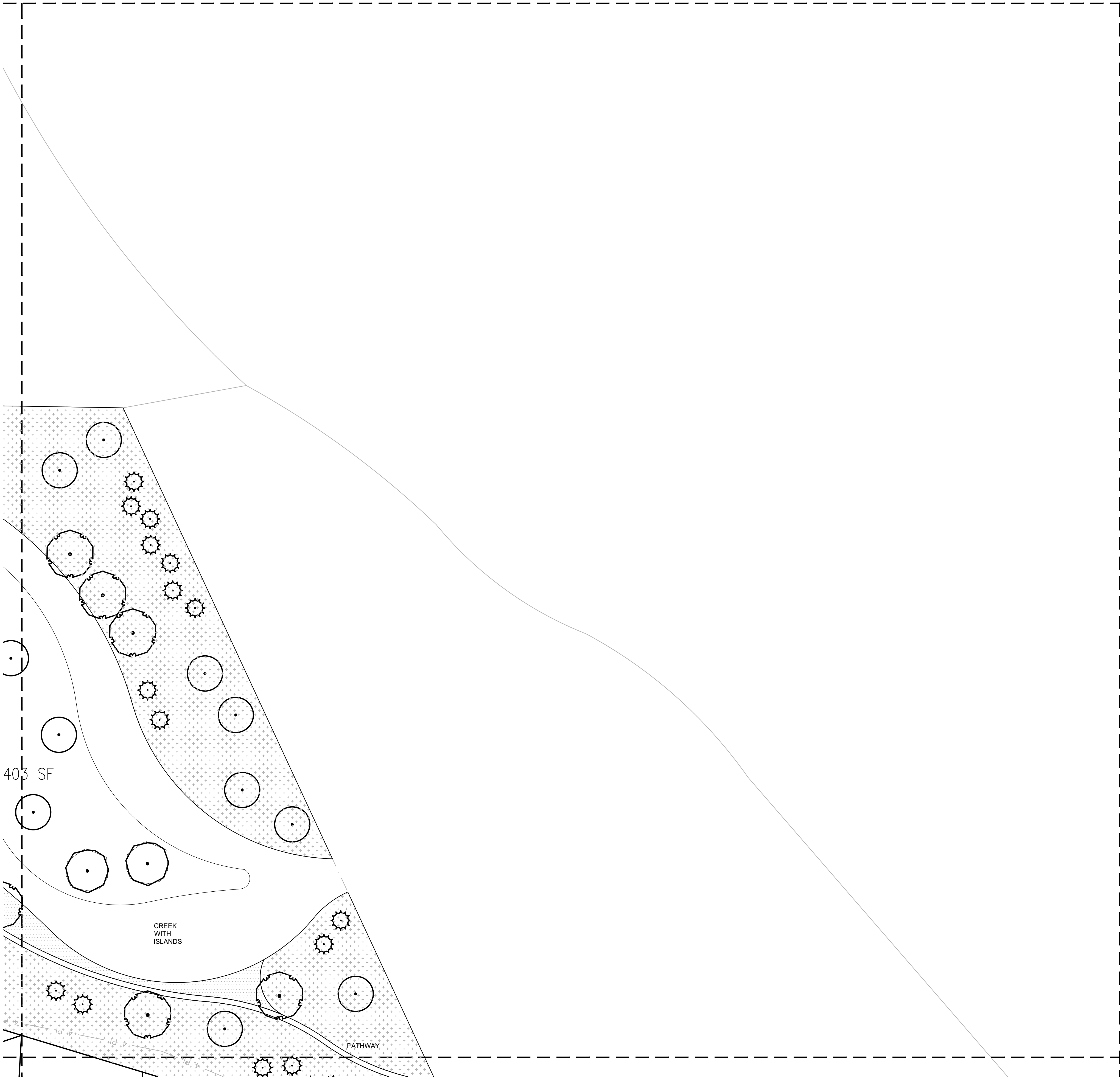
- PARKWAY STRIP REQUIREMENTS:
- (1) TREE PER 35 LINEAL FEEL.
 - 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
 - ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
• SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
• SADDLE BRED WAY (W) - 625'	17	18 (+1)
• SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
• SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
• ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
• ROAD A (S) - 818'	23	25 (+2)
• ROAD B (E + W) - 255'	7	13 (+6)
• ROAD C (E + W) - 198'	5	12 (+7)
• ROAD D (N) - 824'	23	23
• ROAD D (S) - 755'	21	16 (-5)
• ROAD D (E) - 1,270'	36	32 (-4)
• ROAD D (W) - 1,204'	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
• ROAD D (N (1)) - 564'	16	27 (+11)
• ROAD E (N) - 803'	22	23 (+1)
• ROAD E (S) - 776'	22	23 (+1)
• ROAD F (E) - 2,359'	67	35 (-32)
• ROAD F (W) - 2,378'	67	46 (-21)
• ROAD F (N) - 2,189'	82	32 (-30)
• ROAD F (S) - 2,036'	58	58
• ROAD G (E + W) - 470'	13	22 (+9)
• ROAD H (N) - 1,045'	29	26 (-3)
** *ALT. COMPLIANCE ON ROAD H (S)		
• ROAD H (S) - 1,083'	30	33 (+3)
• HALFLINGER WAY (E) - 99'	2	4
• HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

- COMMON LOTS:
- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
• BLOCK 2, LOT 3	115,231	28	70 (+42)
• BLOCK 2, LOT 4	18,434	4	11 (+7)
• BLOCK 2, LOT 13	2,235	1	7 (+6)
• BLOCK 2, LOT 21	1,506	1	5 (+4)
• BLOCK 2, LOT 25	66,237	16	56 (+40)
• BLOCK 2, LOT 53	67,263	16	36 (+20)
• BLOCK 3, LOT 1	936,251	139	173 (+39)
• BLOCK 3, LOT 3	129,728	32	152 (+120)
• BLOCK 3 LOT 132	1,325	1	5 (+4)
• BLOCK 3, LOT 151	2,940	1	5 (+4)
• BLOCK 3, LOT 152	118,390	29	57 (+28)
• BLOCK 3, LOT 145	1,312	1	5 (+4)
• BLOCK 3, LOT 129	21,913	5	10 (+5)
• BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





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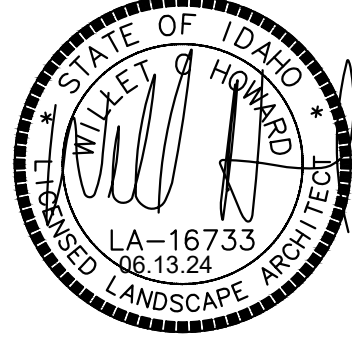
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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
	**	**







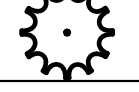


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DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE
PLAN - AREA 18

SHEET NUMBER

L118

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

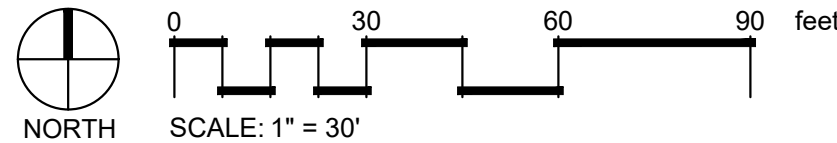
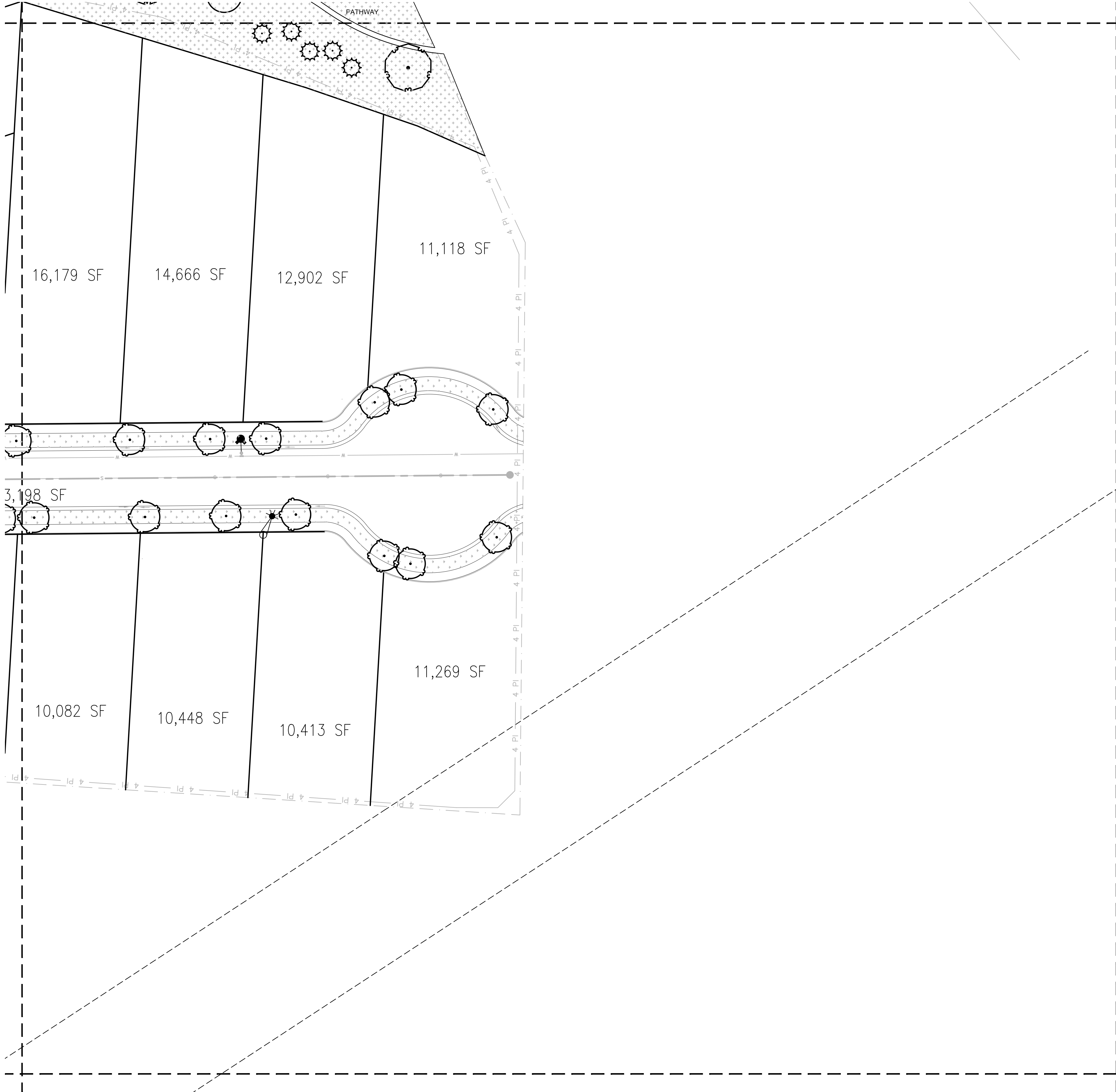
** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:		
* (1) TREE PER 35 LINEAL FEET.		
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.		
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.		
•		
STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
**		
*ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270'	36	32 (-4)
ROAD D (W) - 1,204'	34	27 (-7)
•		
*ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189'	82	32 (-30)
ROAD F (S) - 2,036'	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
•		
*ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

COMMON LOTS:			
• MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
•			
COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	18,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	936,251	139	173 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK
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LANDSCAPE
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(208) 345-0500
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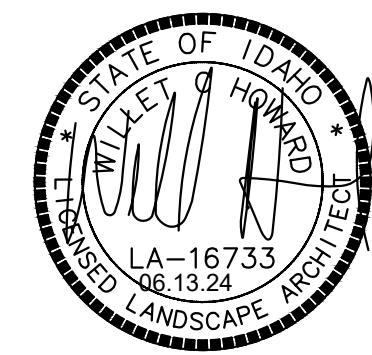
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LOCATION: STAR, ID

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DATE: 06.13.2024
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CHECKED BY: JB

DRAWING TITLE

LANDSCAPE
PLAN - AREA 19

SHEET NUMBER

L119

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

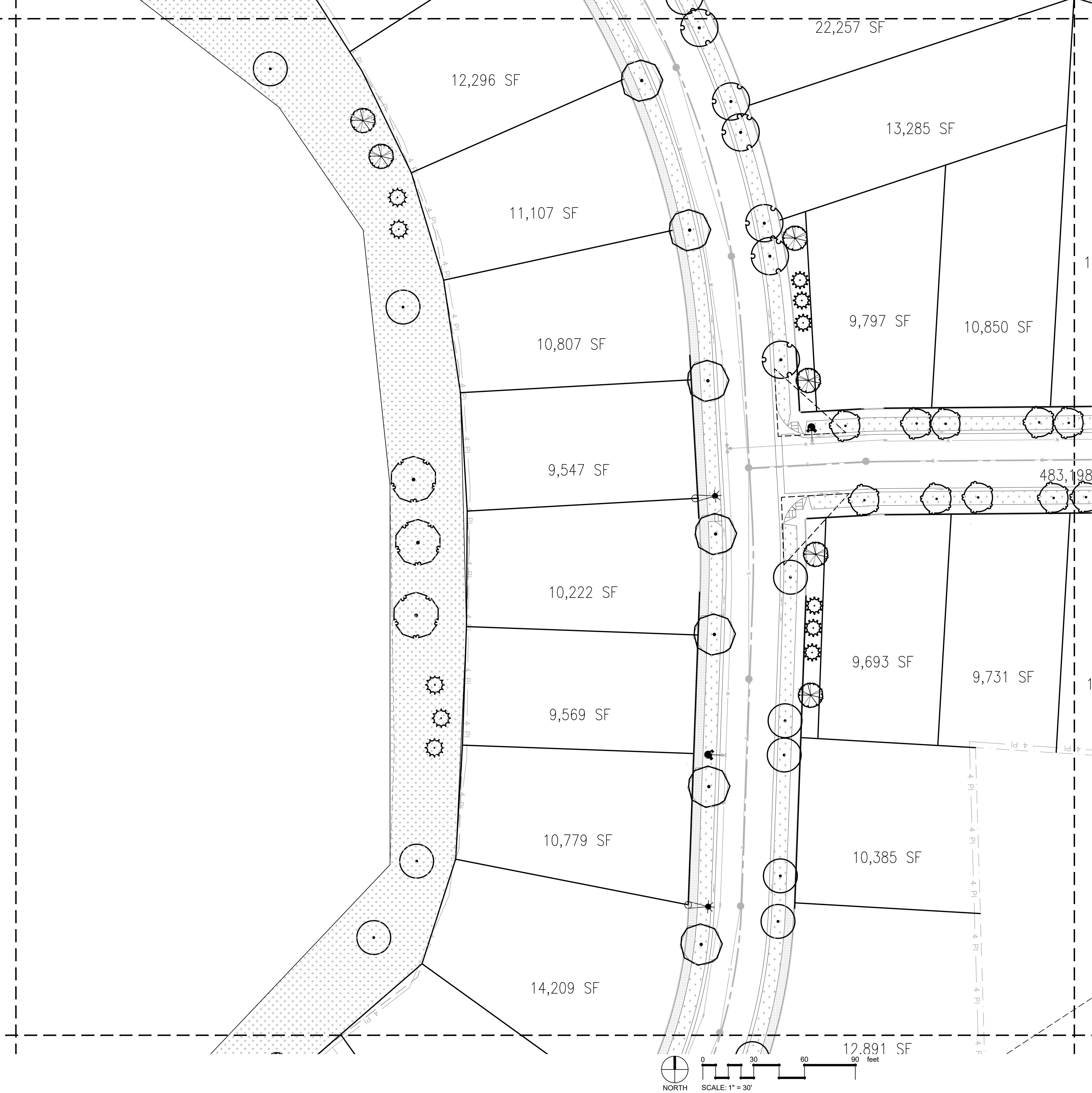
- PARKWAY STRIP REQUIREMENTS:
- (1) TREE PER 35 LINEAL FEET.
 - 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
 - ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
*ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
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ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270'	36	32 (-4)
ROAD D (W) - 1,204'	34	27 (-7)
*ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
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ROAD F (E) - 2,359'	67	35 (-32)
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ROAD F (N) - 2,189'	82	32 (-30)
ROAD F (S) - 2,036'	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
*ALT. COMPLIANCE ON ROAD H (S)		
ROAD I (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

- COMMON LOTS:
- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	18,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
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TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





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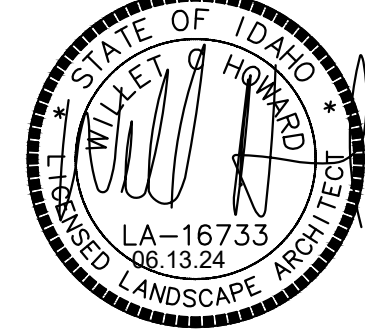
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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
△	**	**



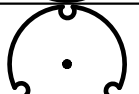






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DATE: 06.13.2024
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DRAWING TITLE

LANDSCAPE PLAN - AREA 20

SHEET NUMBER

L120

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

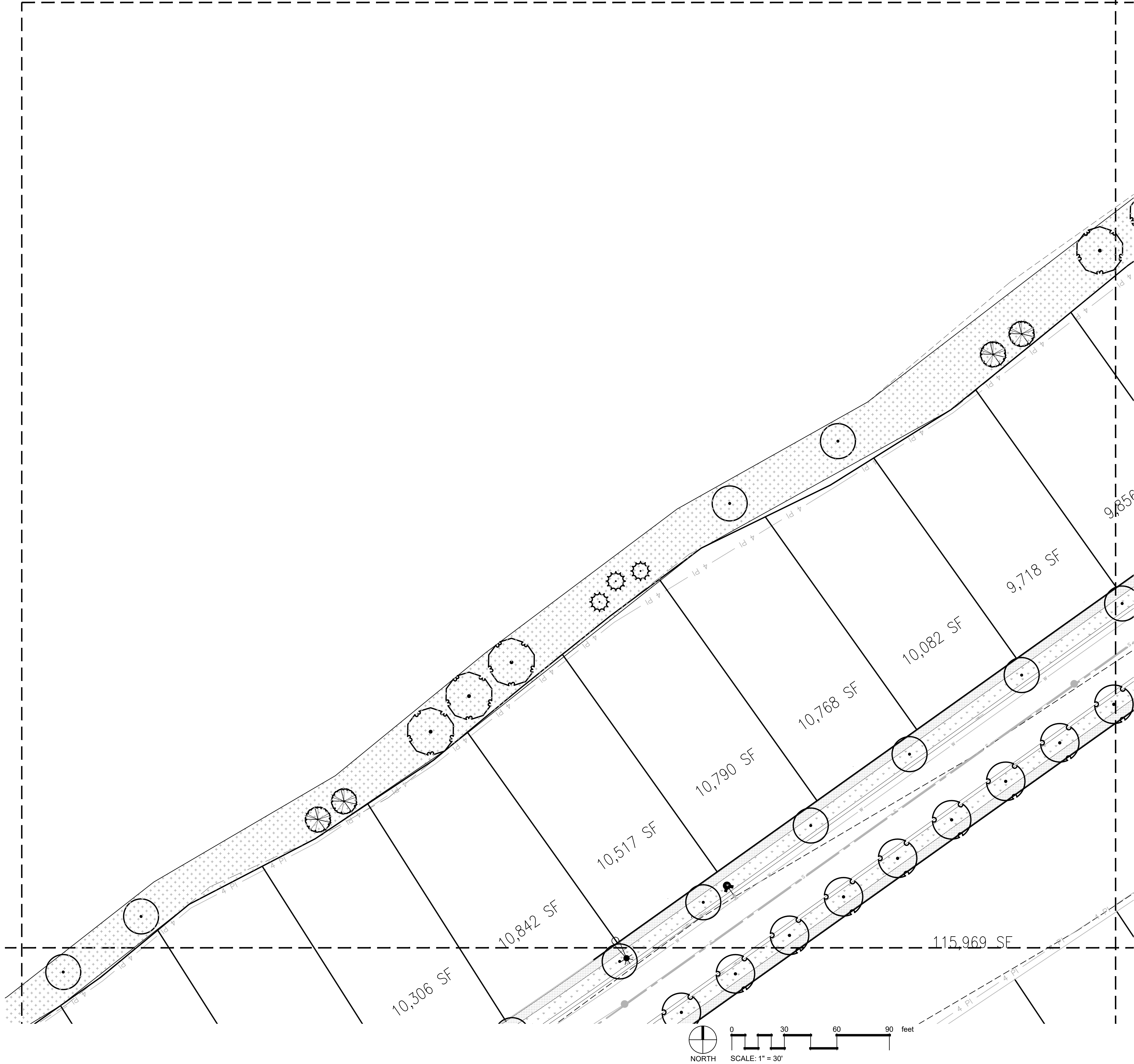
- PARKWAY STRIP REQUIREMENTS:
- (1) TREE PER 35 LINEAL FEET.
 - 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
 - ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

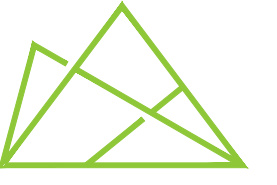
STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
*ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270'	36	32 (-4)
ROAD D (W) - 1,204'	34	27 (-7)
*ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189'	82	32 (-30)
ROAD F (S) - 2,036'	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
*ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

- COMMON LOTS:
- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	18,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	698,251	139	173 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3, LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

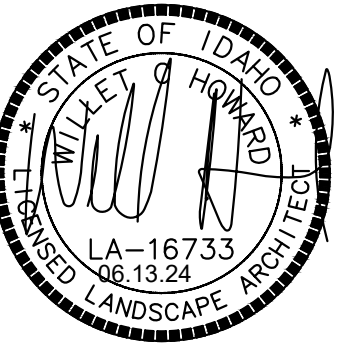
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL: WILL@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB

DRAWING TITLE







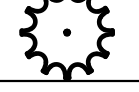


LANDSCAPE PLAN - AREA 21

SHEET NUMBER

L121

STACK ROCK GROUP - CITY REVIEW SET

146

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

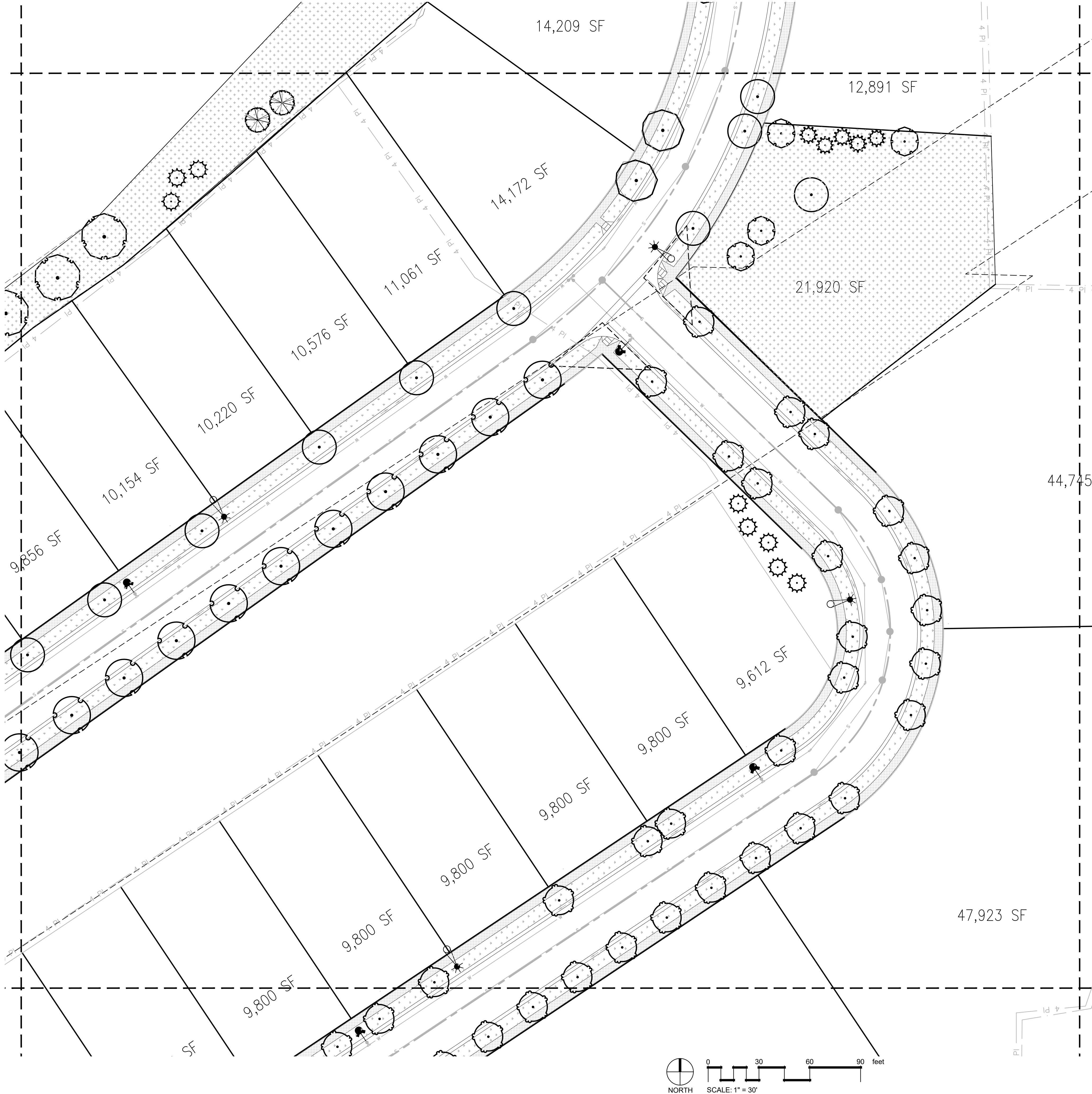
** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS


LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:		
* (1) TREE PER 35 LINEAL FEET.		
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.		
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.		
STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
** ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270'	36	32 (-4)
ROAD D (W) - 1,204'	34	27 (-7)
** ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189'	82	32 (-30)
ROAD F (S) - 2,036'	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
** ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

COMMON LOTS:			
* MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	18,434	4	11 (+7)
BLOCK 2, LOT 13	2,235	1	7 (+6)
BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	698,251	139	173 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
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BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

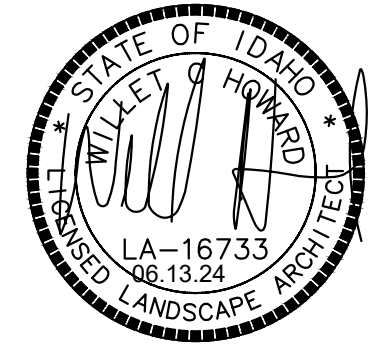
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
	**	**

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 22

SHEET NUMBER

L122

STACK ROCK GROUP - CITY REVIEW SET

147

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory' TM / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30'- 50' H & 10'- 20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

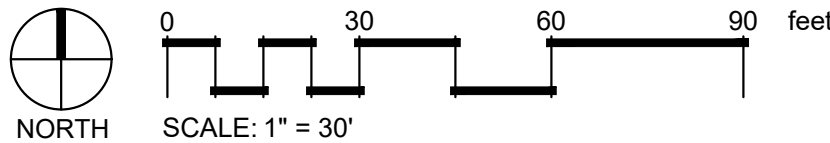
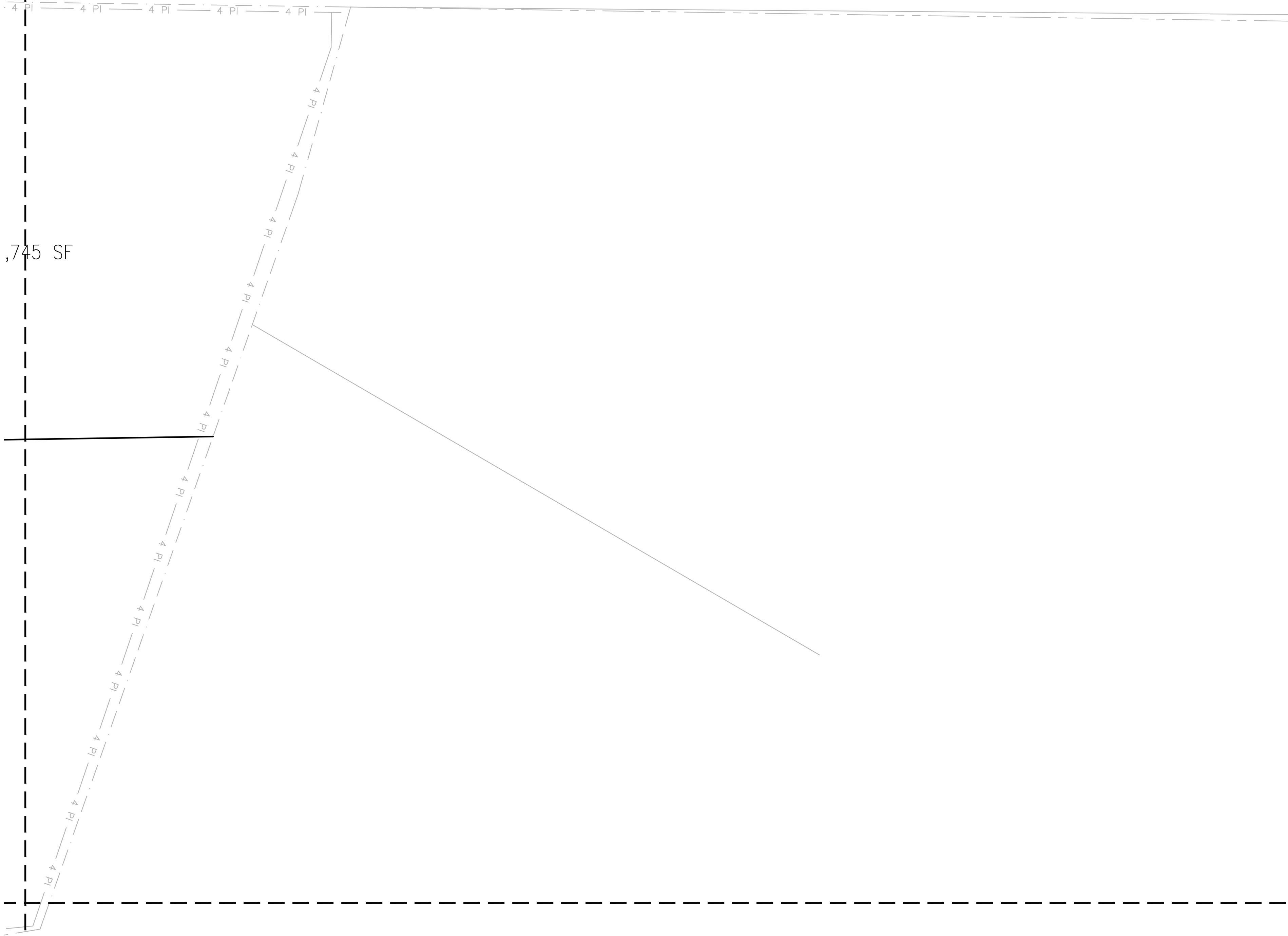
- PARKWAY STRIP REQUIREMENTS:
- (1) TREE PER 35 LINEAL FEEL.
 - 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
 - ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
• SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
• SADDLE BRED WAY (W) - 625'	17	18 (+1)
• SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
• SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
• ROAD A (N) - 986'	28	22 (-6)
** *ALT. COMPLIANCE ON ROAD B		
• ROAD A (S) - 818'	23	25 (+2)
• ROAD B (E + W) - 255'	7	13 (+6)
• ROAD C (E + W) - 198'	5	12 (+7)
• ROAD D (N) - 824'	23	23
• ROAD D (S) - 755'	21	16 (-5)
• ROAD D (E) - 1,270'	36	32 (-4)
• ROAD D (W) - 1,204'	34	27 (-7)
** *ALT. COMPLIANCE ON ROAD C		
• ROAD D (N (1)) - 564'	16	27 (+11)
• ROAD E (N) - 803'	22	23 (+1)
• ROAD E (S) - 776'	22	23 (+1)
• ROAD F (E) - 2,359'	67	35 (-32)
• ROAD F (W) - 2,378'	67	46 (-21)
• ROAD F (N) - 2,189'	82	32 (-30)
• ROAD F (S) - 2,036'	58	58
• ROAD G (E + W) - 470'	13	22 (+9)
• ROAD H (N) - 1,045'	29	26 (-3)
** *ALT. COMPLIANCE ON ROAD H (S)		
• ROAD H (S) - 1,083'	30	33 (+3)
• HALFLINGER WAY (E) - 99'	2	4
• HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

- COMMON LOTS:
- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
• BLOCK 2, LOT 3	115,231	28	70 (+42)
• BLOCK 2, LOT 4	18,434	4	11 (+7)
• BLOCK 2, LOT 13	2,235	1	7 (+6)
• BLOCK 2, LOT 21	1,506	1	5 (+4)
• BLOCK 2, LOT 25	66,237	16	56 (+40)
• BLOCK 2, LOT 53	67,263	16	36 (+20)
• BLOCK 3, LOT 1	958,251	139	173 (+39)
• BLOCK 3, LOT 3	129,728	32	152 (+120)
• BLOCK 3 LOT 132	1,325	1	5 (+4)
• BLOCK 3, LOT 151	2,940	1	5 (+4)
• BLOCK 3, LOT 152	118,390	29	57 (+28)
• BLOCK 3, LOT 145	1,312	1	5 (+4)
• BLOCK 3, LOT 129	21,913	5	10 (+5)
• BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK
GROUP

LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

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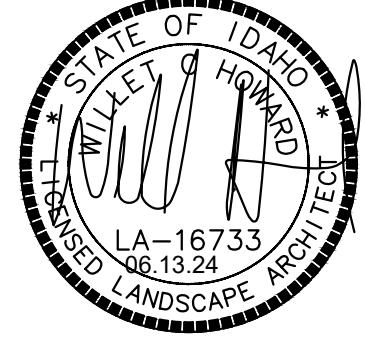
WILLET C HOWARD, PLA
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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION
LOCATION: STAR, ID

REVISIONS		
MRK	DATE	Description
△	**	**

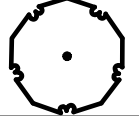
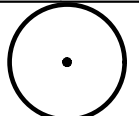
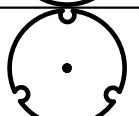
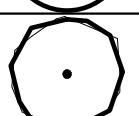
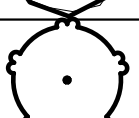
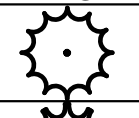
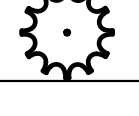
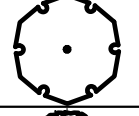

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE
PLAN - AREA 23

SHEET NUMBER

L123

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

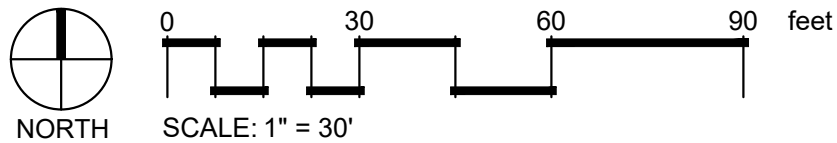
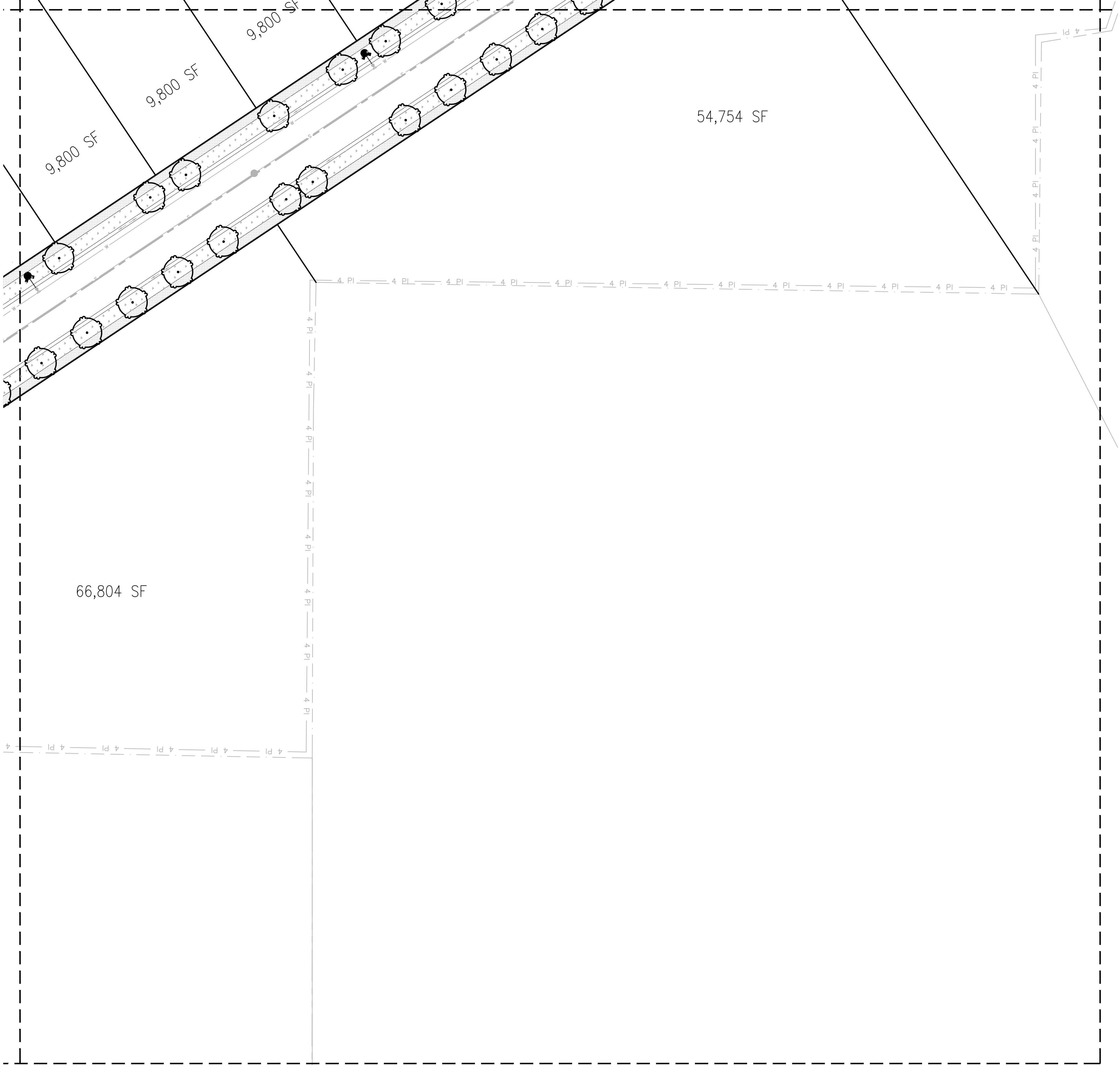
- PARKWAY STRIP REQUIREMENTS:
- (1) TREE PER 35 LINEAL FEET.
 - 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.
 - ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.

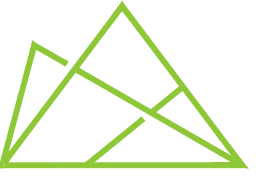
STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
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*ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
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*ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
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ROAD E (S) - 776'	22	23 (+1)
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ROAD H (N) - 1,045'	29	26 (-3)
*ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657

- COMMON LOTS:
- MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.

COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
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BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
BLOCK 3, LOT 1	936,251	139	173 (+39)
BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

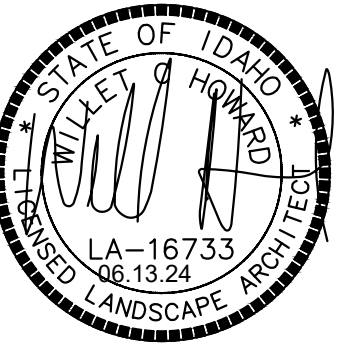
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
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


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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
	**	**

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 24

SHEET NUMBER

L124

STACK ROCK GROUP - CITY REVIEW SET

149

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30'- 50' H & 10'- 20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

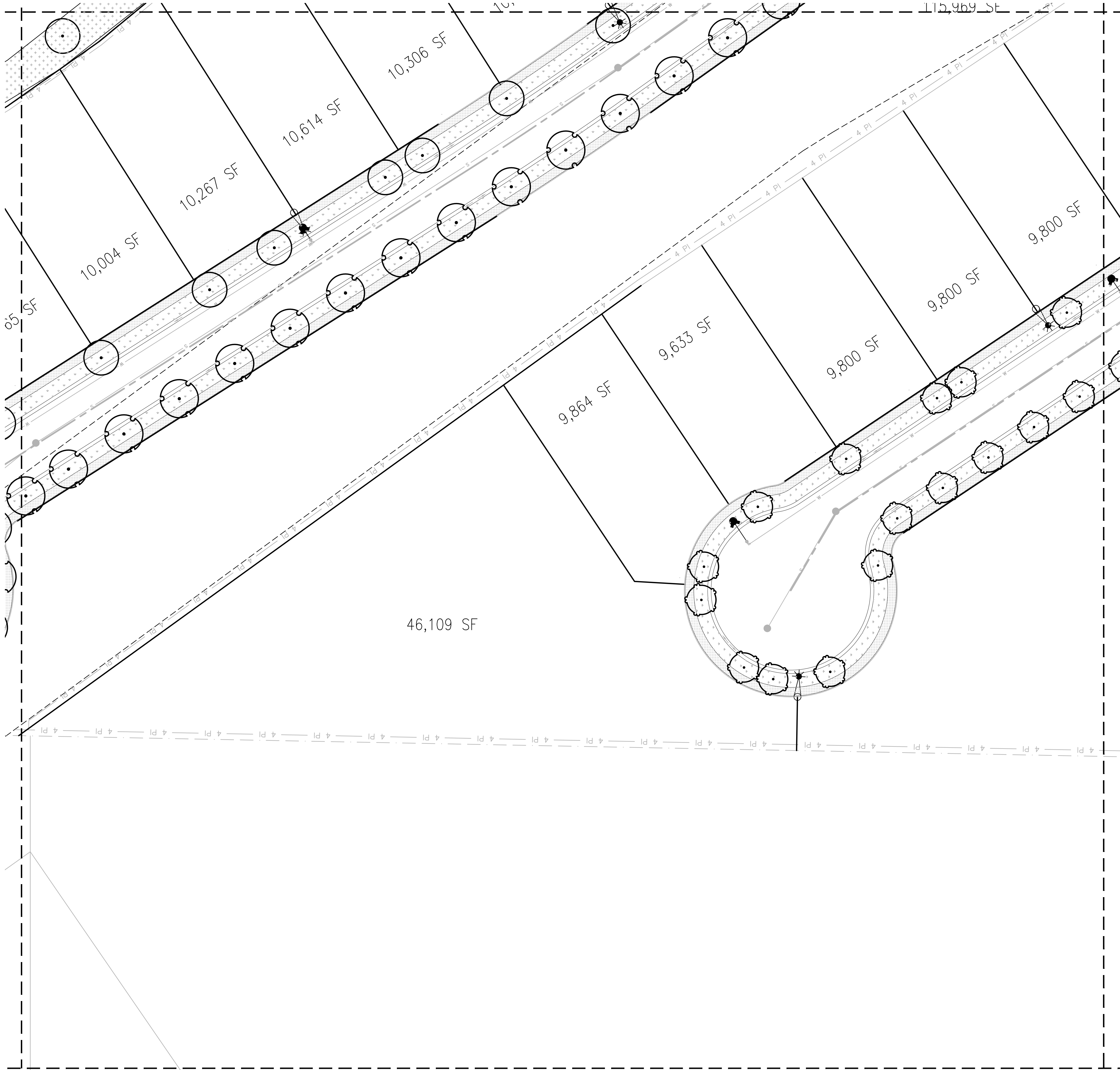
** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:		
* (1) TREE PER 35 LINEAL FEET.		
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.		
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.		
• STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
• SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
• SADDLE BRED WAY (W) - 625'	17	18 (+1)
• SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
• SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
• ROAD A (N) - 986'	28	22 (-6)
** ALT. COMPLIANCE ON ROAD B		
• ROAD A (S) - 818'	23	25 (+2)
• ROAD B (E + W) - 255'	7	13 (+6)
• ROAD C (E + W) - 198'	5	12 (+7)
• ROAD D (N) - 824'	23	23
• ROAD D (S) - 755'	21	16 (-5)
• ROAD D (E) - 1,270'	36	32 (-4)
• ROAD D (W) - 1,204'	34	27 (-7)
* ALT. COMPLIANCE ON ROAD C		
• ROAD D (N (1)) - 564'	16	27 (+11)
• ROAD E (N) - 803'	22	23 (+1)
• ROAD E (S) - 776'	22	23 (+1)
• ROAD F (E) - 2,359'	67	35 (-32)
• ROAD F (W) - 2,378'	67	46 (-21)
• ROAD F (N) - 2,189'	82	32 (-30)
• ROAD F (S) - 2,036'	58	58
• ROAD G (E + W) - 470'	13	22 (+9)
• ROAD H (N) - 1,045'	29	26 (-3)
* ALT. COMPLIANCE ON ROAD H (S)		
• ROAD H (S) - 1,083'	30	33 (+3)
• HALFINGER WAY (E) - 99'	2	4
• HALFINGER WAY (W) - 97'	2	4

TOTAL TREES REQUIRED: 744 TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

COMMON LOTS:			
• MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
• COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
• BLOCK 2, LOT 3	115,231	28	70 (+42)
• BLOCK 2, LOT 4	19,434	4	11 (+7)
• BLOCK 2, LOT 13	2,235	1	7 (+6)
• BLOCK 2, LOT 21	1,506	1	5 (+4)
• BLOCK 2, LOT 25	66,237	16	56 (+40)
• BLOCK 2, LOT 53	67,263	16	36 (+20)
• BLOCK 3, LOT 1	936,251	139	173 (+39)
• BLOCK 3, LOT 3	129,728	32	152 (+120)
• BLOCK 3 LOT 132	1,325	1	5 (+4)
• BLOCK 3, LOT 151	2,940	1	5 (+4)
• BLOCK 3, LOT 152	118,390	29	57 (+28)
• BLOCK 3, LOT 145	1,312	1	5 (+4)
• BLOCK 3, LOT 129	21,913	5	10 (+5)
• BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623



STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
	**	**

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DWB/HJB
CHECKED BY: JB


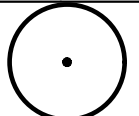
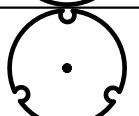
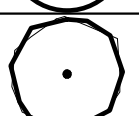
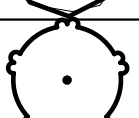

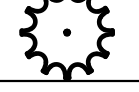


DRAWING TITLE

LANDSCAPE PLAN - AREA 25

SHEET NUMBER

L125

STACK ROCK GROUP - CITY REVIEW SET
150

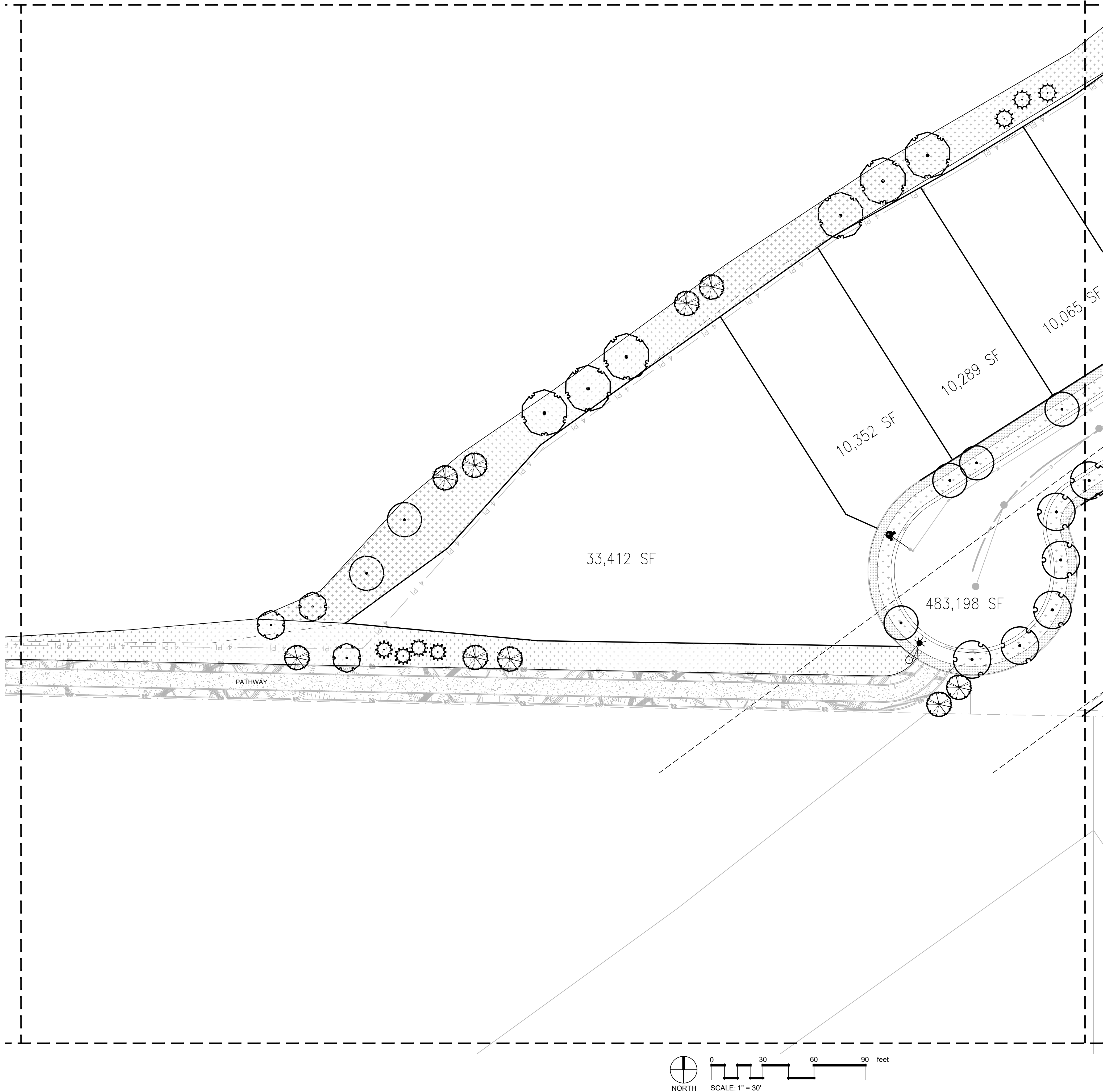
PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory'™ / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce 30'-50' H & 10'-20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50


** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:		
* (1) TREE PER 35 LINEAL FEET.		
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.		
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.		
•		
STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
SADDLE BRED WAY (W) - 625'	17	18 (+1)
SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
ROAD A (N) - 986'	28	22 (-6)
•		
*ALT. COMPLIANCE ON ROAD B		
ROAD A (S) - 818'	23	25 (+2)
ROAD B (E + W) - 255'	7	13 (+6)
ROAD C (E + W) - 198'	5	12 (+7)
ROAD D (N) - 824'	23	23
ROAD D (S) - 755'	21	16 (-5)
ROAD D (E) - 1,270'	36	32 (-4)
ROAD D (W) - 1,204'	34	27 (-7)
•		
*ALT. COMPLIANCE ON ROAD C		
ROAD D (N (1)) - 564'	16	27 (+11)
ROAD E (N) - 803'	22	23 (+1)
ROAD E (S) - 776'	22	23 (+1)
ROAD F (E) - 2,359'	67	35 (-32)
ROAD F (W) - 2,378'	67	46 (-21)
ROAD F (N) - 2,189'	82	32 (-30)
ROAD F (S) - 2,036'	58	58
ROAD G (E + W) - 470'	13	22 (+9)
ROAD H (N) - 1,045'	29	26 (-3)
•		
*ALT. COMPLIANCE ON ROAD H (S)		
ROAD H (S) - 1,083'	30	33 (+3)
HALFLINGER WAY (E) - 99'	2	4
HALFLINGER WAY (W) - 97'	2	4
•		
TOTAL	TREES REQUIRED: 744	TREES PROVIDED: 657
*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS		

COMMON LOTS:			
• MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
•			
COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
BLOCK 2, LOT 3	115,231	28	70 (+42)
BLOCK 2, LOT 4	18,434	4	11 (+7)
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BLOCK 2, LOT 21	1,506	1	5 (+4)
BLOCK 2, LOT 25	66,237	16	56 (+40)
BLOCK 2, LOT 53	67,263	16	36 (+20)
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BLOCK 3, LOT 3	129,728	32	152 (+120)
BLOCK 3 LOT 132	1,325	1	5 (+4)
BLOCK 3, LOT 151	2,940	1	5 (+4)
BLOCK 3, LOT 152	118,390	29	57 (+28)
BLOCK 3, LOT 145	1,312	1	5 (+4)
BLOCK 3, LOT 129	21,913	5	10 (+5)
BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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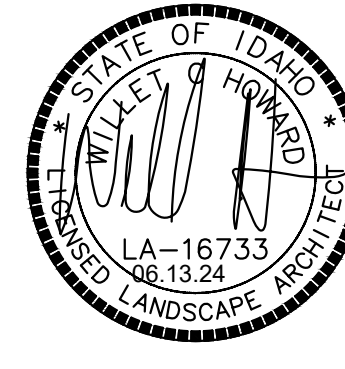
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THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
	**	**

JOB NO: 24-2951
DATE: 06.13.2024
DRAWN BY: DW/BH/JUB
CHECKED BY: JB

DRAWING TITLE



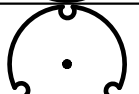






LANDSCAPE PLAN - AREA 26

SHEET NUMBER

L126

STACK ROCK GROUP - CITY REVIEW SET

151

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AG	Acer rubrum 'October Glory' TM / October Glory Maple 40' H x 35' W, Class II, Shade Tree 9 Point Each	B & B	3" Cal		70
	AN	Acer truncatum 'Norwegian Sunset' / Norwegian Sunset Maple 35' H & 25' W CLASS II	B & B	3" Cal		287
	LR	Liquidambar styraciflua 'Rotundiloba' / Rotundiloba Sweetgum 45' H x 25' W, Class II	B&B	3" Cal		168
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H x 25' W Class II	B & B	3" Cal		146
	PP	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 35'-45' H & 20' W, Class II Shade Tree 9 Pts	B & B	3" Cal		208
EVERGREEN TREE						
	PC	Picea pungens / Colorado Blue Spruce 30' H & 15' W	B & B		8' H	118
	PH	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce 30'- 50' H & 10'- 20' W	B&B		8' H	122
ORNAMENTAL TREE						
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum 20' H & W	B&B	3" Cal		83
	PC2	Pyrus calleryana 'Capital' / Capital Pear 25' H & 15' W	B&B	3" Cal		50

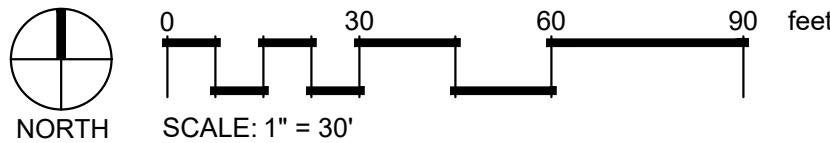
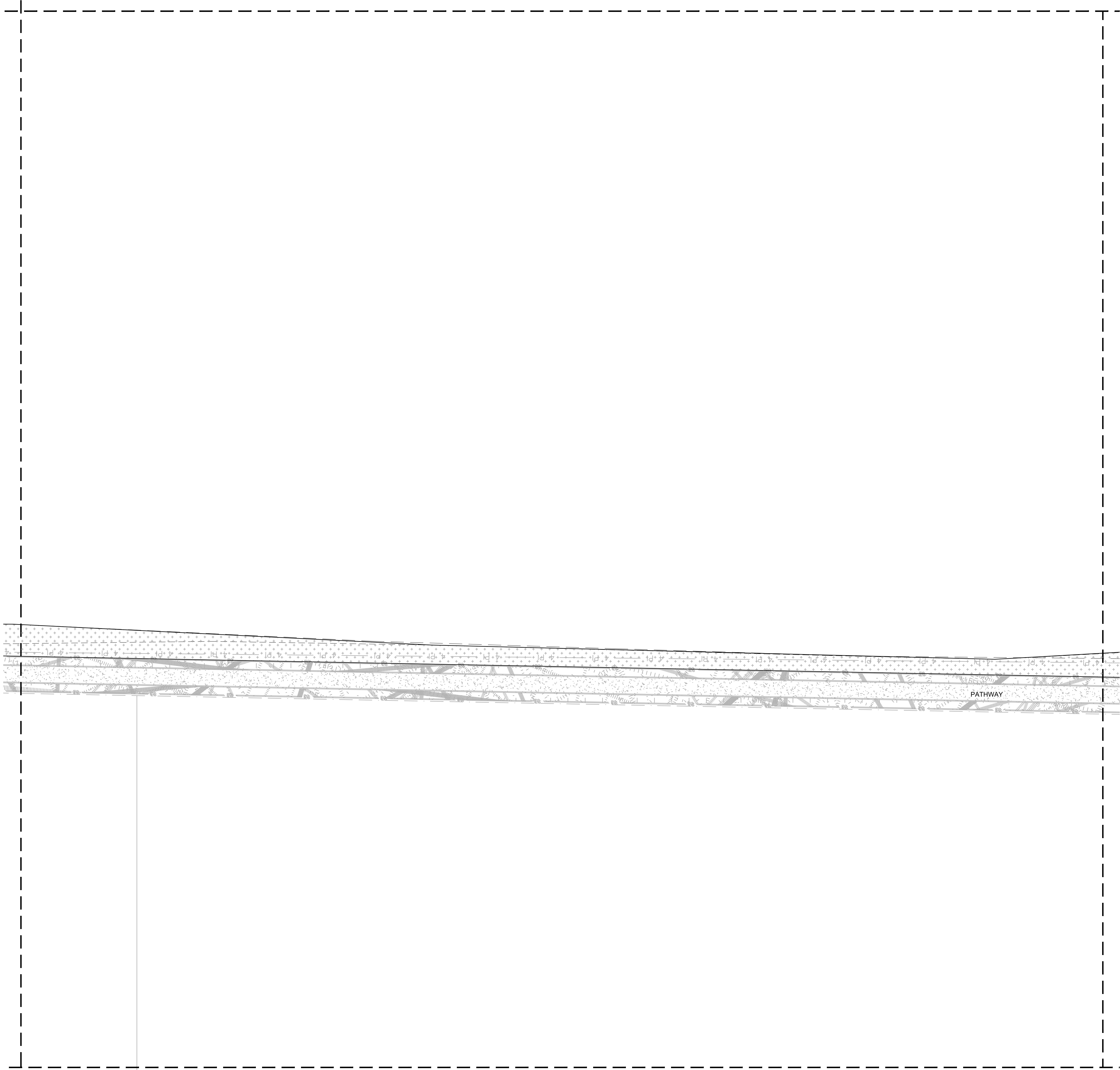
** LOT TREES TO BE PLANTED AFTER LOT COMPLETION. CONTRACTOR TO FIELD FIT,
FINAL LOCATION DEPENDENT ON DRIVEWAY LOCATIONS

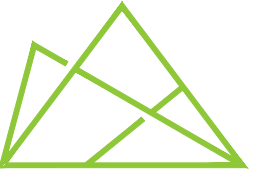
LANDSCAPE REQUIREMENTS:

PARKWAY STRIP REQUIREMENTS:		
* (1) TREE PER 35 LINEAL FEET.		
* 20' ASSUMED FOR DRIVEWAY WIDTHS ALONG STREET, EACH SUBTRACTED FROM STREET LENGTH TOTAL.		
* ROOT BARRIER REQUIRED FOR ALL NEW TREES ADJACENT TO SIDEWALKS IN PARKWAY STRIPS UNDER 8' WIDE.		
• STREET NAME - LENGTH (MINUS CURB CUTS)	TREES REQUIRED	TREES PROVIDED
• SADDLE BRED WAY (E) - 1,824'	52	53 (+1)
• SADDLE BRED WAY (W) - 625'	17	18 (+1)
• SADDLE BRED WAY (N) - 1,976'	56	46 (-10)
• SADDLE BRED WAY (S) - 1,822'	52	37 (-15)
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• ROAD F (S) - 2,036'	58	58
• ROAD G (E + W) - 470'	13	22 (+9)
• ROAD H (N) - 1,045'	29	26 (-3)
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• HALFLINGER WAY (E) - 99'	2	4
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*ADDITIONAL TREES ADDED IN COMMON SPACE AREAS

COMMON LOTS:			
• MINIMUM (1) SHADE TREE PER 4,000 SQ.FT.			
• COMMON LOT	AREA (SQ.FT)	TREES REQUIRED	TREES PROVIDED
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• BLOCK 3, LOT 110	115,986	28	5 * DUE TO EASEMENT
TOTAL		TREES REQUIRED: 312	TREES PROVIDED: 623





STACK ROCK
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LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

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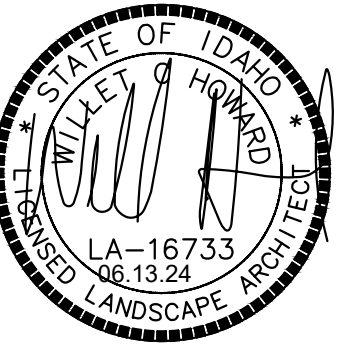
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
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


NOT FOR CONSTRUCTION

THE QUARRY AT RIVER PARK
ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS

MRK	DATE	Description
	**	**

JOB NO: 24-2951
DATE: 06.13.2024
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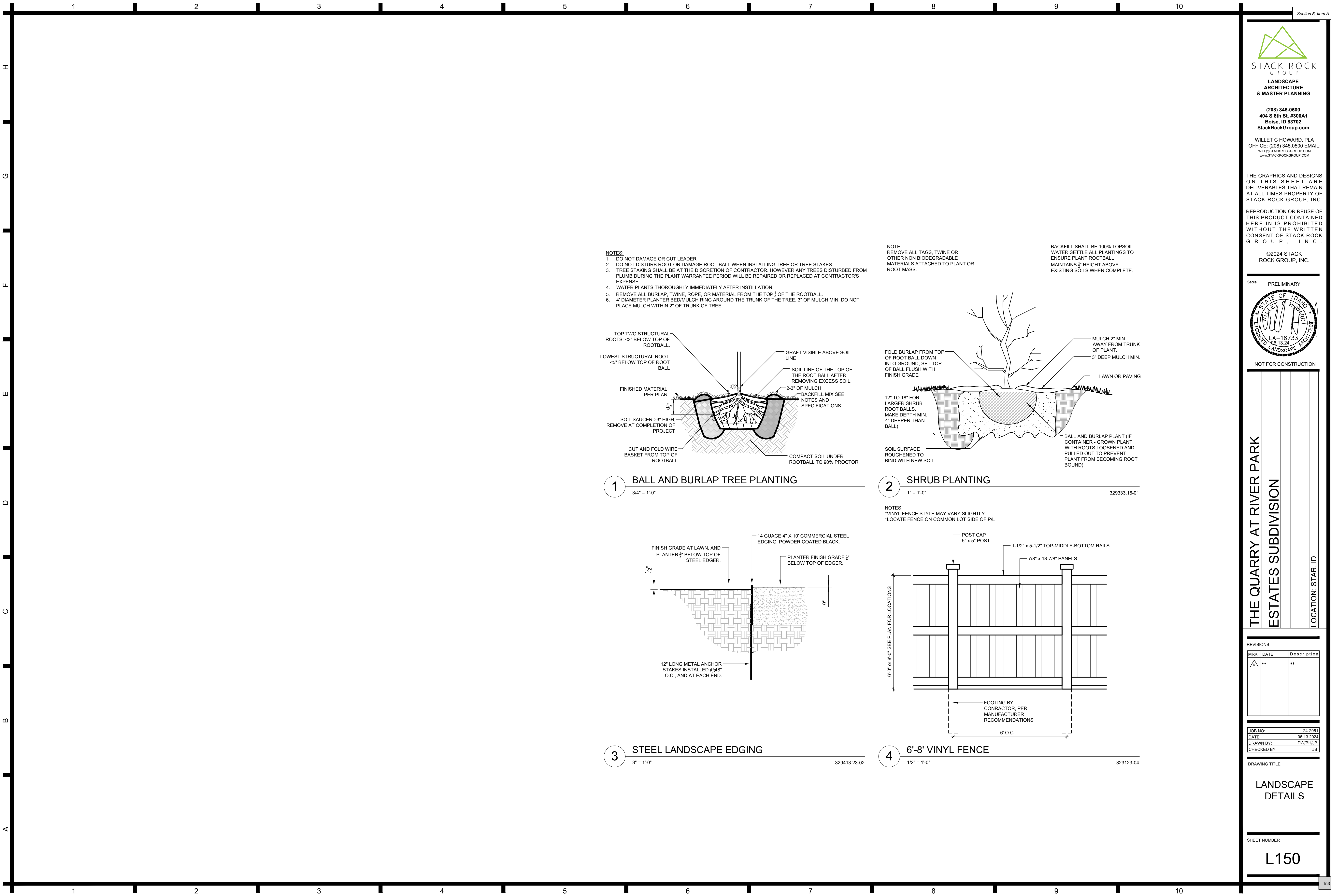
DRAWING TITLE

LANDSCAPE
PLAN - AREA 27

SHEET NUMBER

L127

STACK ROCK GROUP - CITY REVIEW SET152





STACK ROCK
GROUP

LANDSCAPE
ARCHITECTURE
& MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
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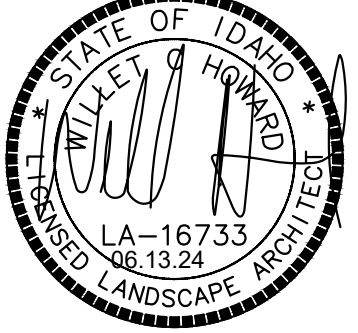
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THE QUARRY AT RIVER PARK

ESTATES SUBDIVISION

LOCATION: STAR, ID

REVISIONS		
MRK	DATE	Description
	**	**

JOB NO:24-2951

DATE:06.13.2024

DRAWN BY:DW/BH/JB

CHECKED BY:JB

DRAWING TITLE

LANDSCAPE
DETAILS

SHEET NUMBER

L150













Shawn Nickel

From: Trace Leighton <Trace.leighton@outlook.com>
Sent: Tuesday, April 29, 2025 5:55 PM
To: Shawn Nickel
Subject: quarry at river park

Hey Shawn

Please find below my comments regarding the Quarry at River Park Preliminary Plat approval. I represent all properties owned by Leighton LLC and Leighton Family Trust which include 22444 Trigger Ranch Ln and all properties within Leighton Ranch.

I would like to see the following requirements enforced by the Star City Ciuncil and Star Planning and Zoning as part of the approval of this Preliminary Plat and Final Plat.

1. I'm in agreement with ITD that the connection of Eagle Roost lane to Highway 44 can only be a "Right In, Right Out" access or an "Emergency Only Access" to and from Highway 44. Until the time Highway 44 is widened to 5 lanes and a stop light has been installed. Left in and left out traffic would take away the Trigger Ranch excelleration distance onto 44 and cause a serious traffic hazard for all residents on Trigger Ranch Ln as that being their only entrance and exit. The Quarry has 2 other routes to enter and exit their development.
2. That the Star Sewer and Water requirement be upheld that sewer and water connection stubs be placed in 4 locations to adjoining properties or developments. These locations are to be 2 stubs at 22444 Trigger Ranch Ln. One on each side of the Lawrence Kennedy canal, One of these being for the Middleton Mills, Canyon Ditch and Waste Ditch 2 shop and my piece on the South side of the canal and the other to feed my piece on the North side of the canal. The 3rd stub to be located on the future Landruff Ln connection to Lot 12 of Leighton Lakes . The 4th stub being into Leighton Ranch Subdivision somewhere in the area of lots 101 through 104 Block 2 where gravity flow sewer will still flow through their development
3. A berm with landscaping and a privacy fence, similar to what Hunter has installed at River Walk Sub, wherever their lots 101, 102, 103 and 104 of Block 2 and where any other lots or common areas share a property line with Leighton Ranch.
4. An open view fence (similar to the existing fence on the North side of Lawrence Kennedy canal) along the west side of Eagle Roost Ln from the Lawrence Kennedy canal south to the southern property line of Leighton LLC property.
5. That Eagle Roost Ln have a public cross access agreement from Highway 44 south to the furthest south property line of 22444 Trigger Ranch Ln.
6. That Landruff Ln paving and sidewalks stop at the intersection of Landruff and Saddlebred Way. If it continues on to the property line of Leighton Lakes I feel it will just create a parking spot for nonresidents to park and trespass on others property to fish in both developments' private ponds along with interfering with the irrigation districts ditch rider access to patrol the ditches. This area needs to be landscaped and irrigated until the time Landruff lane is extended to the West.

Thank you all for your time and we'll see you on the 6th.

Regards,

Trace Leighton
21270 Trigger Ranch Ln
Star, ID

Section 5, Item A.

Leighton Lake Estates HOA
P.O. Box 223
Star, Idaho 83669

Shawn:

Please find below our comments regarding the Quarry at River Park Preliminary Plat approval meeting this Tuesday May 6th. Our board represents all (17) property owners in the Leighton Lake Estates Subdivision.

We would like to see the following requirements enforced by the Star City Council and Star Planning and Zoning as part of the approval of this Preliminary Plat and Final Plat.

1. We are in agreement with ITD that the connection of Eagle Roost Lane to Highway 44 can only be a "Right In, Right Out" access or an "Emergency Only Access" to and from Highway 44. Until the time Highway 44 is widened to 5 lanes and a stop light has been installed. Left in and left out traffic would take away the Trigger Ranch acceleration distance onto 44 and cause a serious traffic hazard for all residents on Trigger Ranch Ln as that being their only entrance and exit. The Quarry has 2 other routes to enter and exit their development.
2. That the Star Sewer and Water requirement be upheld for sewer and water connection stubs be placed at common lot #12 of Leighton Lake Estates Subdivision. These sewer and water connections must be adequately sized for all properties/lots in Leighton Lake Estates Subdivision.
3. A berm with landscaping and open view/privacy fence, similar to what Hunter has installed at River Walk Sub(see photo attached as an example), On the entire Quarry's western property line in where it makes contact with Leighton Lake Estates Subdivision eastern property lines.
4. That Landruff Ln paving and sidewalks stop at the intersection of Landruff and Saddlebred Way. If it continues on to the property line of Leighton Lakes Estates Subdivision, We feel it will just create a parking spot for nonresidents to park and trespass on others property to fish in both developments' private ponds along with interfering with the irrigation districts ditch rider access to patrol the ditches. This area needs to be landscaped and irrigated until the time Landruff Ln is extended to the West.

Leighton Lake Estates HOA Board appreciates your consideration of these ideas and thank you for all your time in looking out for our community. We look forward to seeing you on the 6th of May.

Thanks again,

Leighton Lake Estates HOA Board

310-497-2902



Shawn Nickel

From: Mark Zirschky <projectmgr@boiseriver.org>
Sent: Monday, July 29, 2024 9:59 AM
To: Shawn Nickel
Subject: Fwd: FW: Agency Transmittal - The Quarry at Riverpark Estates Subdivision
Attachments: Agency Transmittal - The Quarry at Riverpark Estates Subdivision.pdf

Shawn,

Flood Control District 10 requests that access to the river be provided and unobstructed for purposes of routine river inspection and performing tree/gravel removal and bank erosion activities.

Should you have any questions, please do not hesitate to contact me.

Mark Zirschky
 District Manager
 Flood Control District 10
 208-861-2766
www.boiseriver.org



----- Forwarded message -----

From: Barbara Norgrove <bnorgrove@staridaho.org>
Date: Wed, Jul 24, 2024 at 3:04 PM
Subject: FW: Agency Transmittal - The Quarry at Riverpark Estates Subdivision
To: sheriff@adaweb.net <sheriff@adaweb.net>, Daniel.Weed@cableone.biz <Daniel.Weed@cableone.biz>, GIS@tax.idaho.gov <GIS@tax.idaho.gov>, D3Development.Services@itd.idaho.gov <D3Development.Services@itd.idaho.gov>, irrigation.mm.mi@gmail.com <irrigation.mm.mi@gmail.com>, bryce@sawtoothlaw.com <bryce@sawtoothlaw.com>, Melvin.B.Norton@usps.gov <Melvin.B.Norton@usps.gov>, ERIC.GRZEBINSKI@mdu.com <ERIC.GRZEBINSKI@mdu.com>, BRO.Admin@deq.idaho.gov <BRO.Admin@deq.idaho.gov>, kris.margheim@idwr.idaho.gov <kris.margheim@idwr.idaho.gov>, permits@midstarfire.org <permits@midstarfire.org>, lbuckway@msd134.org <lbuckway@msd134.org>, projectmgr@boiseriver.org <projectmgr@boiseriver.org>, bcrawforth@canyonco.org <bcrawforth@canyonco.org>, rstewart@middletoncity.com <rstewart@middletoncity.com>, zoninginfo@canyoncounty.id.gov <zoninginfo@canyoncounty.id.gov>, brandy.walker@centurylink.com <brandy.walker@centurylink.com>, samuel.flores@sparklight.biz <samuel.flores@sparklight.biz>, jack.nygaard@phd3.idaho.gov <jack.nygaard@phd3.idaho.gov>, oocc@canyonco.org <oocc@canyonco.org>, kdahl@canyonco.org <kdahl@canyonco.org>, zoninginfo@canyonco.org <zoninginfo@canyonco.org>, info@pioneerirrigation.com <info@pioneerirrigation.com>, syarrington@adacounty.id.gov <syarrington@adacounty.id.gov>, hday@starswd.com

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

August 5, 2024

Shawn L. Nickel
Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130
Star, Idaho 83669
snickel@staridaho.org

Subject: Quarry at Riverpark Estates Subdivision
File No. PP-24-05 Preliminary Plat
PR-24-04 Private Street

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.

For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of

waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK

City of Star

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

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
David Hershey

18 November 2024

Shadow Jungenberg
CK Engineering
1300 E State Street #102
Eagle, ID 83616

Re: The Quarry at River Park – Preliminary Plat Application

Dear Mr. Jungenberg

The City of Star Engineering Department has reviewed the Preliminary Plat for the Quarry at River Park dated June 21, 2024. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and question based on our review.

1. The proposed project is located within the Special Flood Hazard Area, a floodplain application shall be submitted prior to approval of the preliminary plat. Site plan must include BFE cross sections.
2. Preliminary Grading Plan must include preliminary road layouts, including preliminary contours for road alignments.
3. All irrigation ditches, drains and canals shall be shown, delineated and labeled on the Preliminary Site Grading and Drainage Plans. Show all ditch and drainage easements on both the Preliminary Site Grading and Drainage Plans as well as the Preliminary Plat.
4. Preliminary stormwater information shall be included with the application. Information shall include a narrative describing the intent of the stormwater plan plus preliminary locations of all stormwater improvements, including pipes and drainage facilities.

5. Per discussions with the design engineer additional water mains shall be included in the final construction drawings for better service of the potable water system for both the proposed development and adjacent property owners.
6. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a subdivision-wide pressure irrigation system will be required for each final plat. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
7. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
8. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
9. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
10. 10-foot easements for pressure irrigation lines will need to be shown once the applicant determines the alignment location(s) for the facilities.
11. Easements for sewer/water facilities will be required where placed outside of public right of way.

We are requiring that the conditions 1 through 4 listed above be addressed prior to approval of the Preliminary Plat. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above-referenced Preliminary Plat 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

City of Star

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

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
David Hershey

29 April 2025

Shadow Jungenberg
CK Engineering
1300 E State Street #102
Eagle, ID 83616

Re: The Quarry at River Park – Preliminary Plat Application

Dear Mr. Jungenberg

The City of Star Engineering Department has reviewed the Preliminary Plat for the Quarry at River Park. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and question based on our review.

1. The property is located within the Special Flood Hazard Area, prior to approval of construction drawings a detailed Floodplain Application shall be submitted.
2. Per discussions with the design engineer additional water mains shall be included in the final construction drawings for better service of the potable water system for both the proposed development and adjacent property owners.
3. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a subdivision-wide pressure irrigation system will be required for each final plat. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
4. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
5. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.

6. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
7. 10-foot easements for pressure irrigation lines will need to be shown once the applicant determines the alignment location(s) for the facilities.
8. Easements for sewer/water facilities will be required where placed outside of public right of way.

We recommend that the preliminary plat be APPROVED with the conditions listed above. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above referenced preliminary plat 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



March 5, 2025

City of Star Planning & Zoning Commission &
City Council
PO Box 130
Star, Idaho 83669
Attention: Shawn Nickel, Administrator

H5 land Holdings 6, LLC & School House
Ranch LLC
923 S Bridgeway Place Eagle,
Idaho 83616
Attention: Todd Tucker

**RE: The Quarry at River Park Estates Subdivision
PP-2024-05 Preliminary Plat-2nd Review**

Jurisdiction

By agreement with the City (Highway District 4/Star Public Agency Coordination Agreement, June 6th, 2007), HD4 acts as the supervisory authority for all public roads within the City limits that also lie within Canyon County (except those highways under the jurisdiction of Idaho Transportation Department). This supervisory authority includes highway planning, the establishment of design and use standards, access controls, review and approval of plats and development plans, and other operations and management duties assigned to highway districts under Idaho Code. For consistency within the city, HD4 has adopted the ACHD Policy Manual Sections 3000 – 3005, 7200 – 7211, and the associated exhibits for use within Star city limits for roadway cross sections and geometric standards.

General

Highway District No. 4 (HD4) has received a Preliminary Plat/TIS for the above referenced development within the City of Star, Idaho. HD4 offers the following comments in this matter:

Preliminary Plat

1. Revise note #17 to specify ***“The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.”*** HD4 will not allow a License Agreement for Storm Drain responsibility.
2. Revise to show geometry of Landruff alignment with Leighton Lakes, add to show horizontal TBC/CL/ROW curve as it matches future. As shown, layout will need to be revised, at a minimum, move the tangent portion south for sidewalk to be within unimproved ROW of Leighton Lakes.(see attached), ***or*** revise to stub Landruff perpendicular to west boundary (by curve or tangency).
3. ***Many developments within the vicinity have encountered high ground water provide high groundwater monitoring dates and elevation.***
4. Revise to add notation on the Preliminary Plat to continue existing access for the two parcels (R34049010 & R34049010A) at 21309 Blessinger Rd, that appears to be located adjacent to the subject property. Provision for an easement, private road, or public road should be made to serve these existing properties during construction until the final build out of adjacent phases that provides access.
5. Revise note #12 Lot \pm 127 and 128...

TIS Comments

1. *Determine a proportionate share of impacts to the SH 44/Blessinger & SH 44/ Kingsbury intersection for The Quarry at River Park, using the current background traffic + new development.*
2. *Determine the timing (in terms of new residential units = 1 PM peak hour trip added to the current background) where improvements to the SH 44/Blessinger intersection are required for capacity and/or safety concerns. Improvement stages to be considered, at a minimum, include:*
 - a. *Re-alignment of Blessinger Rd approaches at SH 44 to correct the existing approach offset (approximately 55-feet) and reduce left-turn conflicts for NB & SB Blessinger; and*
 - b. *Installation of 3x3 traffic signal at SH 44/Blessinger intersection.*
 - c. *Other interim intersection control types may be considered. (not found in safety section)*
3. Evaluate the phasing plans of the Quarry and River Park Estates, specify the timing of future improvements to the Blessinger/SH 44 intersection are recommended as follows:
 - a. **Minor re-alignment of Blessinger approaches to correct offset:** 235th Home (of combined Quarry/River Park or adjacent development) or with River Park Phase 4, which ever happens first.
 - b. **Capacity improvements to Blessinger/SH 44 intersection:** 301st Home (of combined Quarry/River Park or adjacent development) or with River Park Phase 5, which ever happens first. (Both NB and SB Blessinger approaches at LOS F in AM and PM peak hours).
 - c. Timing of these improvements and/or approval of additional development phases should be subject to change if operational or safety concerns are determined by the District to be in the public interest.
4. Revise to specify mitigation measures for SH 44/Blessinger to satisfy the threshold requirements, above.
5. *Determine a similar proportionate share of impacts to the SH 44/Kingsbury intersection, assuming Landruff Lane is extended between Blessinger Rd and Kingsbury.*
6. *Evaluate the need and/or timing of improvements to the SH 44/Kingsbury intersection (in terms of new residential units = 1 PM peak hour trip added to the current background) where improvements or modifications to intersection control are required for capacity or safety.*
7. Revise/Verify Figures 2 & 3 (AM & PM site generated trips) Blessinger/SH 44 intersection indicates no NB-LT(am) and no EB-RT(pm) trips. If 30% of the site generated trips are to/from the west via HW-44 why are they not shown. (2034 Total traffic show movements on Fig 2 thru 5).
8. Coordinate with ITD on their comments for Preliminary Plat/TIS topics.

A development agreement will be required by HD4 as a condition of preliminary plat approval, which will include an obligation to provide a proportionate share of costs for interim safety and capacity improvements on the SH 44 corridor which may become necessary prior to action by Idaho Transportation Department. HD4 has received in the past months many applications for preliminary plats along the SH 44 corridor between Can Ada Rd and Kingsbury Rd (and anticipates several more), generating more than 25,000 new vehicle trips per day.

Improvements to the SH 44 corridor are under jurisdiction of ITD, which is currently undertaking a planning study to identify necessary future improvements. It is possible capacity and/or safety issues will reach critical levels prior to the design and construction of SH 44 corridor improvements by the state, which are not anticipated to be constructed prior to 2028 at the earliest. Longer timelines for improvements to this corridor by the state are more probable, such that HD4 expects local agencies and developers will need to fund interim improvements at several intersections along SH 44 (Can-Ada Rd, Bent Lane, Blessinger Rd, & Kingsbury Rd) to accommodate traffic growth in west Star.

Preliminary plats are presented to the HD4 Board of Commissioners for approval after review by staff. Please revise the preliminary plat and TIS to address the comments above, and submit 1 paper copy and an electronic copy of both items, accompanied by a comment response letter on how the comments were addressed/revised, for subsequent review. Preliminary plats can generally be included on a board agenda for consideration within two weeks of staff approval, subject to available space.

Please feel free to contact me with any questions on this matter.

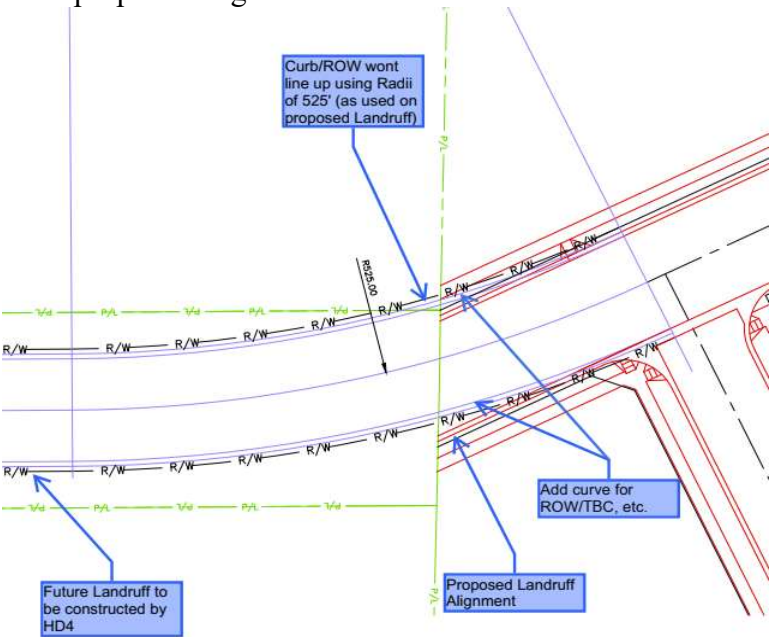
Respectfully,



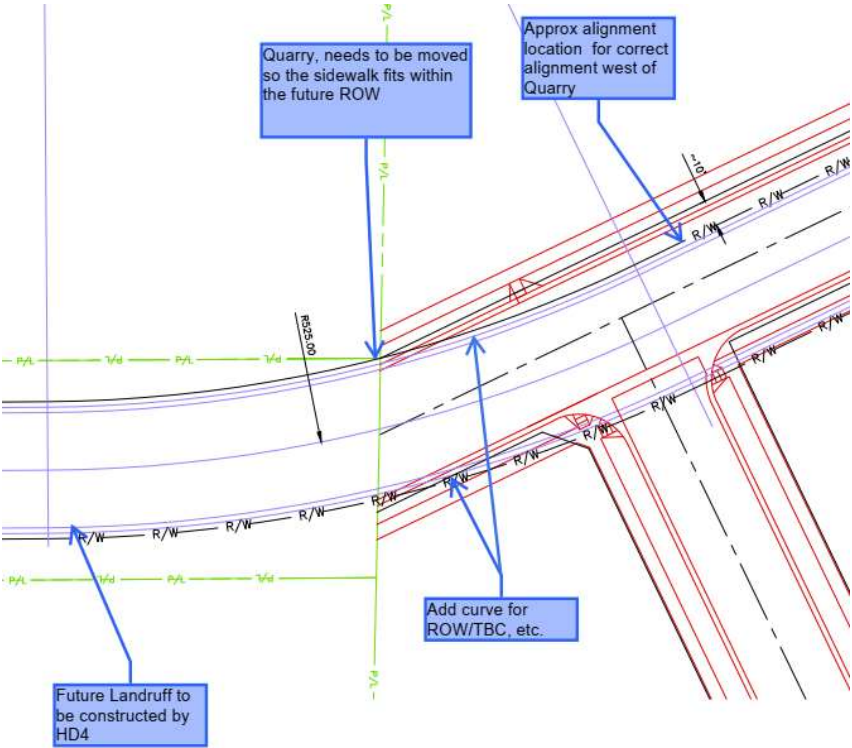
Kraig Wartman
Senior Engineering Tech.
Highway District No. 4

File: The Quarry at River Park Estates Subdivision
Chris Hopper, District Engineer

With proposed alignment for Landruff – Does Not Match for Future



Revising the alignment of Landruff – Meets Future Alignment





CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department 

MEETING DATE: May 6, 2025 – PUBLIC HEARING

FILE(S) #: PUD-24-01 – Planned Unit Development
DA-MOD-21-19 – Development Agreement
PP-24-06 – Preliminary Plat for **Hacienda de Estrella Subdivision**

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Becky Yzaguirre
Ardurra
2471 S. Titanium Place
Meridian, Idaho 83642

Owner:

Richmond Heights LLC
P.O. Box 140298
Boise, Idaho 83714

REQUEST

Request: The Applicant is seeking approval of a Planned Unit Development, a Development Agreement Modification, and Preliminary Plat for a proposed mixed-use development consisting of 38 residential lots, 8 live/work lots, and 5 commercial lots. The property is located on the southwest corner of Hwy 44 and Bent Lane in Star, Idaho, and consists of 14.24 acres.

PROPERTY INFORMATION

Property Location: The subject property is located on the southwest corner of State Hwy 44 and Bent Lane. Canyon County Parcel No's. R3401000000 & R3401001200.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Commercial (C-2-PUD-DA)	Commercial	Vacant Ground
Proposed	Commercial (C-2-PUD-DA)	Commercial	Commercial and Residential
North of site	Mixed Use (MU)	Commercial/Industrial Corridor	Agricultural Residential
South of site	Residential (R-2 & R-5)	Estate Urban Residential	Star River Ranch & Legado Subdivisions
East of site	Commercial (C-2-DA) Residential (R-5) Agricultural (County)	Commercial/Industrial Corridor/Estate Urban Residential	Agricultural Residential
West of site	Residential (R-2-DA) Commercial (C-2-PUD-DA)	Estate Urban Residential/Commercial Industrial Corridor	Sorano Estates Subdivision

Existing Site Characteristics: The property is currently vacant.

Irrigation/Drainage District(s): Middleton Irrigation Assn. Inc.
Middleton Mill Ditch Company
P.O. Box 848
Middleton, Idaho 83644

Flood Zone: This property is currently located in a Special Flood Hazzard Area.
FEMA FIRM Panel Number: 16027C0259G
Effective Date: 6/07/2019
Flood Zone: AE

Special On-Site Features:

- ★ Areas of Critical Environmental Concern – No known areas.
- ★ Evidence of Erosion – No evidence.
- ★ Fish Habitat – No.
- ★ Floodplain – Yes (Zone AE).
- ★ 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.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	February 1, 2024
Neighborhood Meeting Held	May 13, 2024
Application Submitted & Fees Paid	July 2, 2024
Application Accepted	July 24, 2024
Residents within 300' Notified	April 21, 2025
Agencies Notified	July 24, 2024
Legal Notice Published	April 19, 2025
Property Posted	April 17, 2025

HISTORY

August 17, 2021

Council approved applications for Annexation and Zoning (AZ-21-13), Development Agreement (DA-21-19) and Conditional Use Permit (CUP-21-04) for Grace Assisted Living Facility. The property was zoned commercial (C-2-DA).

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1E-1: TERMS DEFINED:

COMMERCIAL USE: An occupancy of a building, structure or other property which involves any retail sale, wholesale distribution, office, entertainment service, recreational area, restaurant, room for rent, manufacturing, hybrid production facility or other nonresidential use. However, this definition shall not include home occupations, churches, public schools, hospitals, public civic centers or public recreation facilities, or other facilities owned by, or operated strictly for the benefit of the public.

MIXED USE DEVELOPMENT: The development of a tract of land which includes uses from two (2) or more of the land use categories such as residential, commercial, office, light industrial, public space or agricultural. See also definition of Multiple Use Building and Live/Work Unit.

PLANNED UNIT DEVELOPMENT (PUD): Property planned as a unit that demonstrates innovation and creativity in site design to protect natural features, preserve open space and create public amenities. A well-designed urban type development characterized by a wide mix of uses, on site amenities, trip capture, and connectivity within the community; conservation of open space and

preservation of environmental attributes; an emphasis on community character and forming a sense of community. A PUD may contain a specific use exception for uses not allowed in the zoning district and may allow for a density bonus.

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

(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.

(C-2) GENERAL COMMERCIAL DISTRICT: To provide for the establishment of areas for commercial uses allowed in other commercial zones and commercial uses which are more intensive than those permitted in other commercial zones, and typically located adjacent to arterial roadways and not immediately adjacent to residential, including the establishment of areas for travel related services such as hotels, motels, service stations, drive-in restaurants, offices, limited warehousing, commercial services and retail sales.

(PUD) PLANNED UNIT DEVELOPMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., R-4-PUD), indicates that the development was approved by the city as a planned unit development, with specific allowances and design approved by Council.

(DA) DEVELOPMENT AGREEMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., C-2-DA), indicates that the zoning was approved by the city with a development agreement, with specific conditions of zoning.

8-3A-3: USES WITHIN ZONING DISTRICTS

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses

<u>ZONING DISTRICT USES</u>	C-1		C-1
Accessory structure - Residential or Commercial	A	Concrete batch plant 1	N
Adult business/adult entertainment	N	Conference/convention center	P
Agriculture, forestry, fishing	N	Contractor's yard or shop 1	N
Airport	N	Convenience store	C
Animal care facility 1	P	Dairy farm	N
Artist studio1	P	Drive-through establishment/drive-up service window 1	C
Arts, entertainment, recreation facility1	C	Dwelling:	
Asphalt plant 1	N	Multi-family 1	N
Auction facility	N	Secondary 1	N
Automated Teller Machine (ATM) 1	A	Single-family attached	N
Automotive hobby 1	N	Single-family detached	N
Automotive mechanical/electrical repair and maintenance	C	Two-family duplex ¹	N
Bakery- Retail or Manufacturing	P	Live/Work Multi-Use 1	N
Bar/tavern/lounge/drinking establishment	C	Educational institution, private	C
Barbershop/styling salon	P	Educational institution, public	C
Bed and breakfast	P	Equipment rental, sales, and services	C
Beverage bottling plant	N	Events/Entertainment Facility, public or private (indoor/outdoor) 1	C
Boarding house	N	Fabrication shop	N
Brewery/Distillery	C	Farm	N
Brewpub/Wine Tasting	C	Farmers' or Saturday market	C
Building material, garden equipment and supplies	C	Feedlot	N
Campground/RV park 1	N	Financial institution	P

	C-1		C-1
Caretaker Unit 1	A	Flammable substance storage	N
Cement or clay products manufacturing	N	Flex Space	C
Cemetery 1	N	Food products processing	C
Chemical manufacturing plant 1	N	Fracking	N
Child Care center (more than 12) 1	C	Gasoline, Fueling & Charging station with or without convenience store 1	C
Child Care family (6 or fewer) 1	A	Golf course/Driving Range	C
Child Care group (7-12) 1	C	Government office	P
Child Care-Preschool/Early Learning1	C	Greenhouse, private	N
Church or place of religious worship1	C	Greenhouse, commercial	C
Civic, social or fraternal organizations	P	Guesthouse/granny flat	N
Healthcare and social services	P	Power plant	N
Heliport	N	Processing plant	N
Home occupation 1	N	Professional offices	P
Hospital	C	Public infrastructure; Public utility major, minor and yard 1	C
Hotel/motel	C	Public Utility Yard	C
Ice manufacturing plant	N	Recreational vehicle dump station	C
Institution	C	Recycling center	C
Junkyard	N	Research activities	P
Kennel	N	Restaurant	C
Laboratory	P	Retail store/retail services	C
Laboratory, medical	P	Retirement home	C
Laundromat	P	Riding Arena or Stable, Private/ Commercial	N

	C-1		C-1
Laundry and dry cleaning	P	Salvage yard	N
Library	P	Sand and gravel yard	N
Manufactured home 1	N	Service building	P
Manufactured home park 1	N	Shooting range (Indoor/Outdoor)	C/N
Manufacturing plant	N	Shopping or Commercial center	C
Meatpacking plant	N	Short Term Rentals 1	N
Medical clinic	P	Solid waste transfer station	N
Mining, Pit or Quarry (excluding accessory pit) 1	N	Storage facility, outdoor (commercial)1	C
Mining, Pit or Quarry (for accessory pit) 1	A	Storage facility, self-service (commercial)1	C
Mortuary	C	Swimming pool, commercial/public	P
Multiple Use Building 1	C	Television station	N
Museum	P	Temporary living quarters 1	N
Nursery, garden center and farm supply	P	Terminal, freight or truck 1	N
Nursing or residential care facility 1	P	Truck stop	N
Office security facility	P	Turf farm	N
Parking lot/parking garage (commercial)	C	Vehicle emission testing 1	P
Parks, public and private	P	Vehicle impound yard 1	N
Pawnshop	P	Vehicle repair, major 1	C
Personal and professional services	P	Vehicle repair, minor 1	C
Pharmacy	P	Vehicle sales or rental and service 1	C
Photographic studio	P	Vehicle washing facility 1	C
Portable classroom/modular building (for private & public Educational Institutions) ¹	P		

	C-1	
Vehicle wrecking, junk or salvage yard ¹	N	
Veterinarian office	P	
Vineyard	N	
Warehouse and storage	N	
Wholesale sales	P	
Winery	N	
Wireless communication facility 1	C	
Woodworking shop	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
C-2	35'/60' ⁵	20'	5'	0' ⁴	20'

Notes:

1. 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 overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

8-3B-3: RESIDENTIAL DISTRICTS: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

J. Additional residential standards applying to all new residential subdivisions:

1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
 1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. A minimum of three (3) architectural elements shall be provided for all single-family residential structures. These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

8-3B-3 - FIGURE EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
 5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
- a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans

c. 101 and over units = minimum of 10 architectural styles and/or floorplans

3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners Association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

8-3C-1: ALL COMMERCIAL AND OFFICE DISTRICTS:

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. New commercial developments shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.
- C. Big box retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- D. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present, or new alleyways as permitted by the transportation authority.
- E. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.
- F. Site Improvements:
 - 1) Prior to any ground disturbance for any commercial, industrial or other non-residential buildings, a Commercial Site Improvements application shall be submitted to the City for approval by the City Engineer. This shall include any new site development initiated prior to a City Building permit.
 - 2) In any development that requires a traffic signal as part of the approval process, the applicant shall be responsible for providing an Emergency Opticom System to the intersection.

- 3) One (1) full-size copy of the construction drawings, drawn in accordance with the requirements hereinafter stated. The construction Drawings shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.
 - a. Application shall include compliance with Section 8-4A-8 and 8-4A-11 of this ordinance.
 - b. Construction drawings shall include both above ground and below ground improvements, including the proposed building envelope of proposed improvements. Said improvements must include proposed finished grades of all impervious surfaces, and shall be in conformance with all Federal, State, and local regulations. Construction drawings shall include an erosion and sediment control plan, prior to pre-construction meeting.
 - c. Electronic file of all application materials in original .pdf format shall be submitted with the application on a thumb drive.
- 4) Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

Certification Of Completion: Upon the completion of construction of any commercial development, and/or other improvements subject to architectural review approval, a written certification of completion shall be prepared by the licensed engineer and/or architect responsible for the approved plan. The certifications of completion shall state that the installation of all improvements is in substantial compliance with the city approved plans. This certification shall be submitted prior to the issuance of a certificate of occupancy, signature of a final plat, or release of bond, and is required as a part of, and not in lieu of, the inspections performed, and certificates issued by the city.

8-3G-1: ARCHITECTURAL OVERLAY DISTRICT:

- A. An Architectural Overlay District boundary is all of the existing Central Business District north of the Boise River, and approximately 750' on either side of SH-44 from city limit to city limit, and Star Road from the Boise River north, and including all future annexations within this area. This shall also include all other non-residential zoned uses and properties throughout the City. Single-family dwellings that are part of an approved PUD or Conditional Use Permit shall comply with this section.
- B. Architectural Overlay District includes the entirety of the South of the River Area Plan.

- C. The "STAR DESIGN GUIDELINES, CENTRAL BUSINESS DISTRICT AND RIVERFRONT CENTER" (the Guidelines), is adopted through this ordinance. It may be amended from time to time by a Resolution of the Star City Council and shall be used within the Architectural Overlay District.
- D. If the Architectural Overlay District Guidelines conflict with other parts of the City of Star code, the Architectural Overlay District Guidelines shall be used.

8-4A-21: MAILBOXES:

All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



8-4E-1: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - APPLICABILITY:

The standards for common open space and site amenities shall apply to all residential developments with a density exceeding one dwelling unit per acre.

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 total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.
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 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.

5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Usable Area Open Space: The following qualifies to meet the usable area 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, as determined by the Administrator;

c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;

d. A plaza.

e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.

f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).

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, as determined by the Administrator.

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 with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).
 - b. Children's play structures.
 - c. Sports courts.
 - d. Additional open space in excess of 10% qualified 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;

h. Pond and/or waterway amenities including, but not limited to docks, shade structures, ADA access, and fish stocking.

6. Community Gardens.

D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

E. Maintenance:

1. All common open space and site amenities shall be owned by and be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

8-6A-3: PRELIMINARY PLAT PROCESS

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title, and the criteria and standards contained herein.

B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. Any unresolved

access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.
2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
4. Additional information on the preliminary plat and separately submitted information to include the following:
 - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
 - b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
 - c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
 - d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
 - e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
 - f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
 - g. Contour lines, shown at five-foot (5') intervals where the land slope is greater

than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;

- h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
 - i. Any flood zone information including FEMA FIRM panels;
 - j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;
 - k. Phasing plan showing all proposed phases of the development;
 - l. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
 - m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
 - n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
 - o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
 - p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
 - q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
 - r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
 - s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
5. Additional information in the application as determined by the administrator may include the following:
- a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
 - b. Colored site plan and renderings of a subdivision detailing residential lot

locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

c. F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

PLANNED UNIT DEVELOPMENT

8-7-1: PURPOSE:

A. The purpose of the planned unit development (PUD) requirements is to provide an opportunity for exemplary site development that meets the following objectives:

1. Preserves natural, scenic and historic features of major importance;
2. Allows for innovative design that creates visually pleasing and cohesive patterns of development; and
3. Creates functionally integrated development that allows for a more efficient and cost-effective provision of public services.
4. Master planning of large acreages that include a variety of residential and commercial uses within one development.

B. It is not the intent that the PUD process be used solely for the purposes of deviation from the dimensional standards in the district, however deviations from dimensional and other standards within this title, may be approved for portions of the development by the council if the PUD incorporates design features that add to the overall design and quality of the proposed development. By allowing dimensional standard deviations in portions of the development, exceptions in land uses allowed and pre-approvals of specific uses as conditions of approval within the PUD application process, the City expects in return a unique development that provides upgraded open space and amenities, mixed uses, multiple residential styles and superior site design.

8-7-2: APPLICABILITY:

A planned unit development can be developed in any district. A PUD must have both commercial and a variety of residential components in order to qualify.

8-7-3: PROCESS:

A. Preapplication Meeting: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a planned unit development. The meeting should be held well in advance of the preparation of the planned unit development application, and before a neighborhood meeting is scheduled. A draft site plan and preliminary plat map (if required) shall be provided to staff at the meeting.

B. Application Requirements: An application, map requirements, and fees, shall be submitted to the administrator.

1. At the discretion of the administrator, designee or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, floodplain, cemetery, manufactured home parks, or hazardous or unique areas of development. Phasing plans shall be included in the application if the project is to be phased.

2. A site amenity plan shall be provided with the planned unit development application.

C. Concurrent Review: Concurrent review of other applications may be required as determined by the administrator. In cases where subdivision platting would be necessary, concurrent review of preliminary plat is required.

D. Public Hearing Requirements: All planned unit development applications shall comply with the public notice and hearing procedures contained within this title.

8-7-4: STANDARDS:

The council may approve planned unit developments, in accord with the following standards:

A. General Use Standards:

1. Deviations from Underlying District Requirements: Deviations from dimensional and other standards within this title may be approved by the council if the PUD incorporates design features that add to the overall design and quality of the proposed development. The exception is that along the periphery of the planned development, the applicable setbacks as established by the district shall not be reduced. Internal setback deviations may be considered by Council with approval from the Fire District, when emergency concerns are addressed. Examples for considerations may include, but are not limited to, alley-loaded homes providing multiple access points, and/or fire-sprinkled homes.

2. Allowed Uses: Applicant may request that specific conditional use(s) be allowed in the district as principal permitted use(s) and up to twenty-five percent (25%) of non-permitted uses be allowed as permitted uses if the council finds that compatibility within the PUD, compatibility with adjacent uses and compliance with the intent of the comprehensive plan is provided. It is at

the sole discretion of the Council to approve non-permitted uses within the development, including the maximum amount of those non-permitted uses.

3. Private Streets and Service Drives: The uses within the planned unit development are interconnected through a system of roadways and/or pathways as appropriate. Private streets and service drives may be permitted, if designed and constructed to the transportation authority standards and in accord with this title. The approval of private streets shall not prevent access and/or interconnectivity to adjacent properties or otherwise create unreasonable development opportunities.

4. Buildings Clustered: Buildings shall be clustered where practical to preserve scenic or environmentally sensitive areas in the natural state, or to consolidate small open spaces into larger, more usable areas for common use and enjoyment.

5. Density Bonus: A residential density bonus may be given for dedications of land for public use such as school, park, fire station or recreational facility provided to the public entity by donation or at a cost less than, or equal to, the applicant's predevelopment cost for that land. The bonus shall be proportional to the amount of land being dedicated. For example, if ten (10) percent of the total property is being donated, the density bonus shall be ten (10) percent. However, in no case shall the bonus exceed twenty-five (25) percent of the units permitted by the district.

B. Private Open Space: In addition to the common open space and site amenity requirements of this title, a minimum of eighty (80) square feet of additional, private, usable open space shall be provided for each residential unit not planned as single-family detached. This requirement can be satisfied through porches, patios, decks, and enclosed yards. Landscaping, entryway and other accessways do not count toward this requirement.

C. Residential Use Standards:

1. Housing Types: A variety of housing types may be included within a single planned development, such as attached units (townhouses, duplexes), detached units (patio homes), single-family and multi-family units, regardless of the district classification of the site, provided that the overall density limit of the district is maintained. A minimum of two (2) housing types shall be provided for all PUD's.

D. Infill Planned Developments: Properties of five (5) acres or less within the city of Star, that are located in areas already substantially developed (at least 80 percent of the land area within 300 feet of the boundaries of the parcel) and where water, sewer, streets, schools and fire protection have already been developed and are provided. Upon recommendation of the administrator, the council may approve exceptions to other sections of this title as an incentive for in-fill development, including, but not limited to the following:

1. The council may allow up to a twenty-five percent (25%) increase in the density permitted for

the district in which the site is located. It is at the sole discretion of the Council to approve the maximum density bonus requested. Density bonuses shall not be allowed in the CBD.

2. The council may also waive or modify open space and amenity requirements set forth in this section depending on the size and scale of the planned development and proximity to public open space, pathways or greenbelts.

E. Conditions, Bonds and Safeguards: In approving the planned unit development, the council may prescribe appropriate conditions, additional conditions, bonds, and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.
2. Control the sequence and timing, or phasing, of the uses.
3. Control the duration of the use. Assure that the use and the property in which the use is located is maintained properly.
4. Designate the exact location and nature of the use and the property development.
5. Require the provision for on site or off-site public facilities or services.
6. Require more restrictive standards than those generally required in this title.
7. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, which provides services within the city.

8-7-5: REQUIRED FINDINGS:

Upon recommendation from the administrator, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a planned development request, the council shall make the following findings:

- A. The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.
- B. The planned unit development preserves the significant natural, scenic and/or historic features.
- C. The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.
- D. The internal street, bike and pedestrian circulation system is designed for the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions contained within the development, nor place an undue burden upon

existing transportation and other public services in the surrounding area.

E. Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.

F. The proposal complies with the density and use standards requirements in accord with his title.

G. The amenities provided are appropriate in number and scale to the proposed development.

H. The planned unit development is in conformance with the comprehensive plan.

8-7-6: TIME LIMITATIONS:

The time limitations and extensions as set forth for conditional uses within this title shall also apply to planned unit developments.

8-7-7: MODIFICATIONS:

The modification provisions as set forth for conditional uses within this title shall also apply to planned unit developments.

8-5-27: PUBLIC INFRASTRUCTURE; PUBLIC UTILITY MAJOR, MINOR AND YARD:

A. Accessory uses directly related to the maintenance and fueling of vehicles (including, but not limited to, truck and trailer washing, fuel pumps, garages for minor repair) may be allowed.

B. Installation of underground fuel tanks shall require written approval from the Idaho division of environmental quality, Idaho department of water resources, and Star joint fire protection district.

C. No portion of the outside storage areas and/or outside activity areas may be visible from any highway, interstate, gateway corridor, principal arterial, or minor arterial as herein defined.

D. All driveways into and through the facility and any open area with a driving surface shall be surfaced with a dustless material including, but not limited to, asphalt, concrete, pavers or bricks.

E. For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand feet (1,000') from a hospital or school.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Commercial

Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan.

Commercial/Industrial Corridor

This area is located along the Hwy 44 corridor and is approximately 1,000 feet deep on both sides of the highway. Suitable primarily for the development of a wide range of commercial and light industrial activities including offices, retail, service establishments, manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park, and similar uses. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. All development within this land use shall be free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare. Uses on the fringes shall transition to and be compatible with existing and future residential uses.

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.
- Work to create a vibrant Central Business District.
- 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.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

8.5.6 Policies Related Mostly to the Commercial Planning Areas

- A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights.
- B. Encourage commercial facilities to locate on transportation corridors.
- C. Locate neighborhood services within walking distance to residential development.
- D. Discourage the development of strip commercial areas.
- E. Maintain and develop convenient access and opportunities for shopping and employment activities.
- F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.
- G. Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.
- 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.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

18.4 Implementation Policies:

E. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.

PROJECT OVERVIEW
COMPREHENSIVE PLAN & DEVELOPMENT CODE COMPLIANCE

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAT:

Through the Planned Unit Development (PUD) process, the applicant requests approval of multiple land use types within the development including, single family attached residential, live-work and neighborhood commercial. The PUD will allow the proposed uses to be integrated together to provide for pathway connections, parking and landscaping, setbacks and amenities in one approval process. **Within the existing C-2 zoning district, the proposed non-conforming land uses (attached residential and live/work) will make up 3.05 acres (21.42%) of the total development.**

The Planned Unit Development overall master plan consists of 46 residential units including 38 single-family attached dwellings, 8 live/work units and 5 commercial lots, with multiple common lots.

The neighborhoods include different lot sizes and residential dwellings:

Single-Family Attached: 38 units

2,725 to 2,727 square feet (average lot dimensions: (27' x 101')

Live/Work Units: 8 units

2,490 to 2,739 square feet (average dimensions: (30' x 83')

Commercial Lots: 5 lots

20,382 to 48,655 square feet

Proposed Setbacks:

Code Requirement	Front Yard Setback - 15' to living area/side load garage 20' to garage face	Rear Yard Setback – 15'	Interior Side Yard Setback 7.5'	Street Side Yard Setback 20'
Requested Setback	20' to living area/side 20' garage face Zero-Lot-Lines for Attached Units	10'	5' (10' between Buildings)	20'

Council originally approved 0-lot line side yard setbacks for the Grace Assisted Living residential units. This is recorded in the DA (**see attached exhibit**). Any additional variations will need to be included in the requested Development Agreement Modification.

The Star Fire District has indicated in their review letter that they would support the proposed 5' side yard setbacks (10' between buildings) without fences between buildings.

Sewer and Water will be provided by the Star Sewer and Water District and is in close proximity to the property. Annexation into the Sewer and Water District will be required.

The roads in the preliminary plat will be public throughout the development. There will be three main road sections within this plat.

Landruff Lane – To be built along the southern portion of the development

This is proposed to be 47 feet from back of curb to back of curb with a 7-foot detached sidewalk. The planter strip is only 2 feet wide and does not satisfy the 8-foot requirement in Section 8-8C-1. Landruff Lane will be built by multiple developments and should be consistent in design and construction. The Sorano Estates Development to the west, is proposing the same width of pavement, but with 12-foot-wide planter strips.

Bent Lane – Existing road along the eastern portion of the development to be improved

Bent Lane will be improved on the development side by adding 13 feet of pavement along with a curb and gutter. There will also be a 7-foot detached sidewalk with an 8-foot landscape strip.

Interior Local Roads – To be constructed

The local roads are proposed to be 36 feet from back of curb to back of curb with attached 5-foot sidewalks. The attached sidewalks were not previously approved by the existing Development Agreement and will need to be approved by Council.

This property also has frontage along State Highway 44. The Applicant will be required to build an 8-foot-wide detached sidewalk with an 8-foot landscape strip. The Applicant may also bond for the sidewalk as allowed by the highway district.

As per Highway District #4 policy, all sidewalks are located outside of the right of way, which will put ownership and maintenance on the HOA. It is also the policy of HD4 to have all street drainage above ground.

The Unified Development Code, Section 8-4E-2, requires a development of this size to have a minimum of one (1) site amenity. The total open space within the development is 2.5 acres, or 17.56 percent of the site. The usable open space provided is 2.35 acres, or 16.50 percent. A central common area is in the center of the project consisting of 14,389 square feet. The lot includes a covered picnic area and park benches, satisfying this requirement.

The C-2 zoned commercial lots should be limited to uses compatible with the future, adjacent residential uses. Staff is recommending that the Council consider the following C-1 uses for the future commercial.

- **Allowed uses outright* (principally permitted & conditional use) within the C-1 zoned properties: Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices. All principally permitted uses in C-1 zone unless otherwise listed herein.**

*** Subject to CZC and Design Review Approval**

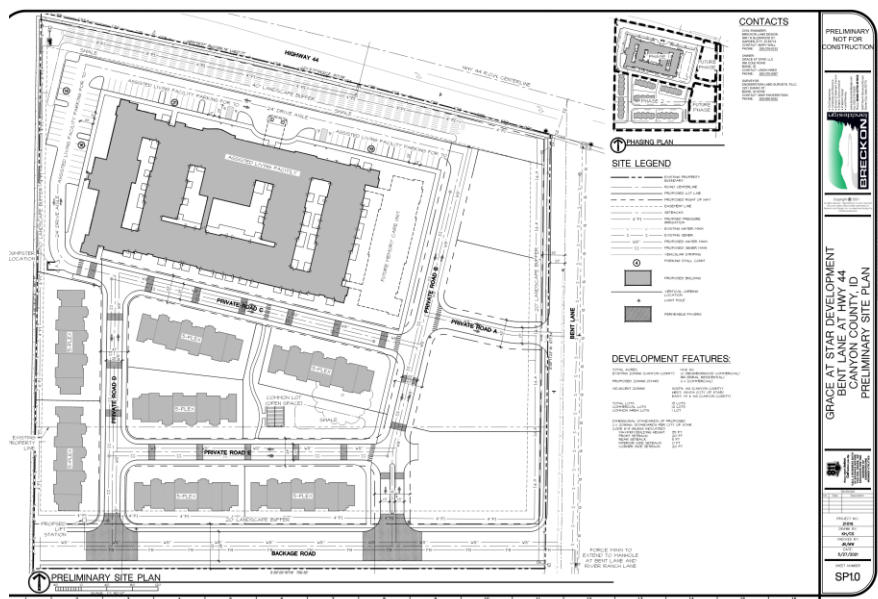
- **Uses Allowed only as Conditional Uses within the C-1 zoned properties: Animal Care Facility; Drive-through establishment /drive-up service window; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Educational Institution, Flex Space; Government Office; Laundromat; Laundry and Dry Cleaning; Portable Classroom/Modular Building; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Restaurant; Retirement Home; Warehouse and Storage; Shooting range (indoor/outdoor); Shopping or Commercial center;**
- **Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the Code): Automotive Mechanical/Electrical Repair and Maintenance; Bar/Tavern/Lounge/ Drinking Establishment; Brewpub/Wine Tasting; Convenience Store; Conference/Convention Center; Equipment rental, sales, and services; Events/Entertainment Facility, public or private (indoor/outdoor); Golf Course/Driving Range; Hospital (for profit); Hotel/motel; Mortuary; Pawnshop; Public; Farmers or Saturday Market; Fireworks Stand; Hospital (non-profit); Gasoline, Fueling & Charging Station with or without Convenience Store; Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental and service; Vehicle washing**

facility; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility; Storage facility, outdoor (commercial); Storage facility, self-service (commercial)

ADDITIONAL DEVELOPMENT FEATURES:

- Lighting – Streetlights shall reflect the “Dark Sky” criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight plan or design with the application packet. **The Applicant shall work with Staff on a plan that meets city requirements. This will be required before the final plat can be signed.**
- Street Names – Applicant has provided approval from Canyon County for the proposed street names.
- Subdivision Name – Applicant has provided approval from Canyon County for the proposed subdivision name.
- 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 does not appear to satisfy these requirements. All streets are to have street trees every 35 feet. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until trees are verified in place per code.**
- Block lengths – **Not all blocks meet the 750’ block length requirement and will need to be approved as a waiver through this Council action.**
- Mailbox Cluster – Applicant has received approval from Star Postmaster for the location of the mailbox clusters. **The approval letter and map do not appear to provide the same location of the cluster. The Applicant will need to confirm with Postmaster prior to installation.**
- Phasing – The Applicant is proposing the project be built in one single phase.
- Mitigation fees – All future building permits shall be subject to emergency service mitigation fees, as determined by Council.

- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. The applicant has submitted building elevations for review by Staff and Council. **The submitted elevations appear to satisfy UDC Section 8-3B-3 and contain a minimum of 3 architectural elements. A concept for the live/work has been submitted by the applicant. Future CZC and Design Review shall be required for all commercial and live/work buildings.**
- Structure Height – Applicant is proposing that all residential structures will be thirty-five (35') in height or less.
- Fencing – Staff will require as a condition of approval for the applicant to provide a fencing plan showing all required and proposed fencing and/or buffering.
- **Parking – The applicant has designed the development to include additional parking for guests for the attached residential and live/work uses. This includes approximately 13 on-street parking spaces within the attached residential area of the development and an off-street parking lot containing an additional 16 parking spaces. These 29 spaces, along with a requirement for shared parking easements with the commercial lots, guarantees the availability of additional parking within the entire development.**
- **APPROVED GRACE ASSISTED LIVING SITE PLAN** – The previously approved Grace Assisted Living Facility include the mixture of commercial and residential uses:



DEVELOPMENT AGREEMENT (Modified):

Through the Development Agreement process, the applicant is proposing to work with the City and, when applicable, neighboring property owners to provide further insurances that the development will be built as presented and/or modified by the Council through the review process. Items that should be considered by the applicant and Council include the following:

- Proposed Setbacks (5’ side yard with 10’ between buildings and no fencing)
- Approved Commercial Use
- ITD Proportionate Share Fees
- Street Trees
- Shared Parking and Access Easements
- Fencing and Buffering Plan
- Compliance With Weed Abatement Code
- Future Emergency Mitigation Fees
- Future Residential Building Elevations
- Maintenance of Residential Sidewalks

AGENCY/DEPARTMENT RESPONSES

ITD	August 12, 2024 (TIS Acknowledgment)
Highway District #4	February 27, 2025
Star Fire District	October 4, 2024

PUBLIC RESPONSES

No public comments have been received to date.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, the proposed applications including the preliminary plat meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The Planned Unit Development, as submitted, demonstrates innovation and creativity in site design to protect natural features, preserve open space and create public amenities. The plan is a well-designed urban type development characterized by a wide mix of uses, on site amenities, trip capture, and connectivity within the community. This includes the proposal for a maximum of 25% non-conforming land uses (attached residential and live/work). The proposed maximum allowed density of 3.0 dwelling units per acre for the residential is

offset with commercial acreage and live/work units. Staff is supportive of proposed mixture of land uses and diversity in lot sizes, housing sizes and proposed density.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date. A development agreement will also be brought back to the Council for review of proposed Conditions of Approval for the rezone.

FINDINGS

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

PRELIMINARY PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan.
The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:
 1. *Designing development projects that minimize impacts on existing adjacent properties, and*
 2. *Managing urban sprawl to protect outlying rural areas.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development.
The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.
3. There is public financial capability of supporting services for the proposed development;
The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.
4. The development will not be detrimental to the public health, safety or general welfare;
The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.
5. The development preserves significant natural, scenic or historic features;
The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

PLANNED UNIT DEVELOPMENT FINDINGS:

Upon recommendation from the administrator, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a planned development request, the council shall make the following findings:

- A. The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.*
- B. The planned unit development preserves the significant natural, scenic and/or historic features.*
- C. The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.*
- D. The internal street, bike and pedestrian circulation system is designed for the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions contained within the development, nor place an undue burden upon existing transportation and other public services in the surrounding area.*
- E. Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.*
- F. The proposal complies with the density and use standards requirements in accord with chapter 3, "District Regulations", of this title.*
- G. The amenities provided are appropriate in number and scale to the proposed development.*
- H. The planned unit development is in conformance with the comprehensive plan.*

CONDITIONS OF APPROVAL

Conditions from the Original Development Agreement.

- Facility will have canned lighting outside on the building
- Provide a public road type access from Bent Lane between the commercial pads and a public road on the eastern north/south road. Both roads will provide a 36-foot minimum width and meet Highway District standards.
- Provide an additional 5 parking spaces in the residential portion of the development through road widening or an off-street parking lot

- The applicant shall submit a lot split/lot line adjustment application for approval to create a 70' road corridor along the southern boundary of the property. This area shall be dedicated in the future to the City of Star or Canyon Highway District #4 for the purpose of construction of a roadway as shown on the City of Star ECAMP map.
- A 6-foot site obscuring fence shall be provided along the southern side of the south collector road. This fence shall be constructed by whomever builds the roadway at the time of construction.
 - **Future Land Uses.** Exhibit B represents the currently approved land uses as presented by the owner at the time of Council approval. The owner may, at any time, request a modification to the uses within this Development Agreement, once those future uses are known. At that time, the proposed uses will be reviewed for compliance with the current City Code and Comprehensive Plan. Currently approved conditions or new conditions will be revised or added at that time based on the uses proposed.
 - **Setbacks.** The development shall follow the setbacks required in the C-2 zoning district for the Commercial and Residential Uses (approved by Council). Council approved 0-lot line side yard setbacks for the dwellings.

Conditions of Approval for Current Applications

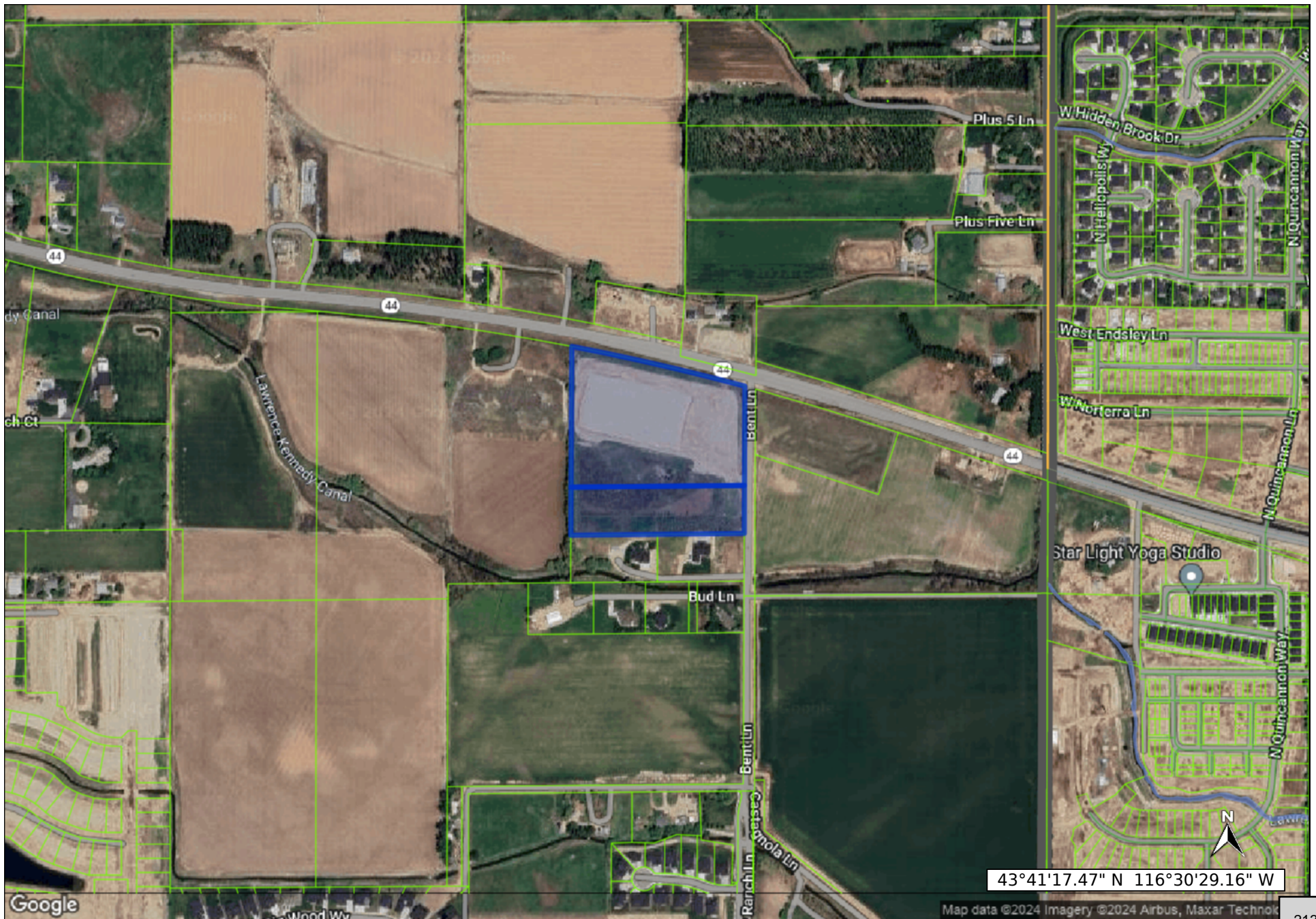
1. The approved Preliminary Plat for the Hacienda de Estrella Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to any development work on the property.**
3. **The applicant has entered into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**
4. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
5. **All sidewalks and planter strips shall be built to UDC standards, unless otherwise approved by Council.**
6. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
7. **The Applicant shall confirm the location of the mail clusters prior to installation. The mailbox cluster must be covered and reasonably lit.**

8. **The Applicant shall provide an updated landscape plan showing compliance with the street tree requirements of one tree for every 35 feet. This will be required prior to signing the final plat.**
9. 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 submit a streetlight plan prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
10. Street trees along all streets shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees. If the trees will be installed by the builder, Certificate of Occupancy may be withheld until trees have been verified they are installed per code.
11. The property associated with this approved Preliminary 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.
12. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including 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. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
13. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
14. 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.
15. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
16. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
17. 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.
18. 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.

- 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. All common areas shall be owned and maintained by the Homeowners Association.
- 21. 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.**
- 22. A sign application is required for any subdivision signs.
- 23. **Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

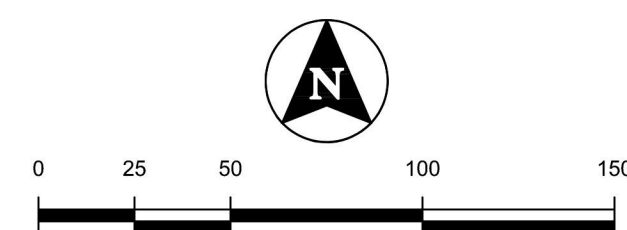
The Star City Council _____ File Numbers PUD-24-01, DA-MOD-21-19 and PP-24-06 for Hacienda de Estrella Subdivision on _____ - _____, 2025.





HACIENDA DE ESTRELLA

COLOR LANDSCAPE PLAN



July 1, 2024 (updated 5-1-25)

City of Star
10769 W State Street
Star, ID 83669

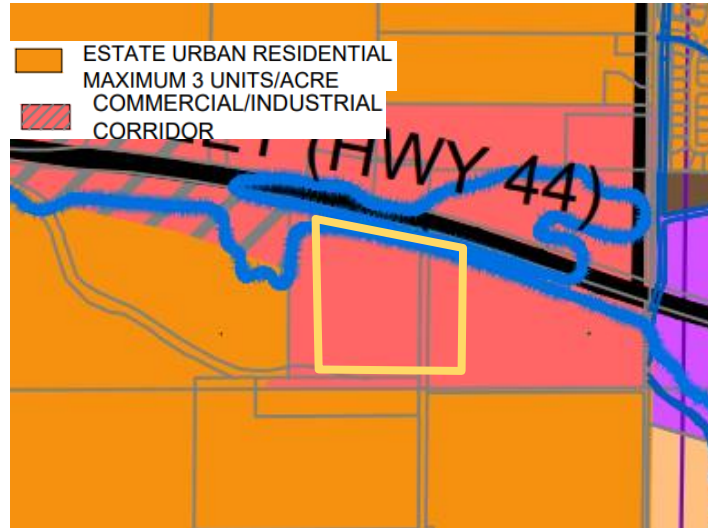
RE: Hacienda de Estrella Subdivision | PUD, Development Agreement Modification, Preliminary Plat Applications

Dear Planning Staff and Council Members,

Ardurra, Inc. is pleased to submit applications for a Development Agreement Modification, Planned Unit Development, and Preliminary Plat Applications to facilitate the Hacienda de Estrella Subdivision's development on the southwest corner of Hwy 44 Bent Ln. As discussed at the Preliminary Application meeting on February 1, 2024, Hacienda de Estrella Subdivision is a mixed-use residential development consisting of commercial, live-work, and for-sale residential duplex units.

Comprehensive Plan

The City of Star's 2040 Comprehensive Plan and Future Land Use Map designates the 14.24-acre property as Commercial. The subject property is surrounded by commercial designations on the north, east, and south, with a commercial/industrial corridor and urban residential estate on the west side of



City of Star Comprehensive Plan

This development is fully compatible with the City of Star's Comprehensive Plan and policies. As the Comprehensive Plan states, "Mixed-use areas located between commercial and residential land use designations are to provide a compatible transition between the higher intensity use of commercial and the lower intensity use of Estate and Neighborhood Residential. Uses for these mixed-use areas could include multi-family housing and or office-related uses if determined by the Council through the public hearing process, to be appropriate." Hacienda de Estrella Subdivision proposes a mix of commercial, live-

work, and residential duplex units. The Commercial will front Highway 44. The live-work units are located off Bent Lane, and the residential will border the existing residential to the south, providing the required transition between the Commercial and the existing residential. To accomplish this style of mixed-use development, a Planned Unit Development is necessary, as it will allow for a creative mix of housing and commercial uses. As the Comprehensive Plan states, "PUD regulations are intended to encourage innovations in land development techniques so that the growing demands of the community may be met with greater flexibility and variety in the type, design, and layout of sites and buildings." In addition to the commercial component adjacent to Highway 44, this development will offer live-work units and two-unit duplex buildings, offering a creative retail and living space for those seeking alternatives to the traditional models. Hacienda de Estrella Subdivision fully complies with the comprehensive plan by providing an innovative commercial and residential subdivision.

Project Description:

Hacienda de Estrella Subdivision is a carefully planned mixed-use development located in the City of Star on two parcels totaling 14.24 acres with an existing and proposed zoning designation of C-2-DA/C-2-PUD-DA. The proposed development will consist of five commercial lots, eight live-work lots, and 42 residential townhouse lots, which will be developed in one phase. The development allocates 2.65 acres, or 18.61%, to residential use and 0.48 acres, or 3.37%, for Live-work and 4.27 acres, or 29.99%, for commercial purposes. The residential minimum lot size is 2,725 SF, with an average lot size of 2,727 SF and a maximum of 2,727 SF. The Live-work minimum lot size is 2,490 SF, with an average lot size of 2,615 SF and a maximum of 2,739 SF. The Commercial minimum lot size is 20,382 SF, with an average lot size of 37,211 SF and a maximum of 48,654 SF. The residential units have a gross density of 3.0 units per acre.

This development will have 3.05 acres of non conforming land use(attached residential and live work units) which equals 21.42% of the total project. This is within the 25% of non conforming space allowed by Star PUD ordinance. The total qualified open space is 2.35 acres or 16.50%. This project fully complies with the development requirements outlined in the City of Star's Comprehensive Plan and the City of Star's code. A neighborhood meeting was held on May 13, 2024, to inform the neighbors of the proposed development.

Proposed Setback Deviations:

The Planned Unit Development Application allows the proposed development to deviate from the setbacks outlined in the City code. We are requesting the following deviations:

Front Yard Setback - 15' to living area/side load garage 20' to garage face	Rear Yard Setback – 15'	Interior Side Yard Setback - 7.5'	Street Side Yard Setback – 20'
20' to living area/side 20' garage face	10'	5' (10' between Buildings	20'
Reduce side setbacks to 0' for attached product		0'(attached product)	20'

Open Space and Amenities:

Hacienda de Estrella Subdivision is designed to comply with the standards of the C-2 zoning designation and PUD requirements. Per the PUD development requirements, a minimum of 15% of open space must be allocated. In the case of the Hacienda de Estrella Subdivision, we have designated 16.50% or 2.35 acres of the qualified open space. Per city requirements, this development offers a variety of amenities, which we have located throughout the site. A covered picnic area and park benches will be located in the



common lot near Centauri and Ursa Major Road. All common areas will be neatly landscaped with grass at the bottom of both storm drainage facilities.

Roadways:

This development proposes constructing five new roads with full ingress/egress on Landruff Lane and right in right out at the intersection of Bent Lane and Alpha. All newly built local streets will have a 50-foot right-of-way, including five-foot attached sidewalks, curb, gutter, eight-foot park lane, and two 9.5-foot travel lanes. Bent Lane is classified as a collector and will only receive improvements on the west side of Bent Lane. Bent Lane includes a seven-foot detached sidewalk, an eight-foot landscape buffer, curb, gutter, and a 21-foot travel lane from the proposed centerline. Landruff Lane will include seven-foot detached sidewalks, three-foot landscape buffers, five-foot bike lanes, and 11-foot travel lanes. All roadways will be built to the standards set forth by the City of Star, ACHD, Highway District No. 4, and the Star Fire Protection District.

Water:

This development will connect to an existing water main in Bent Lane.

Sewer:

This development will connect to a future development in the southwest of Hacienda De Estrella.

Pressurized Irrigation:

The development will connect to an existing Pressure irrigation line on the west property line, on the corner of Highway 44 and Bent Lane, and at the intersection of Bent Lane and Alpha Street.

Stormwater:

This development proposes a Stormwater retention near the northwest intersection of the proposed Centauri Street and Ursa Major Streets. This retention pond will be minimally sloped, with grass at the bottom, and a guaranteed water percolation within 24 hours of a storm event as defined in the City of Star's code. Additionally, there will be a second Storm drainage facility in the common lot adjacent to the southwest property line.

Hacienda De Estrella Subdivision will be an excellent addition to the City of Star. As you complete your review, please don't hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at BYzaguirre@ardurra.com or 208-323-2288.

Sincerely,

Becky Yzaguirre
Land Use Planner
Ardurra



07/02/2024 2:01:23 PM

City of Star, Idaho 83669
P.O. Box 208-286-7247
Section 5, Item B.

PRELIMINARY PLAT APPLICATION

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

FILE NO.: **PP-24-06**

Date Application Received: **7/02/2024** Fee Paid: **\$3060.00**

Processed by: City: **BN**

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☒

Applicant Name: Becky Yzaguirre

Applicant Address: 2471 S. Titanium Place, Meridian, ID Zip: 83642

Phone: 208-323-2288 Email: byzaguirre@ardurra.com

Owner Name: Richmond Heights LLC

Owner Address: PO Box 140298 Zip: 83714

Phone: 208-941-8607 Email: tddcampbell@gmail.com

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

Contact: Becky Yzaguirre Firm Name: Ardurra

Address: 2471 S. Titanium Place, Meridian, ID Zip:

Phone: 208-323-2288 Email: byzaguirre@ardurra.com

Property Information:

Subdivision Name: Hacienda de Estrella Subdivision

Site Location: Southwest corner of Highway 44 and Bent Lane

Approved Zoning Designation of Site: C-2

Parcel Number(s): R3401000000, R3401001200

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	C-2-DA/C-2-PUD-DA	Commercial	Bare land
Proposed	C-2-DA/C-2-PUD-DA	Commercial	Commercial, Residential
North of site	Canyon County	Commercial	Bare land
South of site	Canyon County	Commercial	Residential
East of site	Canyon County	Commercial	Bare land
West of site	R-8-DA	Commercial/industrial &	Bare land

Estate Urban Residential

SITE DATA (to be noted on the Preliminary Plat):

Total Acreage of Site - 14.24 acres
 Breakdown of Acreage of Land in Contiguous Ownership - _____
 Total Acreage of Site in Special Flood Hazard Area - Zone AE
 Dwelling Units per Gross Acre (Density) - 3.00 UPA
 Minimum Lot Size - Residential - 2,725 SF, Livework: 2,490 SF, Commercial: 20,382 SF
 Minimum Lot Width - Residential: 27', Livework: 33'

Total Number of Lots - 67
 Residential - _____
 Commercial - 5
 Industrial - 0
 Common - 13

Total Number of Residential Units - _____
 Single-family - 0
 Duplex - 38
 Multi-family - 0

Percent of Site and Total Acreage of Common Area (min 15% of entire site) -
17.56 % / 2.50 acres
 Percent of Site and Total Usable Open Space Area (min 10% of entire site) -
16.50 % / 2.35 acres
 Percent of Common Space to be used for drainage - 9.6%
 Describe Common Space Areas (amenities, landscaping, structures, etc.) –
All common lots will be landscaped and include pathway, benches, and picnic area.

Public Streets - 6 New streets Private Streets - N/A
 Describe Pedestrian Walkways (location, width, material) - There is a pathway in the large commo lot near Centauri and Ursa Major.
 Describe Bike Paths (location, width, material) - No dedicated bike paths

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

Total Acreage of Site in Special Flood Hazard Area - 14.24 acres

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16027C0259G
 FIRM effective date(s): mm/dd/year 6/7/2019
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE
 Base Flood Elevation(s): AE N/A .0 ft., etc.: _____

- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.
- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer and Water
 Irrigation Water- Canyon County Water Company
 Sanitary Sewer- Star Sewer and Water District
 Fire Protection - Star Fire Department
 Schools - West Ada School District
 Roads - Highway District 4

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

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

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting.	BN
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	BN
	Completed and signed Preliminary Plat Application	BN
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.	BN
X	Narrative explaining the project. (must be signed by applicant)	BN
X	Legal description of the property (word.doc and pdf version with engineer's seal)	BN
X	Recorded warranty deed for the subject property	BN
X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	BN
X	Approval of the proposed subdivision name from Ada County Surveyor's office.	BN
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	BN
X	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	BN
X	Electronic copy in pdf. format of Preliminary Plat	BN

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

FEE REQUIREMENT:

**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**



Applicant/Representative Signature

7/1/2024

Date



07/02/2024 2:26:43 PM

Section 5, Item B.

Star, Idaho 83609
P: 208-286-7247 F: 208-286-7569

PLANNED UNIT DEVELOPMENT APPLICATION

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

FILE NO.: PUD-24-01
Date Application Received: 7/02/2024 Fee Paid: \$2000.00
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☒

Applicant Name: Becky Yzaguirre
Applicant Address: 2471 S. Titanium Place, Meridian, ID Zip: 83642
Phone: 208-323-2288 Email: byzaguirre@ardurra.com

Owner Name: Richmond Heights LLC
Owner Address: PO Box 140298 Zip: 83714
Phone: 208-941-8607 Email: tddcampbell@gmail.com

Representative (e.g., architect, engineer, developer):
Contact: Becky Yzaguirre Firm Name: Ardurra
Address: 2471 S. Titanium Place, Meridian, ID Zip: 83642
Phone: 208-323-2288 Email: byzaguirre@ardurra.com

Property Information:

Subdivision Name: Hacienda de Estrella Subdivision
Site Address/Location: Southwest corner of Highway 44 and Bent Lane
Parcel Number(s): R3401000000, R3401001200

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	C-2-DA/C-2-PUD-DA	Commercial	Bare land
Proposed	C-2-DA/C-2-PUD-DA	Commercial	Commercial, Residential
North of site	Canyon County	Commercial	Bare land
South of site	Canyon County	Commercial	Residential
East of site	Canyon County	Commercial	Bare land
West of site	R-8-DA	Commercial/industrial &	Bare land

Estate Urban Residential

SITE DATA:

Total Acreage of Site - 14.24 acres
 Breakdown of Acreage of Land in Contiguous Ownership - _____
 Total Acreage of Site in Special Flood Hazard Area - Zone AE
 Dwelling Units per Gross Acre - 3.00 UPA

Total Number of Lots - 57
 Residential - Residential: 38, Livework: 8
 Commercial - 5
 Industrial - 0
 Common - 13

Total Number of Units - 57
 Single-family - 0
 Duplex - 38
 Multi-family - 0

Percent of Site and Total Acreage of Common Area - 17.56 % / 2.50 acres
 Percent of Common Space to be used for drainage - 9.6%
 Describe Common Space Areas (amenities, landscaping, structures, etc.) - All common lots will be landscaped and include pathway, benches, and picnic area.

Proposed Dedicated Acreage (school, parks, etc): N/A

Public Streets - 6 new streets Private Streets - N/A
 Describe Pedestrian Walkways (location, width, material) - There is a pathway in the large common lot near Centauri and Ursa Major. Please see landscape plans for location and material type
 Describe Bike Paths (location, width, material) - No dedicated bike paths

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer and Water
 Irrigation Water- Canyon County Water Company
 Sanitary Sewer- Star Sewer and Water District
 Fire Protection - Star Fire Department
 Schools - West Ada School District
 Roads - Highway District 4

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

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

FLOOD ZONE DATA (This Info Must Be Filled Out Completely Prior to Acceptance):Total Acreage of Site in Special Flood Hazard Area - 14.24 acres

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16027C0259G
 FIRM effective date(s): mm/dd/year 6/7/2019
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE
 Base Flood Elevation(s): AE N/A .0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:*(Applications are required to contain one copy of the following unless otherwise noted.)*

Applicant (✓)	Description	Staff (✓)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting.	BN
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	BN
X	Completed and signed Planned Unit Development Application	BN
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.	BN
X	Narrative fully describing the proposed project (must be signed by applicant)	BN
X	Legal description of the property (word.doc and electronic version with engineer's seal):	BN
X	Copy of recorded warranty deed.	BN
X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	BN
X	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	BN
X	Vicinity map showing the location of the subject property	BN
X	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	BN
X	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	BN
X	Building elevations showing construction materials	
	Phasing plan shall be included in the application if the project is to be phased.	BN
X	Letter of authorization from the local Post Office approving mail box delivery to subdivision.	BN
	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	

X	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, shall be submitted in original pdf format (no scans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	Section 5, Item B. BN
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	

Site Plan:

	The following items must be included on the site plan:	
X	• Date, scale, north arrow, and project name	BN
X	• Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan	BN
X	• Existing boundaries, property lines, and dimensions of the lot	BN
X	• Relationship to adjacent properties, streets, and private lanes	BN
X	• Easements and right-of-way lines on or adjacent to the lot	BN
X	• Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties	BN
X	• Building locations(s) (including dimensions to property lines)	BN
X	• Parking and loading areas (dimensioned)	BN
X	• Traffic access drives and traffic circulation (dimensioned)	BN
X	• Open/common spaces	BN
	• Refuse and service areas	BN
X	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	BN
X	• All on-site lighting proposed – Must Meet City “Dark Sky” Ordinances	BN

Landscape Plan:

	The following items must be included on the landscape plan:	
X	• Date, scale, north arrow, and project name	BN
X	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	BN
X	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	BN
X	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	BN
X	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	BN
X	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	BN
X	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	BN
X	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size	BN
	• Proposed screening structures	BN
X	• Design drawings(s) of all fencing proposed	BN
X	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> ➢ Number of street trees and lineal feet of street frontage ➢ Width of street buffers (exclusive of right-of-way) 	BN

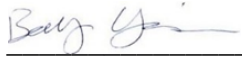
X	<ul style="list-style-type: none"> ➤ Width of parking lot perimeter landscape strip ➤ Buffer width between different land uses ➤ Number of parking stalls and percent of parking area with internal landscaping ➤ Total number of trees and tree species mix ➤ Mitigation for removal of existing trees, including number of caliper inches being removed 	<div style="border: 1px solid black; padding: 2px; text-align: center;">Section 5, Item B.</div> <div style="border: 1px solid black; padding: 2px; text-align: center; color: red; font-weight: bold;">BN</div>
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SIGNS (If applicable):

All signs will require separate submittal of a sign application.

FEE REQUIREMENT:

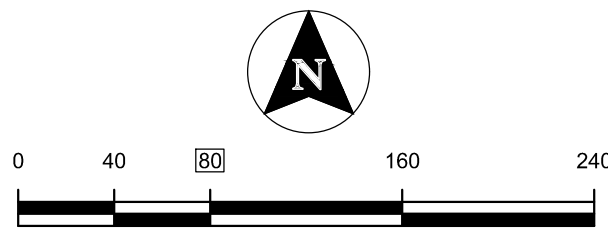
**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**



Applicant/Representative Signature

7/1/2024

Date

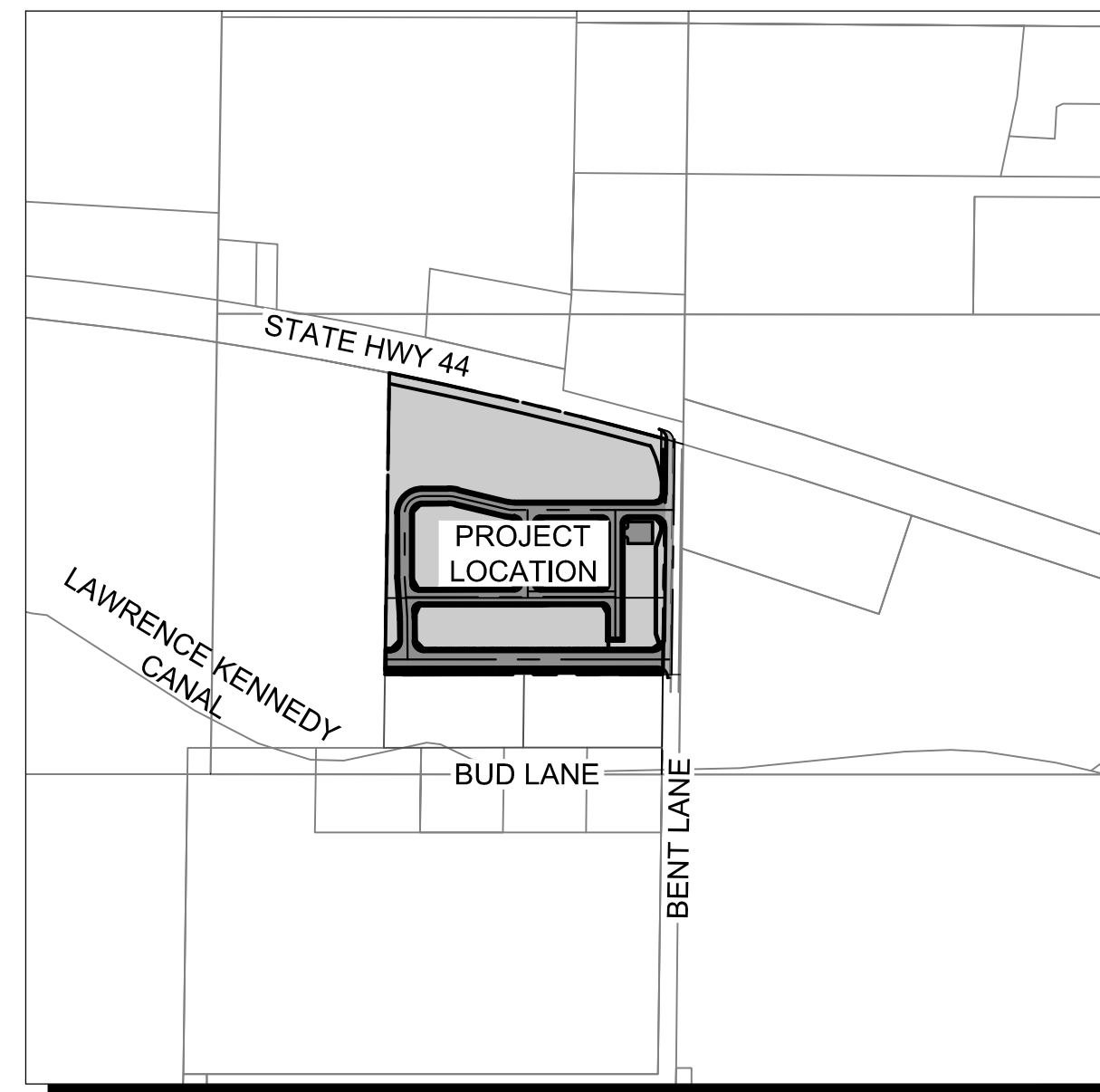


PRELIMINARY PLAT FOR HACIENDA DE ESTRELLA

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2025

PRELIMINARY PLAT NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
- DIRECT LOT ACCESS FROM COLLECTORS AND ARTERIALS IS PROHIBITED UNLESS APPROVED BY HIGHWAY DISTRICT 4 AND THE CITY OF STAR.
- THIS DEVELOPMENT RECOGNIZES 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."
- FRONT, REAR, AND SIDE YARD EASEMENT LOCATION AND WIDTHS TO BE DETERMINED WITH FINAL PLAT.
- ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE HACIENDA DE ESTRELLA HOMEOWNER'S ASSOCIATION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.



VICINITY MAP

SCALE: 1" = 800'

PROJECT TEAM

PROPERTY OWNER/DEVELOPER

NAME: TODD CAMPBELL
ADDRESS: TODD CAMPBELL CONSTRUCTION, INC.
CITY/STATE/ZIP: PO BOX 140298, BOISE, IDAHO 83714

ENGINEERING

NAME: ARDURRA
CONTACT: DAVE STERLING, P.E.
ADDRESS: 2471 S. TITANIUM PLACE
CITY/STATE/ZIP: MERIDIAN, IDAHO 83642
PHONE: (208) 860-7946
EMAIL: dsterling@ardurra.com

SURVEYOR

NAME: ARDURRA
CONTACT: ROB O'MALLEY
ADDRESS: 332 N BROADMORE WAY
CITY/STATE/ZIP: NAMPA, IDAHO 83687
PHONE: (208) 442-6300
EMAIL: romalley@ardurra.com

LAND USE PLANNER

NAME: ARDURRA
CONTACT: BECK YZAGUIRRE
ADDRESS: 2471 S TITANIUM PLACE
CITY/STATE/ZIP: MERIDIAN, IDAHO 83642
PHONE: (208) 323-2288
EMAIL: byzaguirre@ardurra.com

LEGEND

---	SUBDIVISION BOUNDARY
---	SECTION LINE
---	ROAD RIGHT-OF-WAY
---	ROAD CENTERLINE
⊙	FOUND BRASS CAP MONUMENT
⊠	FOUND ALUMINUM CAP MONUMENT
⊡	SET ALUMINUM CAP MONUMENT
●	FOUND 5/8" REBAR

SURROUNDING PROPERTY OWNERS (300')

PARCEL	NAME	ADDRESS
R3401300000	MPR LAND HOLDINGS LLC	6410 HWY 44, STAR, ID 83669
R3400901100	ULAM VENTURES LLC	6346 HWY 44, STAR, ID 83669
R3400900000	MCHAIL WILLIAM A III	6290 HWY 44, STAR, ID 83669
R3401101000	STUPPY RICHARD E	22153 CAN ADA RD, STAR, ID 83669
R3401101100	RBB LLC	0 HWY 44, STAR, ID 83669
R3401100000	RBB LLC	0 HWY 44, STAR, ID 83669
R3403501000	SIMPLY DIRT LLC	0 HWY 44, STAR, ID 83669
R3403501100	HELMICK KEITH A	6283 BUD LN, STAR, ID 83669
R34035011A0	MEASE SHAHRZAD	6331 BUD LN, STAR, ID 83669
R34035011B0	HELMICK NORKA AND DUSTIN FAMILY TRUST	6375 BUD LN, STAR, ID 83669
R34035011C0	HELMICK KEITH A	0 BENT LN, STAR, ID 83669
R3403500000	BENT LN LLC	0 BENT LN, STAR, ID 83669
R3401200000	FAGUNDES BROTHERS LLC	6497 HWY 44, STAR, ID 83669
R3401001100	SPALLINO CHRISTOPHER L	22009 BENT LN, STAR, ID 83669
R3401001000	COX DAVID AND PATRICIA LIVING TRUST	22003 BENT LN, STAR, ID 83669
R3950700000	IDAHO TRANS DEPT	0 HWY 44, STAR, ID 83669

PRELIMINARY PLAT DATA

SITE DATA

PARCEL NUMBER(S):	R3401000000 & R3401001200
CURRENT ZONING:	C-2-DA/C-2-PUD-DA
PROPOSED ZONING:	C-2-DA/C-2-PUD-DA
FLOOD ZONE	ZONE AE (SPECIAL FLOOD ZONE AREA)
PROJECT AREA:	±14.24 ACRES
DEVELOPABLE LOTS:	±7.30 ACRES
COMMON AREA:	±2.48 ACRES
RIGHT-OF-WAY DEDICATION:	±4.25 ACRES

RESIDENTIAL LOT SIZES	2,933 SF
MAXIMUM LOT SIZE:	2,925 SF
MINIMUM LOT SIZE:	2,929 SF
AVERAGE LOT SIZE:	

LIVE-WORK LOT SIZES	3,071 SF
MAXIMUM LOT SIZE:	2,490 SF
MINIMUM LOT SIZE:	2,718 SF
AVERAGE LOT SIZE:	

COMMERCIAL LOT SIZES	47,022 SF
MAXIMUM LOT SIZE:	22,425 SF
MINIMUM LOT SIZE:	35,626 SF
AVERAGE LOT SIZE:	

AREA AND LOT SUMMARY

TOTAL AREA	620,474 SF	±14.24 AC	100%
TOTAL RIGHT-OF-WAY	185,324 SF	4.25 AC	29.85 %
TOTAL QUALIFYING OPEN SPACE	123,987 SF	2.85 AC	20.01%
TOTAL RESIDENTIAL AREA	111,298 SF	2.55 AC	17.91%
TOTAL LIVE-WORK AREA	21,746 SF	0.50 AC	3.51%
TOTAL COMMERCIAL AREA	178,131 SF	4.09 AC	28.72%

TOTAL NUMBER OF LOTS	57
TOTAL NUMBER OF RESIDENTIAL LOTS	38
TOTAL NUMBER OF LIVE-WORK LOTS	8
TOTAL NUMBER OF COMMERCIAL LOTS	5
TOTAL NUMBER OF COMMON LOTS	6

DENSITY REQUIREMENTS

PROPOSED DENSITY	
RESIDENTIAL DUPLEX UNITS:	±14 ACRES (GROSS) 3.0 U.P.A.

SETBACKS

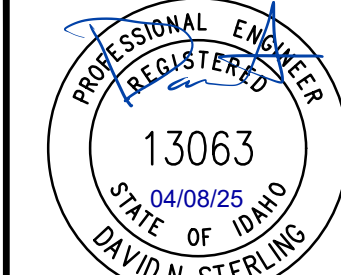
FRONT YARD SETBACK:	20' TO LIVING AREA, 20' TO GARAGE FACE
REAR YARD SETBACK:	10'
INTERIOR SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	20'

UTILITIES

CENTRAL WATER:	STAR SEWER AND WATER DISTRICT
CENTRAL SEWER:	STAR SEWER AND WATER DISTRICT
IRRIGATION:	CANYON COUNTY WATER CO. LTD.
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE/CABLE:	CENTURY LINK
FIRE PROTECTION:	CITY OF STAR FIRE DEPARTMENT
POLICE PROTECTION:	CITY OF STAR POLICE DEPARTMENT
PARKS AND OPEN SPACE:	HACIENDA DE ESTRELLA HOMEOWNER'S ASSOCIATION
SCHOOLS:	WEST ADA SCHOOL DISTRICT
SOLID WASTE COLLECTION:	REPUBLIC SERVICES

SHEET INDEX

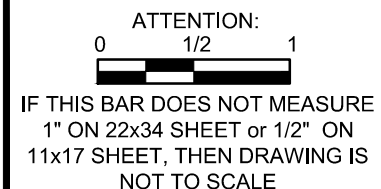
C0.00	COVER
C1.00	SITE PLAN
C2.00	LOT LAYOUT
C3.00	EXISTING CONDITIONS
C4.00	PROPOSED GRADING AND FLOODPLAIN INFORMATION



BORDER SIZE	22"x34"
DESIGNED	•
DRAWN	•
CHECKED	•
APPROVED	•
DATE	•
NO.	•



PRELIMINARY PLAT FOR: HACIENDA DE ESTRELLA COVER



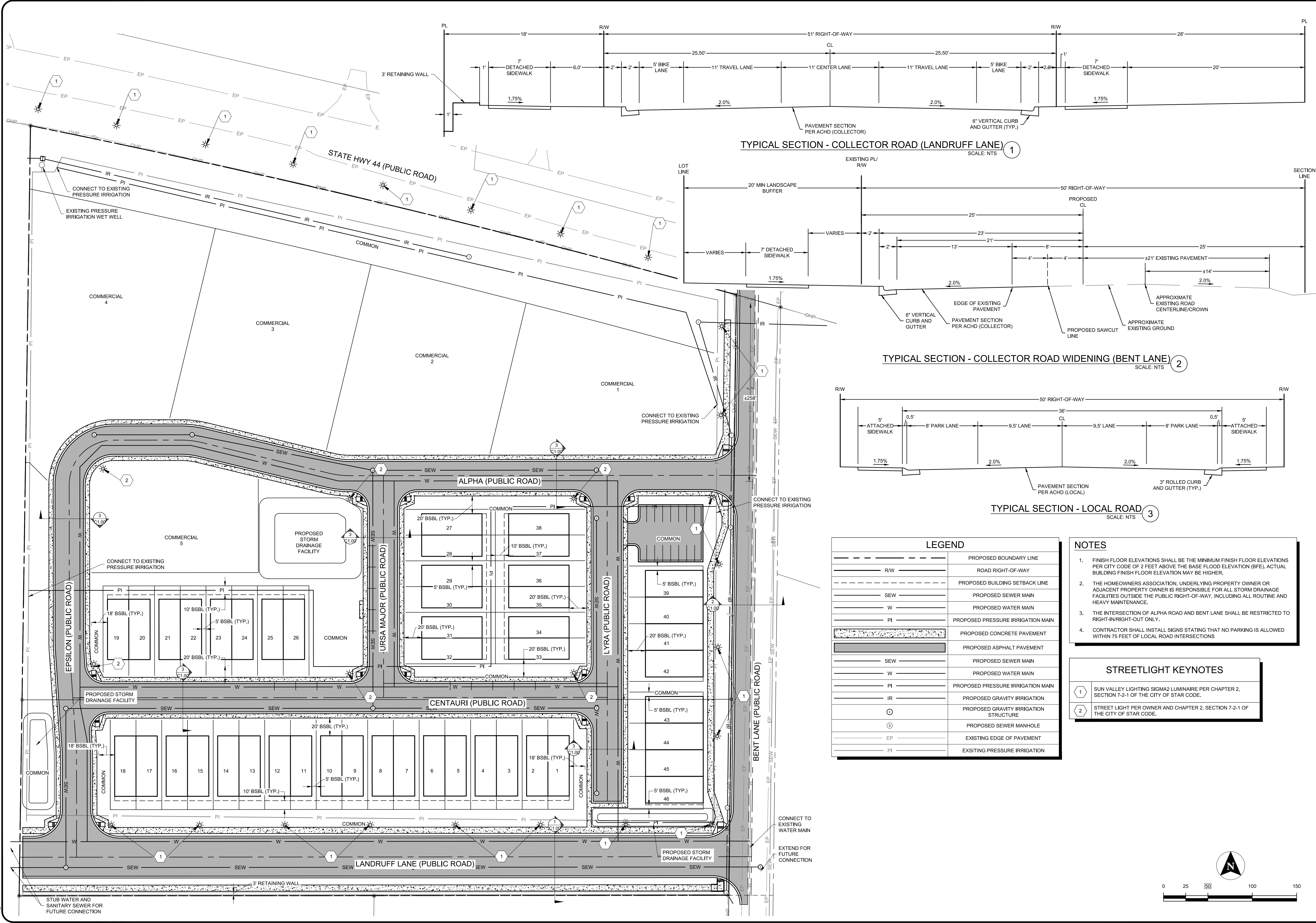
ATTENTION:
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET or 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE

DATE: 3/5/25
PROJECT: 230723
SHEET:

C0.00

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PROFESSIONAL ENGINEER
REGISTERED
13063
04/08/25
DAVID N. STERLING
STATE OF IDAHO

BORDER SIZE	22"x34"
DESIGNED	L. MILLER
DRAWN	L. MILLER
CHECKED	Z. CRADIC
APPROVED	Z. CRADIC

REVISIONS

NO.	DATE	DESCRIPTION

ARDURRA
COLLABORATE. INNOVATE. CREATE.
322 N. ROCKY MOUNTAIN
NANPA, IDAHO 83487
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:
HACIENDA DE ESTRELLA
SITE PLAN

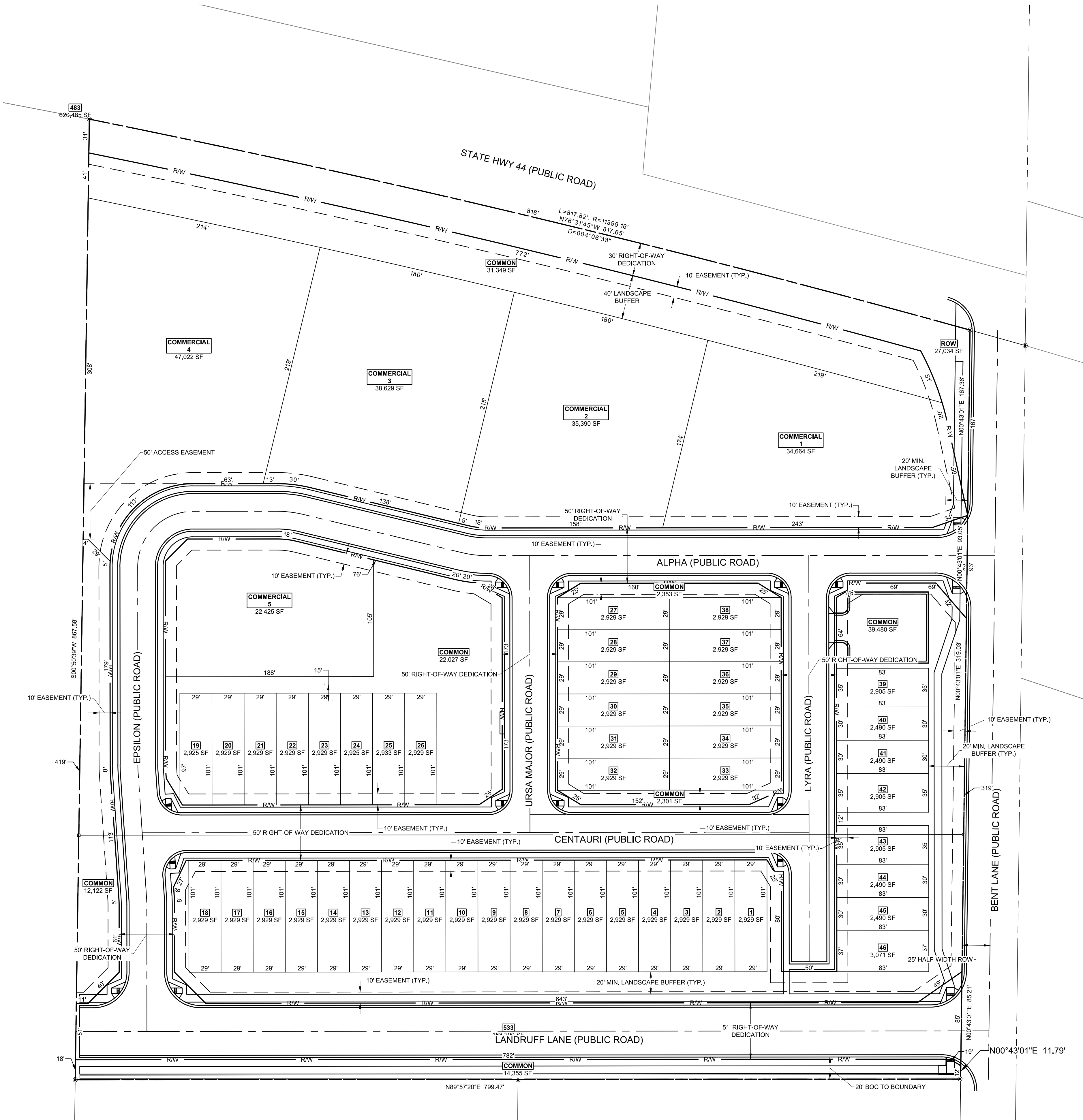
ATTENTION:
1/2" = 1'
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET OR 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE

DATE: 3/5/25
PROJECT: 230723
SHEET: C1.00

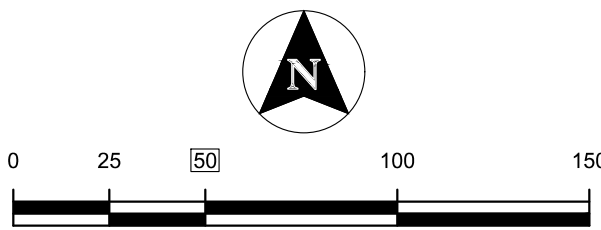
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LEGEND	
	PROPOSED BOUNDARY LINE
	ROAD RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED CENTERLINE



PROFESSIONAL ENGINEER
REGISTERED
13063
04/08/25
STATE OF IDAHO
DAVID N. STERLING

BORDER SIZE
22"x34"

DESIGNED
L. MILLER

DRAWN
L. MILLER

CHECKED
Z. CRADIC

APPROVED
Z. CRADIC

DATE
.

NO.

REVISIONS
DESCRIPTION
NO.

ARDURRA
COLLABORATE. INNOVATE. CREATE.
312 S. WASHINGTON ST., SUITE 200
NANPA, IDAHO 83407
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:
HACIENDA DE ESTRELLA
LOT LAYOUT

ATTENTION:
1/2" 1"
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET or 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE

DATE: 3/5/25
PROJECT: 230723
SHEET: C2.00



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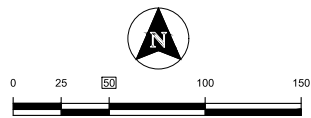


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L:\230723\03 CAD\SHEETS\PRELIMINARY PLAT\230723-C3.00-PP-EXISTING CONDITIONS.DWG, 4/2/2025





NOTES
<p>1. PER STAR CITY CODE 10-1-5-B, MINIMUM FINISHED FLOOR SHALL BE 2' ABOVE BFE FOR COMMERCIAL AND RESIDENTIAL STRUCTURES.</p>

Section 5, Item B.

13063
04/08/25
STATE OF IDAHO
DAVID N. STERLING

REVISIONS		DATE	BORDER SIZE
NO.	DESCRIPTION		27"x34"
1.	•	•	DESIGNED
2.	•	•	L. MILLER
3.	•	•	DRAWN
4.	•	•	L. MILLER
5.	•	•	CHECKED
6.	•	•	Z. GRADIC
7.	•	•	APPROVED
8.	•	•	Z. GRADIC



PRELIMINARY PLAT FOR:
HACIENDA DE ESTRELLA
PROPOSED GRADING AND FLOODPLAIN INFORMATION

ATTENTION:

0 1/2 1

IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET or 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE


DATE: 3/5/25

PROJECT:

SHEET: 231



February 12, 2020

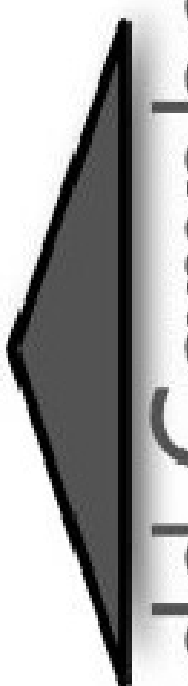


John D. Martin P.E.

LOT-120 / 121 / BLOCK

LAKEMOOR SUBDIVISION

TOTAL LIVING AREA - 4053 SQ. FT.



Todd Campbell
CUSTOM HOMES

ToddCampbellConstruction.com | 208.941.8607

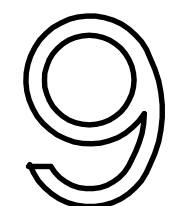
PROJECT NO.

ADDRESS

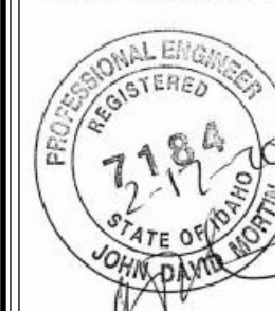
MODEL

UNIT6-A-C

DATE	2-12-2020
MAIN LEVEL	1991 SQ. FT.
UPPER LEVEL	2062 SQ. FT.
TOTAL	4053 SQ. FT.
GARAGE	928 SQ. FT.
COVERED AREA	461 SQ. FT.



February 12, 2020



John D. Mortin P.E.

122-123-A-C
LAKEMOOR #8 SUB.
TOTAL LIVING AREA - XXX SQ. FT.

Todd Campbell
CUSTOM HOMES
ToddCampbellConstruction.com | 208.941.8607

PROJECT NO.

ADDRESS:

MODEL: UNITS-A-C

DATE: 2-12-2020

MAIN LEVEL	2011	SQ. FT.
UPPER LEVEL	2066	SQ. FT.
TOTAL	4071	SQ. FT.
GARAGE	328	SQ. FT.
COVERED AREA	461	SQ. FT.



WEST ELEVATION

SCALE : 1/4" = 1'-0"

- 1 ASPHALT ROOFING
- 2 STUCCO VENEER
- 3 8' TRU-LAP SIDING
- 4 MASONRY VENEER
- 5 HORIZ. STEEL RAILING
- 6 12" STUCCO BANDING
- 7 1x4 OVER 1x8 HARDBOARD FASCIA
- 8 1"x6" STUCCO CAP / WINDOW / DOOR TRIM
- 9 STEEL FRAMED CANOPY ROOF
- 10 STAINLESS STEEL CABLE
- 11 METAL ROOFING
- 12 1x6 HARDBOARD TRIM
- 13 SCUPPER AS NEEDED FOR DRAINAGE



SOUTH ELEVATION

SCALE : 1/4" = 1'-0"



NORTH ELEVATION

SCALE : 1/4" = 1'-0"



EAST ELEVATION

SCALE : 1/4" = 1'-0"

LIVE/WORK CONCEPTUAL ELEVATIONS

Section 5, Item B.



**DEVELOPMENT AGREEMENT
GRACE ASSISTED LIVING FACILITY**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Grace at Star, LLC, hereinafter referred to as "Owner".

WHEREAS, Owner owns a parcel of land of approximately 15.08 acres in size, currently located within Canyon County, zoned Commercial and more particularly described in **Exhibit A** of Ordinance 345, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner has requested that the Property be annexed into the City and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for various parcels within the Property to be rezoned in accordance with this Agreement;

WHEREAS, Owner filed with the City of Star, a Request for Annexation and Rezone of the Property and Zoning of C-2-DA, as File No. AZ-21-13/DA-21-19, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Parcel shown on **Exhibit A**, Owner is allowed to develop 15.08 acres as follows:

- **Zoning Classification:** The zoning classification shall be a C-2-DA.
- The Owner shall comply with all city ordinances relating to the property except as otherwise provided herein.

2.2 Site Design. The Preliminary Plat/Concept Plan, as set forth in **Exhibit B**, is hereby approved.

2.3 Uses. The development is hereby approved for an Assisted Living Facility and maximum of 35 independent senior living units. The project will be phased.

2.4 Setbacks. The development shall follow the setbacks required in the C-2 zoning district for the Commercial and Residential Uses (approved by Council). **Council approved 0-lot line side yard setbacks for the dwellings.**

2.5 Additional Requirements:

- Facility will have canned lighting outside on the building
- Provide a public road type access from Bent Lane between the commercial pads and a public road on the eastern north/south road. Both roads will provide a 36-foot minimum width and meet Highway District standards.
- Provide an additional 5 parking spaces in the residential portion of the development through road widening or an off-street parking lot
- The applicant shall submit a lot split/lot line adjustment application for approval to create a 70' road corridor along the southern boundary of the property. This area shall be dedicated in the future to the City of Star or Canyon Highway District #4 for the purpose of construction of a roadway as shown on the City of Star ECAMP map.
- A 6-foot site obscuring fence shall be provided along the southern side of the south collector road. This fence shall be constructed by whomever builds the roadway at the time of construction.

2.6 Future Land Uses. Exhibit B represents the currently approved land uses as presented by the owner at the time of Council approval. The owner may, at any time, request a modification to the uses within this Development Agreement, once those future uses are known. At that time, the proposed uses will be reviewed for compliance with the current City Code and Comprehensive Plan. Currently approved conditions or new conditions will be revised or added at that time based on the uses proposed.

2.7 Proportionate Share Agreement for ITD Improvements. Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the \$26,884 traffic mitigation fee determined, or revised, by the Idaho Transportation Department as follows: the Developer will pay the total fee at building permit for the facility prior to issuance of building permit. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.8 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

2.9 Conditions. Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or

conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star
Attn: City Clerk
P.O. Box 130
Star, Idaho 83669

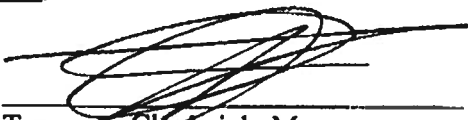
Owner: Grace At Star, LLC
890 N. Cole Road
Boise, Idaho 83704

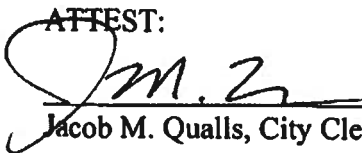
7.5 **Effective Date.** This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 **Attorney Fees.** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this 1 day March, 2022.


Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk



OWNER:

Grace At Star, LLC
Linda Hines, Registered Agent

STATE OF Idaho)
) ss.
County of Ada)

On this 24th day of February, 202¹, before me the undersigned, a Notary Public in and for said state, personally appeared Linda Hines, known or identified to me to be the person who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.



Notary Public for State of Idaho
Residing at: Ada County,
My Commission Expires: 10/27/2026

ORIGINAL APPROVED
SITE PLAN FOR GRACE
ASSISTED LIVING

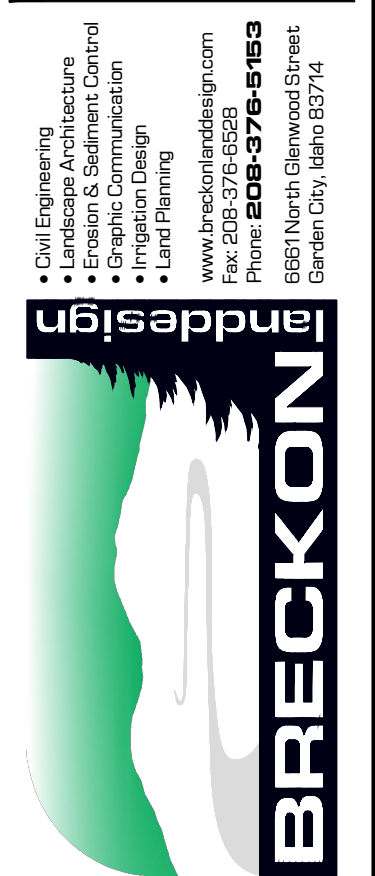
CONTACTS

CIVIL ENGINEER:
BRECKON LAND DESIGN
6661 N GLENWOOD ST.
GARDEN CITY, ID 83714
CONTACT: MARY WALL
PHONE: 208-376-5153

OWNER:
GRACE AT STAR, LLC
890 COLE ROAD
BOISE, ID
CONTACT: LINDA HINES
PHONE: 208-376-0067

SURVEYOR:
ENGBRITSON LAND SURVEYS, PLLC
2251 SUMAC ST.
BOISE, ID 83706
CONTACT: MIKE ENGBRITSON
PHONE: 208-859-6032

PRELIMINARY
NOT FOR
CONSTRUCTION



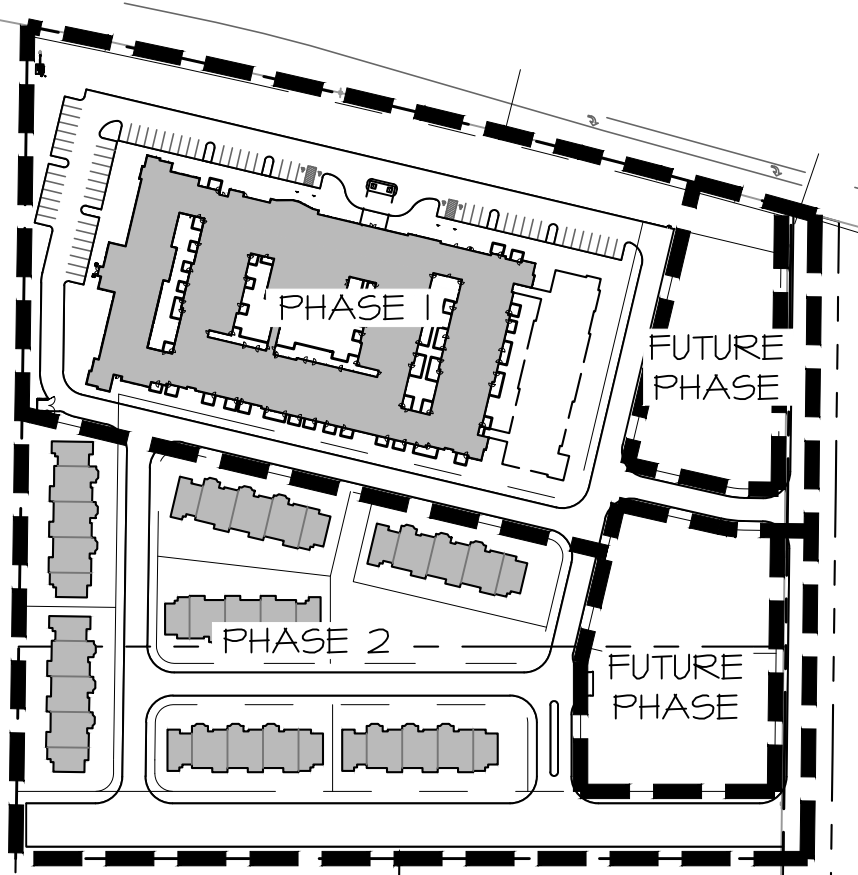
Copyright © 2021
All rights reserved. Reproduction or use in any form
or by any means without written permission of
Breckon Land Design, Inc. is unlawful and subject to
criminal prosecution.

GRACE AT STAR DEVELOPMENT
BENT LANE AT HWY 44
CANYON COUNTY, ID
PRELIMINARY SITE PLAN



REVISIONS		
No.	Date	Description
PROJECT NO.: 21016		
DRAWN BY: KH/CS		
CHECKED BY: JB/MW		
DATE: 5/27/2021		

SHEET NUMBER
SP1.0



PHASING PLAN

SITE LEGEND

- EXISTING PROPERTY BOUNDARY
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- EASEMENT LINE
- SETBACKS
- 4"PI PROPOSED PRESSURE IRRIGATION
- W W EXISTING WATER MAIN
- S S EXISTING SEWER
- W8" PROPOSED WATER MAIN
- SS PROPOSED SEWER MAIN
- VEHICULAR STRIPING
- PARKING STALL COUNT
- PROPOSED BUILDING
- VERTICAL CURBING LOCATION
- LIGHT POLE
- PERMEABLE PAVERS

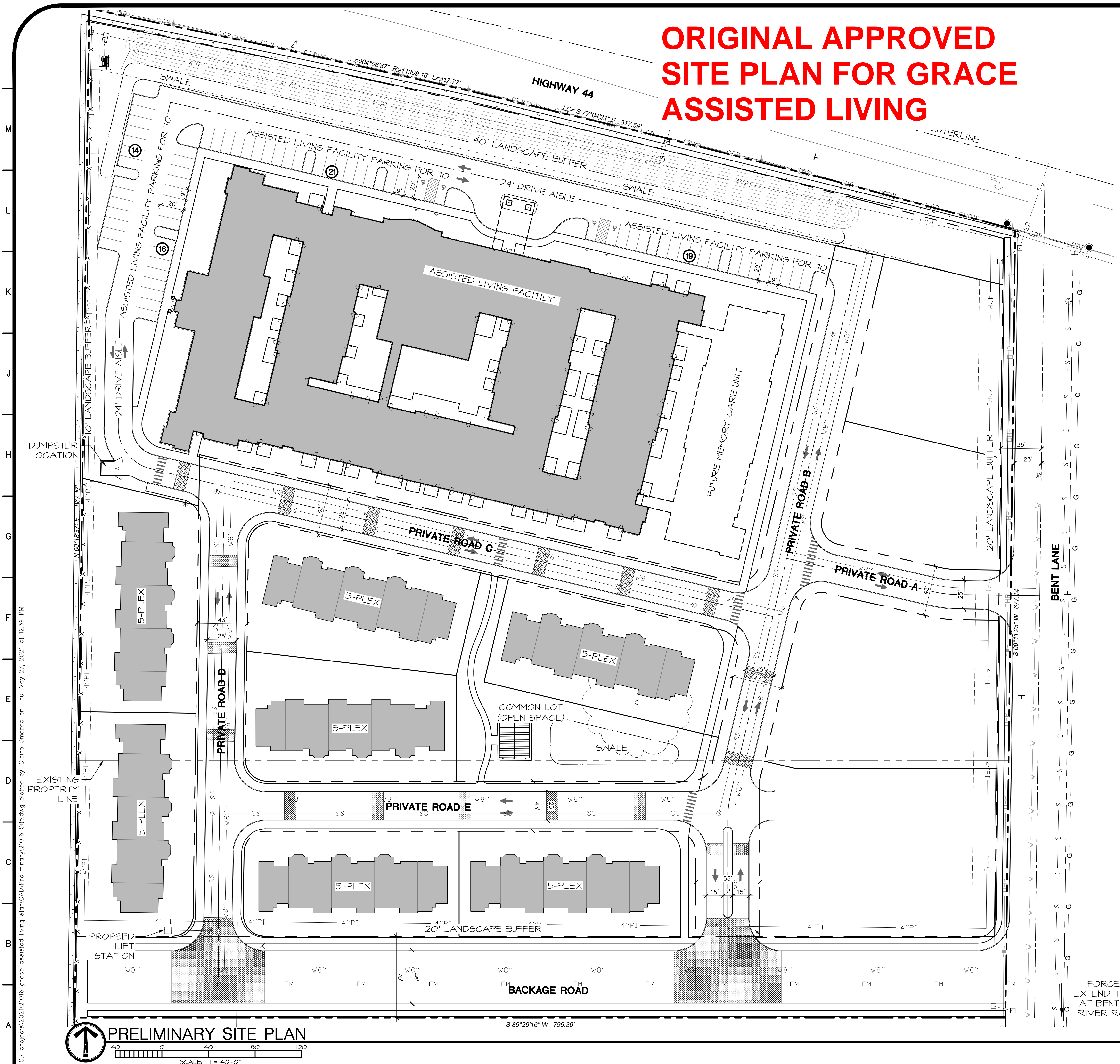
DEVELOPMENT FEATURES:

TOTAL ACRES 14.16 AC
EXISTING ZONING (CANYON COUNTY) C1 (NEIGHBORHOOD COMMERCIAL)
RR (RURAL RESIDENTIAL)
PROPOSED ZONING (STAR) C-1 (COMMERCIAL)
ADJACENT ZONING SOUTH: AG (CANYON COUNTY)
WEST: MU-DA (CITY OF STAR)
EAST: M1 & AG (CANYON COUNTY)
TOTAL LOTS 13 LOTS
COMMERCIAL LOTS 12 LOTS
COMMON AREA LOTS 1 LOT
DIMENSIONAL STANDARDS OF PROPOSED C-1 ZONING: (STANDARDS PER CITY OF STAR CODE 8-3 UNLESS INDICATED)
MAXIMUM BUILDING HEIGHT 35 FT
FRONT SETBACK 20 FT
REAR SETBACK 5 FT
INTERIOR SIDE SETBACK 0 FT
CORNER SIDE SETBACK 20 FT

FORCE MAIN TO
EXTEND TO MANHOLE
AT BENT LANE AND
RIVER RANCH LANE

PRELIMINARY SITE PLAN

SCALE: 1"= 40'-0"



S:\projects\2021\21016 grace assisted living star\CAD\21016 Site.dwg plotted by: Claire Smarad on Thu, May 27, 2021 at 12:39 PM



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

August 12, 2024

Shawn Nickel
Planning Director & Zoning Administrator, City of Star
10769 W State Street
Star, Idaho 83669

VIA EMAIL

Development Application	PUD-23-01; DA-21-19; PP-24-06
Project Name	Hacienda de Estrella Subdivision
Project Location	SWC of SH-44 (MP 9.2) and Bent Lane in Star, Idaho
Project Description	14.24 acres for proposed mixed-use consisting of 42 residential lots, 8 live/work lots and 5 commercial lots.
Applicant	Becky Yzaguirre, Ardurra

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. This project abuts the state highway system.
2. A Traffic Impact Study (TIS) has been requested and scoped. It is anticipated to take ITD approximately 8 to 10 weeks to complete the review once ITD receives the TIS.
3. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other requested documents.

If you have questions regarding this application, you may contact Niki Benyakhlef at Niki.Benyakhlef@itd.idaho.gov or (208)334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
ITD District 3
Niki.Benyakhlef@itd.idaho.gov



Star Fire Protection District

DATE: October 4, 2024

TO: City of Star – Planning and Zoning

CC: Ardurra – Becky Yzaguirre

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Comment

PROJECT: Hacienda De Estralla Subdivision
PUD-23-01, DA-21-19, PP-24-06

The Star Fire Protection District has reviewed the documents provided by the City of Star for our review on the Planned Unit Development, Development Agreement Modification and Preliminary Plat applications for Hacienda De Estralla Subdivision, comments are as follows.

The Applicant is requesting approval of a Planned Unit Development, a Development Agreement Modification and a Preliminary Plat for a proposed mixed-use development consisting of 42 residential lots, 8 live/work lots, and 5 commercial lots. The property is located on the southwest corner of Hwy 44 and Bent Lane in Star, Idaho, and consists of 14.24 acres.

This development will be serviced by Station 51 located at 11665 W. State St., Star, ID. Station 51 is 1.1 mile(s) from the development entrance with an estimated 3-minute travel time under normal driving conditions.

The Fire District level of service expectation goal is 5 minutes. This development sits within the Fire District service level expectations when resources are available.

The Star Fire Protection District does not oppose the applications subject to compliance with all the following code requirements and conditions of approval.

CONDITIONS OF APPROVAL:

1. Codes

- a. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
- b. IFC code is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

2. Side Set Back

- a. The fire district is opposed to the applicants request for decrease side setback of 3' (6' between buildings).
- b. The requested decrease to 3' poses a risk and will affect the safety of emergency crews and residents during an emergency.
- c. The fire district would be willing to work with the applicant to accept a 5' setback without fences.



Star Fire Protection District

3. Water Supply

- a. Fire hydrants, capable of producing the required fire flow, shall be located along approved the development.
 - i. This development will be serviced by the Star Sewer and Water district.
 - ii. Fire hydrant spacing and installation shall meet the requirements of Star Sewer and Water District.
 - iii. If sufficient fire flow cannot be provided, an alternative such as automatic residential fire sprinkler system would be considered as an equivalent.

4. Fire Apparatus Access

- a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
 - a. The purposed two entrances meet the intent of the code for the number of lots within the development.

5. Additional Comments

- a. Fire District Review and Permits will be required for commercial lots.
- b. Live/work units shall have an approved NFPA 13 sprinklers system and fire alarm system installed
- c. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.



October 2, 2024

City of Star Planning & Zoning
Commission & City Council
PO Box 130
Star, Idaho 83669
Attention: Shawn Nickel, Administrator

Ardurra Engineering
332 N Broadmore Way,
Nampa, ID 83687
Attention: David Sterling PE/Lawrence L.
Frostad PE

**RE: Hacienda De Estrella Subdivision
PP-2024-06 Preliminary Plat & TIS**

Jurisdiction

By agreement with the City (Canyon 4/Star Public Agency Coordination Agreement, June 6th, 2007), HD4 acts as the supervisory authority for all public roads within the City limits that also lie within Canyon County (except those highways under the jurisdiction of Idaho Transportation Department). This supervisory authority includes highway planning, the establishment of design and use standards, access controls, review and approval of plats and development plans, and other operations and management duties assigned to highway districts under Idaho Code. For consistency within the city, HD4 has adopted the ACHD Policy Manual Sections 3000 – 3005, 7200 – 7211, and the associated exhibits for use within Star city limits for roadway cross sections and geometric standards.

HD4, Star, & Middleton have adopted the Mid-Star Capital Improvement Plan for the greater Middleton-Star area. This plan, available on our website at www.hwydistrict4.org/impact-fees, functions as a regional traffic impact study with a 20-year horizon. Individual traffic impact studies performed within this area may be done with a simplified scope, more specific to timing of system-level improvements (such as arterial intersections) shown on the plan, and the need for project-level improvements such as auxiliary turn lanes or intersection control modifications on collector or local streets.

General

Under the terms of the Public Agency Coordination Agreement, HD4 will review and provide comments to the city and developer for preliminary plats, final plats, and improvement drawings relating to public roadway construction. Submittals should be made to the highway district at the same time as the city to reduce delays in review timelines and allow for coordination of comments with the city. See the HD4 website for submittal requirements at www.hwydistrict4.org/development. Preliminary and final plats should be approved by the highway district prior to final approval by the city.

HD4 received the preliminary plat for Hacienda De Estralla Subdivision on July 25, 2024, provides the following comments;

Access

1. Per ACHD 7206.4.3, “Intersections/driveways located near future signalized intersection (or TIS recommendation) shall be located in accordance with one of the following, whichever is greater:
 - a. Outside the area of influence; OR ~220-feet for a right-in-right-out driveway and 440-feet for a full movement driveway”
2. HD4 policy reflects the same see HSDP 3061.020.C
3. Alpha Road does not meet full access spacing requirements, and is required to be constructed as RIRO (right-in, right-out) intersection. Landruff Lane will be constructed as a full access intersection.
4. Verify proposed ROW at Bent Ln/SH 44 is adequate for future warranted intersection improvements. (*TIS Roundabout*)

Preliminary Plat

1. As per preliminary plat checklist, revise to callout at feature, removal of obstructions within the ROW.
2. Revise/Verify proposed SD area large enough for Bent/Landruff drainage, how will Bent drainage reach the SD facility? Review HD4 drainage HSDP 3070.
3. As per preliminary plat checklist, add note, “*The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.*”.
4. As per preliminary plat checklist, revise to provide CL radius dimensions, showing geometry meets standards. Can all interior roads be private?
5. Revise to show any proposed gravity irrigation.
6. Revise/Verify, is this area in a Floodway/zone and a minimum finish floor elevation required? (Zone AE). Review ACCHD 3070.060 & 3070.080 local roads (if public)
7. Revise/Verify does the internal, on street parking meet ACHD 7207.3.9, *Prohibited within 75' from any intersection.*
8. Revise to show pedestrian ramp locations .
9. Revise to indicate if any phasing is planned & order.
10. Revise to provide General Notes;
 - a. Any re-subdivision to comply to zoning regulations
 - b. Building set backs
 - c. No direct lot access to SH-44/Bent Ln/ Landruff.
 - d. Idaho code 22-4503, Agriculture recognition.
 - e. Utility easement on lots.
 - f. Common lots
 - g. Irrigation provision (Gravity)
 - h. Public utilities connection\easements and jurisdiction

TIS Comments

1. Revise any reference to Canyon County Highway District (CCHD) to be Highway District 4 (HD4)

2. Include at a minimum the following other developments as background traffic:

The Quarry- 228 residential & 3 commercial lots ~2,170.5 vpd

River Park Estates Subdivision- 301 residential ~2,865.5 vpd

Star River Ranch No. 1, 2, and 3 Bent -270 residential ~2,570.4 vpd

Lake Haven Estates (fka Koa) Bent -27 residential ~257 vpd

Fagundes 67 (Toscano Est) ~1,600 vpd

Fagundes 93 (Sorano Est) ~3,789 vpd

Terramor Sub N of Sh-44 – mixed use ~14,832 vpd

Falling Star N of Sh-44-453 residential ~4,312.5 vpd

Rooster Hollow N of Sh-44— mixed use ~1,047 vpd

Upon request, HD4 will provide TIS/scoping documents for the adjacent developments listed above.

3. Provide correspondence from ITD regarding construction of roundabout at Bent/Hwy 44.
4. Revise to include impacts (am/pm trips) from planned or constructed developments south of Landruff/Bent intersection. (*Star River Ranch, Star River Meadows, (SRR-3) Legado Subdivision & Lake Haven Estates fka KOA*). see attached exhibit.
5. Revise to include impacts (am/pm trips) from planned or constructed developments west of Landruff/Bent intersection. (*River park estates, The Quarry, Toscano Estates & Sorano Estates*) see attached exhibit.
6. Page ii—project reduces level of service to F. Project is responsible for improving 100% of Bent/Hwy 44 intersection prior to phase 1 final plat signature.
7. Page 25—Review traffic from ITE Code 230. This data has 1 study. The ITE manual for this land use code does not provide enough data. Consider splitting apart the uses, e.g. Low rise dwelling units and floor area of commercial.
8. Page 25—Is it 8,000 SF fast food or 16,000 sf? See page 5 project description. Given this potential discrepancy there may be additional comments on the 2nd TIS submittal.
9. Revise, starting with exhibit #6, pg 27, intersection “A” per above comments is a Right-in/Right-out only intersection. Revise following exhibits and data accordingly.
10. Page 34—Turn lane analysis for Bent approach onto HWY 44 with ITD an approved configuration?
11. Determine a proportionate share of impacts to the SH 44/Bent Lane intersection, using the current background traffic + new developments described in Item #1 above.
12. Evaluate the need and/or timing of improvements to the SH 44/Bent Lane intersection (in terms of new residential units = 1 PM peak hour trip added to the current background) where improvements or modifications to intersection control are required for capacity or safety.
13. Evaluate the need for other improvements or control measures for any local road intersections with Blessinger Rd, Landruff Lane, Bent Lane, or any internal subdivisions streets, which may include but are not limited to auxiliary turn lanes, or all-way stop control.
14. Can-Ada/Hwy 44, is recognized as an existing deficiency so impact fees are not available to correct said intersection. Development is responsible for their proportionate share of

2029 traffic through that intersection. Averaging the AM and PM peak hour traffic in 2029 yields 17%. Development is responsible for 17% of the intersection improvement costs at Can-Ada/Hwy 44.

15. Given TIS review of Star Road, are comments anticipated from ACHD?

Transportation Impacts:

The application materials indicate the development consists of mixed-use commercial and residential multi-family units. Traffic impacts from the development will be mitigated through right-of-way dedication, construction of public improvements, offsite mitigation, traffic impact fees, or a combination of these means.

The Bent Lane/ SH 44 intersection serves as the primary connection with the regional highway system for this development and several existing subdivisions including Star River Ranch and Star River Meadows, and a number of planned developments including Legado Subdivision. This intersection is anticipated to drop below LOS D in 2026-2028, with 2028 PM peak hour delays > 300 seconds (TIS for Toscano Estates & Sorano Estates dated June 7, 2024, which includes the subject property development) & Lake Haven Estates. With significant intersection delays comes increases in crash rates, typically due to driver impatience and reduced gap acceptance. HD4 reserves the right, in coordination with Idaho Transportation Department, to withhold issuance of access permits to any or all developments using the Bent Lane/SH 44 intersection if safety concerns warrant in the future.

Improvements to the SH 44 corridor are under jurisdiction of ITD, which is currently undertaking a planning study to identify necessary future improvements. It is possible capacity and/or safety issues will reach critical levels prior to the design and construction of SH 44 corridor improvements by the state, which are not anticipated to be constructed prior to 2028 at the earliest. Longer timelines for improvements to this corridor by the state are more probable, such that HD4 expects local agencies and developers will need to fund interim improvements at several intersections along SH 44 (Can-Ada Rd, Bent Lane, Blessinger Rd, & Kingsbury Rd) to accommodate traffic growth in west Star.

HD4 does not have any projects planned at this time for HWY 44 & Bent, and improvements will have to adhere to the IDAPA 39.03.42 ITD Access Management spacing of ½ mile for signalized intersections.

A development agreement will be required by HD4 as a condition of preliminary plat approval, which will include an obligation to provide a proportionate share of costs for interim safety and capacity improvements on the SH 44 corridor, which may become necessary prior to action by Idaho Transportation Department.

HD4 has received applications for preliminary plats along the SH 44 corridor between Can Ada Rd and Kingsbury Rd, generating more than 25,000 new vehicle trips per day. Each of these developments will be expected to proportionately share in costs for interim improvements to SH 44 to address funding shortfalls from state or local agencies.

Preliminary plats are presented to the HD4 Board of Commissioners for approval after review by staff. Please revise the preliminary plat and TIS to address the comments above, and submit a single full size hard copy and an electronic copy of both items, for subsequent review.

Preliminary plats can generally be included on a board agenda for consideration within two weeks of staff approval, subject to available space.

Please feel free to contact me with any questions on this matter.

Respectfully,



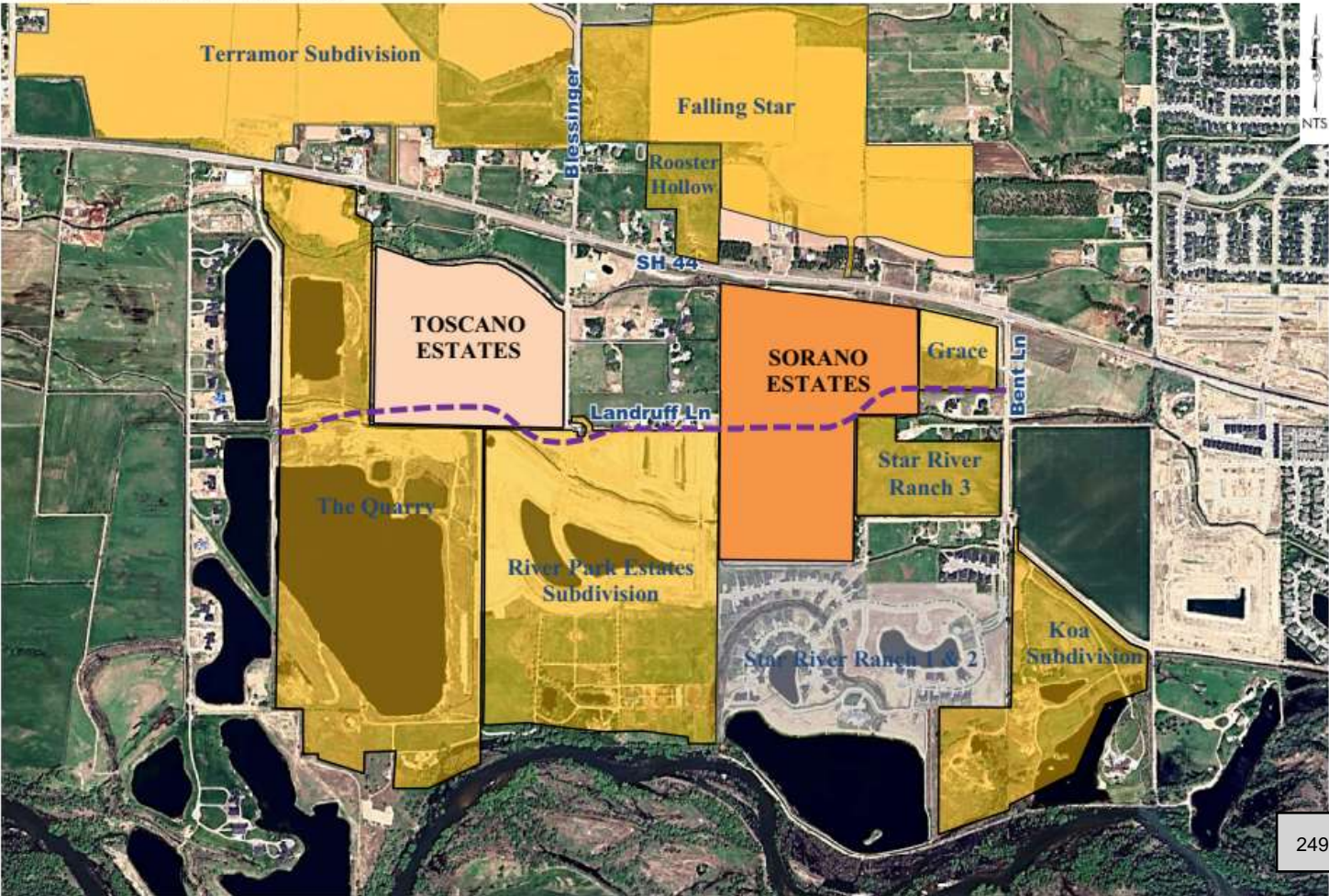
Kraig Wartman
Senior Engineering Tech.
Highway District No. 4

CC; Chris Hopper, District Engineer
File: Bent Lane- Hacienda De Estrella Subdivision

Traffic Impact Study
September 2024

Toscano Estates & Sorano Estates
Star, Idaho

Figure 3.1 – In-Process Developments



1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

August 5, 2024

Shawn L. Nickel
Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130
Star, Idaho 83669
snickel@staridaho.org

Subject: Hacienda De Estralla Subdivision
Files #'s PUD-23-01 Planned Unit Development
DA-21-19 Development Agreement Modification
PP-24-06 Preliminary Plat

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.

For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of

waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK

ORDINANCE NO. 415-2025
(TERRAMOR SUBDIVISION ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED ON THE NORTH SIDE OF STATE HWY 44 BETWEEN KINGSBURY ROAD & BLESSINGER ROAD IN STAR, IDAHO (CANYON COUNTY PARCELS R3381401100, R33997001100, R3398001000, R339810000, R3398700000 & R33996010A0) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY COREY BARTON & OPEN DOOR RENTALS, LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL DISTRICT WITH A DEVELOPMENT AGREEMENT AND PLANNED UNIT DEVELOPMENT (R-3-DA-PUD), NEIGHBORHOOD COMMERCIAL DISTRICT WITH A DEVELOPMENT AGREEMENT AND PLANNED UNIT DEVELOPMENT (C-1-DA-PUD) AND GENERAL COMMERCIAL DISTRICT WITH A DEVELOPMENT AGREEMENT AND PLANNED UNIT DEVELOPMENT (C-2-DA-PUD) OF APPROXIMATELY 297.17 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho (“the City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized and required by the Constitution and laws of the State of Idaho to adopt land use regulations and classifications; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 404-2024, adopted on June 18, 2022 and subsequently amended; and

WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Canyon County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real property to the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on April 15, 2025 on the proposed annexation and zoning of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed property should be zoned Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD), Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD) and General Commercial with a Development Agreement and Planned Unit Development (C-2-DA-PUD) pursuant to the Unified Development Code of the City of Star.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Canyon County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real property to the City of Star; and

Section 2: The real property, described in the attached “Exhibit A”, including adjacent right of way, situated in Canyon County, Idaho, is hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 3: The zoning land use classification of the land described in Section 2 above, is hereby established as Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD), Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD) and General Commercial with a Development Agreement and Planned Unit Development (C-2-DA-PUD), as provided by the Unified Development Code of the City of Star. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD), Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD) and General Commercial with a Development Agreement and Planned Unit Development (C-2-DA-PUD) land use classification.

Section 4: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Canyon County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this ____ day of _____, 2025.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

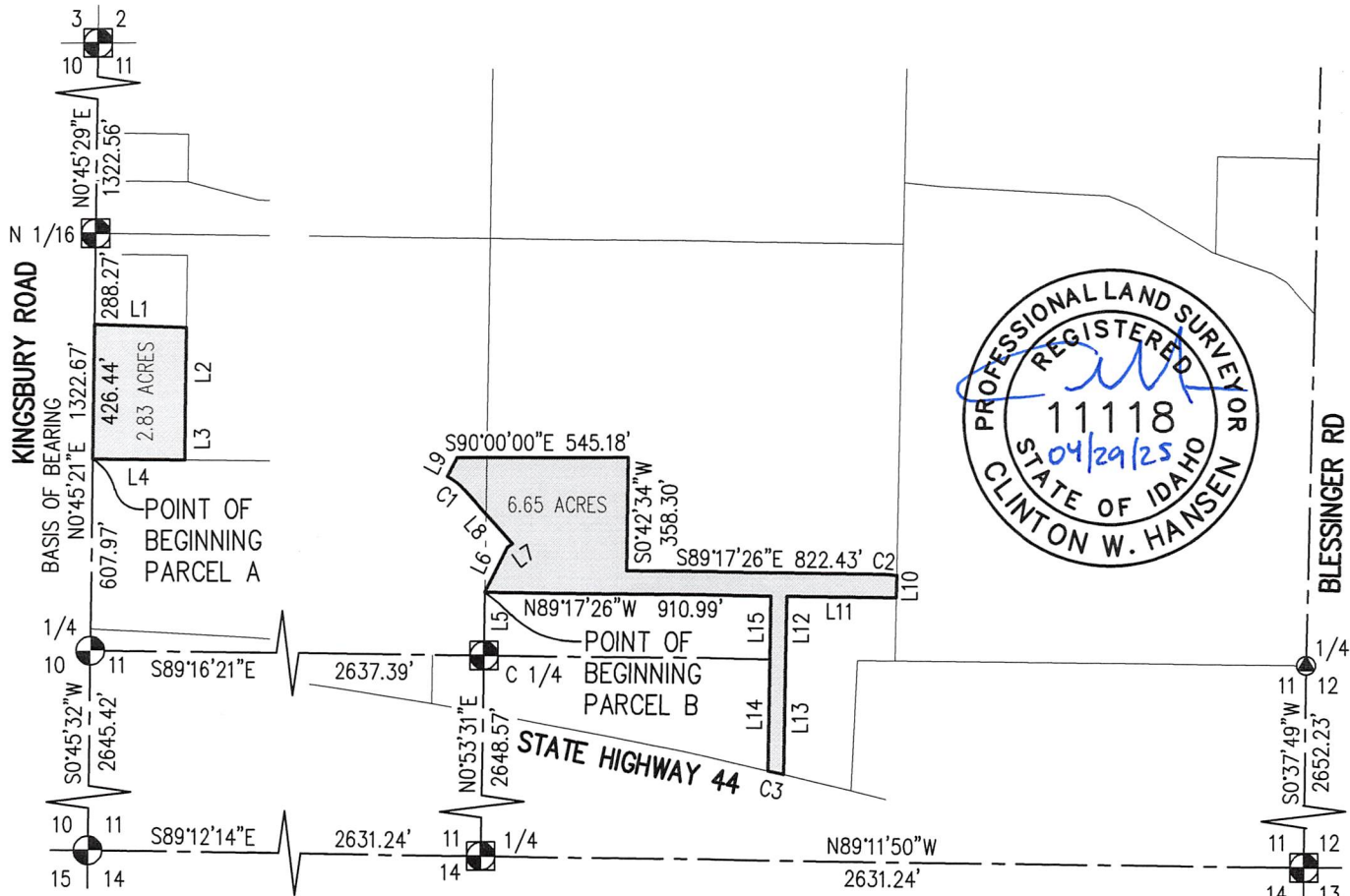
ATTEST:

Shelly Tilton, City Clerk

CITY OF STAR C-1/DA/PUD ZONE

TERRAMOR SUBDIVISION

LOCATED IN THE S 1/2 OF THE NW 1/4, THE S 1/2 OF THE NE 1/4, AND THE NW 1/4 OF THE SE 1/4 OF SECTION 11, T.4N., R.2W., B.M., CANYON COUNTY, IDAHO



LINE TABLE		
LINE	LENGTH	BEARING
L1	291.91'	S88°02'37"E
L2	281.69'	S0°45'21"W
L3	138.00'	S0°39'31"W
L4	292.08'	N89°22'06"W
L5	199.94'	N0°53'45"E
L6	158.96'	N26°18'02"E

LINE TABLE		
LINE	LENGTH	BEARING
L7	20.61'	N54°17'12"E
L8	230.25'	N41°40'06"W
L9	66.00'	N28°20'33"E
L10	71.82'	S1°09'54"W
L11	349.55'	N89°17'53"W
L12	200.17'	S1°07'32"W

LINE TABLE		
LINE	LENGTH	BEARING
L13	364.34'	S0°55'07"W
L14	353.53'	N0°55'07"E
L15	200.16'	N1°07'32"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	69.78'	200.00'	19°59'21"	N51°39'46"W	69.42'
C2	38.03'	230.00'	9°28'22"	S84°33'15"E	37.98'
C3	51.12'	19158.59'	0°09'10"	N77°04'24"W	51.12'

LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 21-0

Legal Description
Terramor Subdivision
City of Star C-1/DA/PUD Zone

Parcels located in the S ½ of the NW ¼, the S ½ of the NE ¼, and the NW ¼ of the SE ¼ of Section 11, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

PARCEL A

Commencing at a Brass Cap monument marking the southwest corner of said S ½ of the NW ¼ (West ¼ Corner) of Section 11, from which a 5/8 inch diameter iron pin marking the northwest corner of said S ½ of the NW ¼ (N 1/16 Corner) bears N 0°45'21" E a distance of 1322.67 feet;

Thence along the westerly boundary of said S ½ of the NW ¼ N 0°45'21" E of 607.97 feet to the **POINT OF BEGINNING**;

Thence continuing along said westerly boundary N 0°45'21" E a distance of 426.44 feet to a point;

Thence leaving said westerly boundary S 88°02'37" E a distance of 291.91 feet to a point;

Thence S 0°45'21" W a distance of 281.69 feet to a point;

Thence S 0°39'31" W a distance of 138.00 feet to a point;

Thence N 89°22'06" W a distance of 292.08 feet to the **POINT OF BEGINNING**.

Said Parcel A contains 2.83 acres, more or less.

PARCEL B

Commencing at a Brass Cap monument marking the southwest corner of the S ½ of the NW ¼ (West ¼ Corner) of said Section 11, from which a 5/8 inch diameter iron pin marking the northwest corner of said S ½ of the NW ¼ (N 1/16 Corner) bears N 0°45'21" E a distance of 1322.67 feet;

Thence along the southerly boundary of said S ½ of the NW ¼ S 89°16'21" E a distance of 2637.39 feet to an Aluminum Cap monument marking the southeast corner of said S ½ of the NW ¼ (Center ¼ corner);

Thence along the easterly boundary of said S ½ of the NW ¼ N 0°53'45" E a distance of 199.94 feet to the **POINT OF BEGINNING**;

Thence leaving said easterly boundary N 26°18'02" E a distance of 158.96 feet to a point;

Thence N 54°17'12" E a distance of 20.61 feet to a point;

Thence N 41°40'06" W a distance of 230.25 feet to a point of curvature;

Thence a distance of 69.78 feet along the arc of a 200.00 foot radius curve left, said curve having a central angle of 19°59'21" and a long chord bearing N 51°39'46" W a distance of 69.42 feet to a point;

Thence N 28°20'33" E a distance of 66.00 feet to a point

Thence S 90°00'00" E a distance of 545.18 feet to a point;

Thence S 0°42'34" W a distance of 358.30 feet to a point;

Thence S 89°17'26" E a distance of 822.43 feet to a point of curvature;

Thence a distance of 38.03 feet along the arc of a 230.00 foot radius curve right, said curve having a central angle of 9°28'22" and a long chord bearing S 84°33'15" E a distance of 37.98 feet to a point;

Thence S 1°09'54" W a distance of 71.82 feet to a point;

Thence N 89°17'53" W a distance of 349.55 feet to a point;

Thence S 1°07'32" W a distance of 200.17 feet to a point;

Thence S 0°55'07" W a distance of 364.34 feet to a point on the northerly right-of-way of State Highway 44;

Thence along said northerly right-of-way a distance of 51.12 feet along the arc of a 19158.59 foot radius non-tangent curve left, said curve having a central angle of 0°09'10" and a long chord bearing N 77°04'24" W a distance of 51.12 feet to a point;

Thence leaving said northerly right-of-way N 0°55'07" E a distance of 353.53 feet to a point;

Thence N 1°07'32" E a distance of 200.16 feet to a point;

Thence N 89°17'26" W a distance of 910.99 feet to the **POINT OF BEGINNING**.

Said Parcel B contains 6.65 acres, more or less.

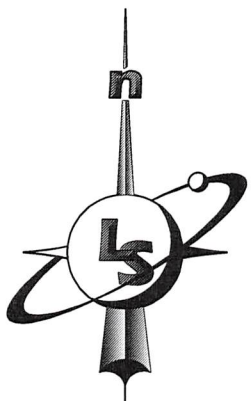
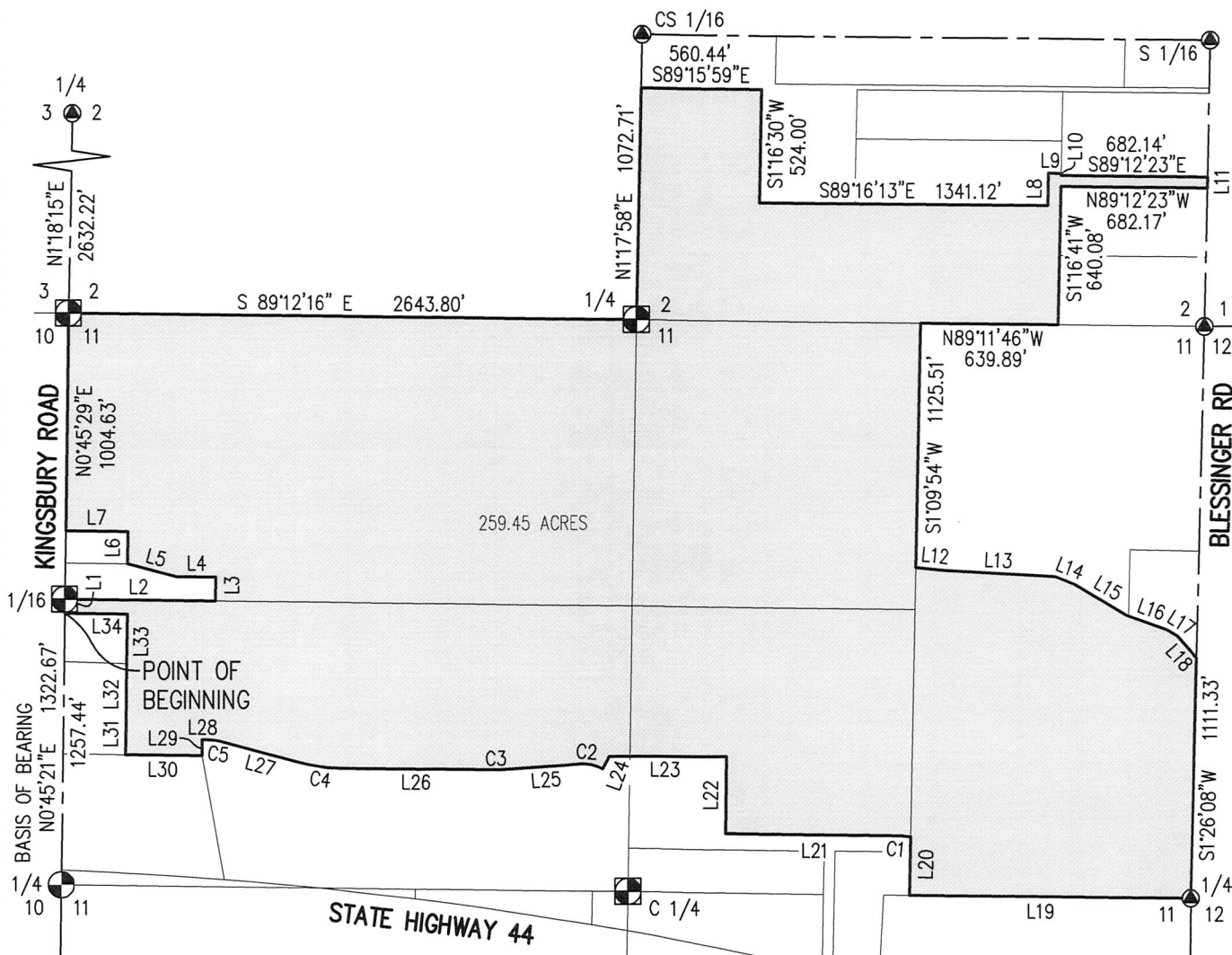
Clinton W. Hansen, PLS
Land Solutions, PC
REVISED: April 29, 2025



CITY OF STAR R-3/DA/PUD ZONE

TERRAMOR SUBDIVISION

LOCATED IN THE S 1/2 OF THE SE 1/4 AND THE N 1/2 OF SECTION 11,
T.4N., R.2W., B.M., CANYON COUNTY, IDAHO



SEE SHEET 2 OF 2 FOR
CURVE AND LINE DATA



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SHEET 1 OF 2
JOB NO. 21-06

CITY OF STAR R-3/DA/PUD ZONE

TERRAMOR SUBDIVISION

LOCATED IN THE S 1/2 OF THE SE 1/4 AND THE N 1/2 OF SECTION 11,
T.4N., R.2W., B.M., CANYON COUNTY, IDAHO

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	38.03'	230.00'	9°28'22"	N84°33'15"W	37.98'
C2	112.90'	200.00'	32°20'33"	N77°49'44"W	111.40'
C3	81.29'	1035.00'	4°30'00"	S88°15'00"W	81.27'
C4	186.01'	735.00'	14°30'00"	N82°15'00"W	185.51'
C5	84.01'	335.00'	14°22'06"	N82°11'03"W	83.79'

LINE TABLE		
LINE	LENGTH	BEARING
L1	65.23'	N0°45'21"E
L2	701.56'	S89°14'07"E
L3	112.00'	N0°45'29"E
L4	183.00'	N89°14'08"W
L5	234.92'	N75°26'36"W
L6	150.00'	N0°45'46"E
L7	290.43'	N89°15'02"W
L8	149.00'	N1°14'25"E
L9	60.05'	S89°08'49"E
L10	10.00'	S1°15'58"W
L11	50.00'	S1°17'06"W
L12	117.29'	S83°50'23"E

LINE TABLE		
LINE	LENGTH	BEARING
L13	533.64'	S86°38'38"E
L14	98.59'	S68°05'34"E
L15	278.06'	S59°15'09"E
L16	201.06'	S70°17'54"E
L17	56.18'	S57°57'26"E
L18	134.14'	S42°01'04"E
L19	1309.54'	N89°16'38"W
L20	272.12'	N1°09'54"E
L21	822.43'	N89°17'26"W
L22	358.30'	N0°42'34"E
L23	545.18'	N90°00'00"W
L24	66.00'	S28°20'33"W

LINE TABLE		
LINE	LENGTH	BEARING
L25	333.84'	S86°00'00"W
L26	692.94'	N89°30'00"W
L27	376.24'	N75°00'00"W
L28	16.73'	N89°22'06"W
L29	73.00'	S0°37'54"W
L30	356.04'	N89°22'06"W
L31	138.00'	N0°39'31"E
L32	281.69'	N0°45'21"E
L33	229.10'	N0°50'21"E
L34	292.17'	N89°14'04"W



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Legal Description
Terramor Subdivision
City of Star R-3/DA/PUD Zone

A parcel located in the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 2 and in the N $\frac{1}{2}$ of Section 11, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ (West $\frac{1}{4}$ Corner) of said Section 11, from which a $\frac{5}{8}$ inch diameter iron pin marking the northwest corner of said S $\frac{1}{2}$ of the NW $\frac{1}{4}$ (N $\frac{1}{16}$ Corner) bears N $0^{\circ}45'21''$ E a distance of 1322.67 feet;

Thence along the westerly boundary of said S $\frac{1}{2}$ of the NW $\frac{1}{4}$ N $0^{\circ}45'21''$ E of 1257.44 feet to the **POINT OF BEGINNING**;

Thence continuing along said westerly boundary N $0^{\circ}45'21''$ E a distance of 65.23 feet to said northwest corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ (N $\frac{1}{16}$ Corner);

Thence along the northerly boundary of said S $\frac{1}{2}$ of the NW $\frac{1}{4}$ S $89^{\circ}14'07''$ E a distance of 701.56 feet to a point;

Thence leaving said boundary N $0^{\circ}45'29''$ E a distance of 112.00 feet to a point;

Thence N $89^{\circ}14'08''$ W a distance of 183.00 feet to a point;

Thence N $75^{\circ}26'36''$ W a distance of 234.92 feet to a point;

Thence N $0^{\circ}45'46''$ E a distance of 150.00 feet to a point;

Thence N $89^{\circ}15'02''$ W a distance of 290.43 feet to a point on the westerly boundary of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 11;

Thence along said boundary N $0^{\circ}45'29''$ E a distance of 1004.63 feet to the northwest corner of said N $\frac{1}{2}$ of the NW $\frac{1}{4}$;

Thence along the northerly boundary of said N $\frac{1}{2}$ of the NW $\frac{1}{4}$ S $89^{\circ}12'16''$ E a distance of 2643.80 feet to the southwest corner of said S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 2;

Thence along the westerly boundary of said S $\frac{1}{2}$ of the SE $\frac{1}{4}$ N $1^{\circ}17'58''$ E a distance of 1072.71 feet to a point;

Thence leaving said boundary S $89^{\circ}15'59''$ E a distance of 560.44 feet to a point;

Thence S $1^{\circ}16'30''$ W a distance of 524.00 feet to a point;

Thence S $89^{\circ}16'13''$ E a distance of 1341.12 feet to a point;

Thence N $1^{\circ}14'25''$ E a distance of 149.00 feet to a point;

Thence S $89^{\circ}08'49''$ E a distance of 60.05 feet to a point;

Thence S 1°15'58" W a distance of 10.00 feet to a point;

Thence S 89°12'23" E a distance of 682.14 feet to a point on the easterly boundary of said S ½ of the SE ¼;

Thence along said boundary S 1°17'06" W a distance of 50.00 feet to a point;

Thence leaving said boundary N 89°12'23" W a distance of 682.17 feet to a point;

Thence S 1°16'41" W a distance of 640.08 feet to a point on the southerly boundary of said S ½ of the SE ¼;

Thence along said boundary N 89°11'46" W a distance of 639.89 feet to the northeast corner of the NW ¼ of the NE ¼ of said Section 11;

Thence along the easterly boundary of said NW ¼ of the NE ¼ S 1°09'54" W a distance of 1125.51 feet to a point;

Thence leaving said boundary S 83°50'23" E a distance of 117.29 feet to a point;

Thence S 86°38'38" E a distance of 533.64 feet to a point;

Thence S 68°05'34" E a distance of 98.59 feet to a point;

Thence S 59°15'09" E a distance of 278.06 feet to a point;

Thence S 70°17'54" E a distance of 201.06 feet to a point;

Thence S 57°57'26" E a distance of 56.18 feet to a point;

Thence S 42°01'04" E a distance of 134.14 feet to a point on the easterly boundary of the S ½ of the NE ¼ of said Section 11;

Thence along said boundary S 1°26'08" W a distance of 1111.33 feet to a point marking the southeast corner of said NE ¼;

Thence along the southerly boundary of said NE ¼ N 89°16'38" W a distance of 1309.54 feet to a point;

Thence N 1°09'54" E a distance of 272.12 feet to a point of curvature;

Thence a distance of 38.03 feet along the arc of a 230.00 foot radius non-tangent curve left, said curve having a central angle of 9°28'22" and a long chord bearing N 84°33'15" W a distance of 37.98 feet to a point of tangency;

Thence N 89°17'26" W a distance of 822.43 feet to a point;

Thence N 0°42'34" E a distance of 358.30 feet to a point;

Thence N 90°00'00" W a distance of 545.18 feet to a point;

Thence S 28°20'33" W a distance of 66.00 feet to a point on a curve;

Thence a distance of 112.90 feet along the arc of a 200.00 foot radius non-tangent curve left, said curve having a central angle of $32^{\circ}20'33''$ and a long chord bearing $N 77^{\circ}49'44'' W$ a distance of 111.40 feet to a point of tangency;

Thence $S 86^{\circ}00'00'' W$ a distance of 333.84 feet to a point of curvature;

Thence a distance of 81.29 feet along the arc of a 1035.00 foot radius curve right, said curve having a central angle of $4^{\circ}30'00''$ and a long chord bearing $S 88^{\circ}15'00'' W$ a distance of 81.27 feet to a point of tangency;

Thence $N 89^{\circ}30'00'' W$ a distance of 692.94 feet to a point of curvature;

Thence a distance of 186.01 feet along the arc of a 735.00 foot radius curve right, said curve having a central angle of $14^{\circ}30'00''$ and a long chord bearing $N 82^{\circ}15'00'' W$ a distance of 185.51 feet to a point of tangency;

Thence $N 75^{\circ}00'00'' W$ a distance of 376.24 feet to a point of curvature;

Thence a distance of 84.01 feet along the arc of a 335.00 foot radius curve left, said curve having a central angle of $14^{\circ}22'06''$ and a long chord bearing $N 82^{\circ}11'03'' W$ a distance of 83.79 feet to a point of tangency;

Thence $N 89^{\circ}22'06'' W$ a distance of 16.73 feet to a point;

Thence $S 0^{\circ}37'54'' W$ a distance of 73.00 feet to a point;

Thence $N 89^{\circ}22'06'' W$ a distance of 356.04 feet to a point;

Thence $N 0^{\circ}39'31'' E$ a distance of 138.00 feet to a point;

Thence $N 0^{\circ}45'21'' E$ a distance of 281.69 feet to a point;

Thence $N 0^{\circ}50'21'' E$ a distance of 229.10 feet to a point;

Thence $N 89^{\circ}14'04'' W$ a distance of 292.17 feet to the **POINT OF BEGINNING**.

This parcel contains 259.45 acres, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
REVISED: April 29, 2025



**DEVELOPMENT AGREEMENT
TERRAMOR SUBDIVISION ANNEXATION**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Corey Barton, hereinafter referred to as "Owner".

WHEREAS, Owner own parcels of land of approximately 297.17 acres in size, currently located within Canyon County, zoned Agricultural (AG) and more particularly described in **Exhibit A** of Ordinance 415-2025, which is attached hereto and incorporated by reference herein (the "Properties");

WHEREAS, Owner has requested that the Properties be annexed into the City and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for various parcels within the Property to be rezoned in accordance with this Agreement;

WHEREAS, Owner filed with the City of Star, a Request for Annexation and Rezone of the Properties and Zoning of Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD), Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD) and General Commercial with a Development Agreement and Planned Unit Development (C-2-DA-PUD), as File No. AZ-24-06/DA-24-06/PUD-24-01/PP-24-04, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Parcels shown on **Exhibit A**, Owner is allowed to develop the 297.17 acres as follows:

- Zoning Classification: The zoning classifications shall be Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD), Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD) and General Commercial with a Development Agreement and Planned Unit Development (C-2-DA-PUD).
- The Owner shall comply with all city ordinances relating to the property except as otherwise provided herein.

2.2 Site Design. The Preliminary Plat and Renderings, as set forth in **Exhibit B**, is hereby approved.

2.3 Uses. The development is hereby approved for a maximum of 456 detached single-family residential lots, 253 townhome lots, 112 four-plex units, 6 commercial lots, a future elementary school lot and a city park lot, along with all site amenities illustrated in **Exhibit B**. Building elevations consistent with the **Exhibit C** shall be constructed within this development. A minimum of ten (10) architectural elements shall be provided for all single-family residential structures. A minimum of 10 architectural styles and/or floorplans shall be provided for this development.

2.4 Additional Requirements/Considerations:

- **Drainage swales to be constructed no more than 1-foot deep along arterials and collectors with dense trees, bushes, rocks and sand beds to be covered with decorative rock. A revised landscape plan shall be submitted to staff for review of proposed swales at each phase of final plat.**
- **Utility stubs for sewer and water shall be provided to all adjacent neighboring properties on the south side of the proposed commercial collector roadway.**
- **A public access easement shall be provided along the entire southern boundary of the proposed commercial collector roadway to provide future access to neighboring properties. This shall be included on all final plat phases associated with commercial roadway.**
- **The applicant shall remove the “red office building” located on the southern side of the commercial collector roadway. The area shall be redesigned to include drainage and/or pocket park or other open space.**

The applicant shall revise the landscape plan prior to submittal of final plat to illustrate the new design. The applicant shall provide a revised preliminary plat and overall master plan, removing the office space to staff prior approval of the development agreement.

- The applicant shall provide berming and fencing along the southern boundary of the commercial collector roadway adjacent to current residents. The applicant shall submit a revised landscape and fencing plan detailing the buffering of the neighbors.
- The applicant shall submit a master fencing plan for the entire development to staff for approval prior to submittal of Phase 1 preliminary plat. The plan shall include design for privacy fencing for lots adjacent to open space.
- Trees in the parking lot islands of the four-plex residential area shall be limited to Class I or smaller trees that does not obstruct the drive aisles.
- All Hwy 44 commercial development shall be designed to provide aesthetically pleasing elevations along the highway and avoid neglected sides of buildings.
- Council hereby approves the Elementary School site, but will require a new Conditional Use Permit approval by Council to review development details.
- The applicant shall provide 10' wide pathways on all pathways leading to the City park and School site. The applicant shall submit a revised landscape plan detailing the exact locations of the 10' pathways.
- The School and City Park lots shall be provided within Phase 1 of the development, and utilities shall be provided to both lots during this phase.
- The applicant shall provide exterior pathways on the City Park lot to provide connection to internal pathways within the subdivision. The applicant may request bonding for the exterior pathways, to be determined by the Administrator.
- The City of Star shall maintain and operate the irrigation pump for the entire subdivision. The HOA shall enter into an agreement to pay proportionate shares to the City for maintenance and operation of the facility.
- All public pathway easements shall be graphically shown on the final plat or recorded as a separate easement document and delineated on the final plat with an instrument number prior to signature by the City Engineer on the final plat.
- The following commercial Land Uses are hereby approved as part of this development:
 - Allowed uses outright* (principally permitted & conditional use) within both the C-1 & C-2 zoned properties: Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices; Parks, Public and

Private. All principally permitted uses in both zones unless otherwise listed herein.

*** Subject to CZC and Design Review Approval**

- **Uses Allowed only as Conditional Uses within both the C-1 & C-2 zoned properties:** Arts, Entertainment, Recreation Facility; Bakery-Retail or Manufacturing; Child Care Group (7-12); Child Care Center (more than 12); Child Care-Preschool/Early Learning; Church or Place of Religious Worship; Drive-up Service Window only; Educational Institution, Private; Museum; Retail Store/Retail Services; Veterinarian Office; Wholesale Sales; Research activities; Woodworking shop;
- **Uses Allowed only as Conditional Uses within the C-2 zoned properties:** Animal Care Facility; Automotive Mechanical/Electrical Repair and Maintenance; Bar/Tavern/Lounge/Drinking Establishment; Brewpub/Wine Tasting; Drive-through establishment /drive-up service window; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Conference/Convention Center; Convenience Store; Equipment rental, sales, and services; Events/Entertainment Facility, public or private (indoor/outdoor); Educational Institution, Hospital (for profit); Hotel/motel; Mortuary; Pawnshop; Public; Farmers or Saturday Market; Fireworks Stand; Flex Space; Gasoline, Fueling & Charging Station with or without Convenience Store; Government Office; Laundromat; Laundry and Dry Cleaning; Portable Classroom/Modular Building; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Restaurant; Retirement Home; Warehouse and Storage; Shooting range (indoor/outdoor); Shopping or Commercial center; Vehicle Emissions Testing; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental and service; Vehicle washing facility;
- **Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the Code):** Golf Course/Driving Range; Hospital (non-profit); Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility; Storage

facility, outdoor (commercial); Storage facility, self-service (commercial)

- Council hereby approves a Storage facility, outdoor (commercial); Storage facility, self-service (commercial) use on one of the two C-2 Commercial lots adjacent to Hwy 44. The facility is subject to future review and approval of a Certificate of Zoning Compliance and Design Review application.
- The City will support the developers efforts to request speed limit waivers along the collector roadways.

2.5 Proportionate Share Agreement for ITD Improvements. Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the \$821,00.00 (821 lots x \$1,000) traffic mitigation fee determined, as determined by the Idaho Transportation Department as follows: the Developer will pay the City \$1,000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.6 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

2.7 Conditions. Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent Owner of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neutral gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star:	City of Star Attn: City Clerk P.O. Box 130 Star, ID 83669
Owner:	Corey Barton 1977 E. Overland Road Meridian, Idaho 83642

7.5 Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 Attorney Fees. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this ____ day _____, 2025.

Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk

OWNER:

Corey Barton

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2025, before me the undersigned, a Notary Public in and for said state, personally appeared Corey Barton, known to me to be the Owner, who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said name.

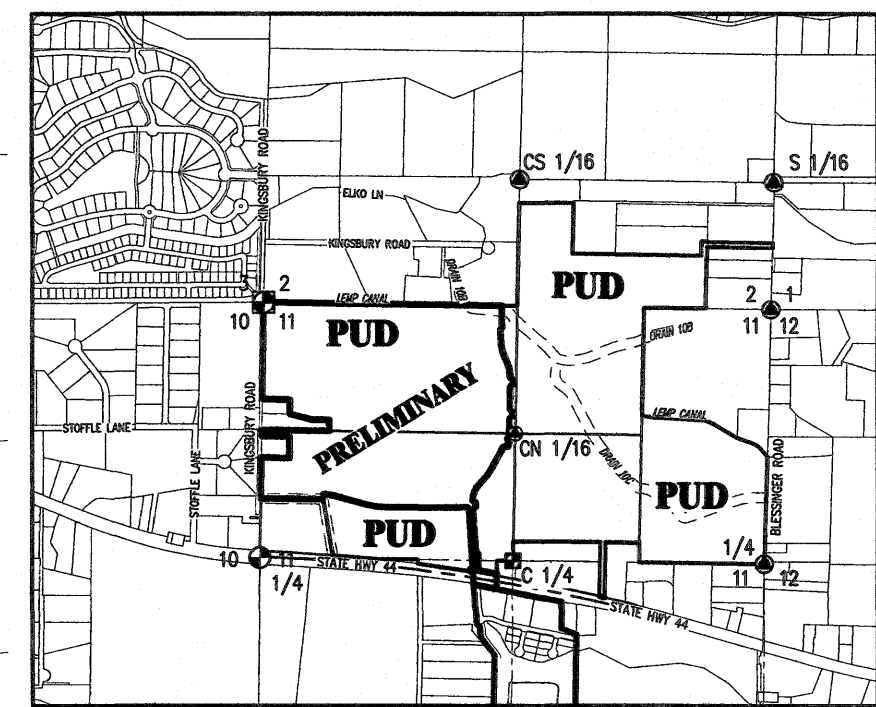
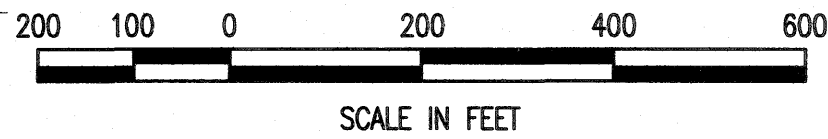
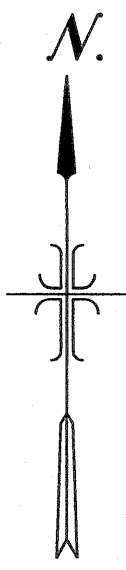
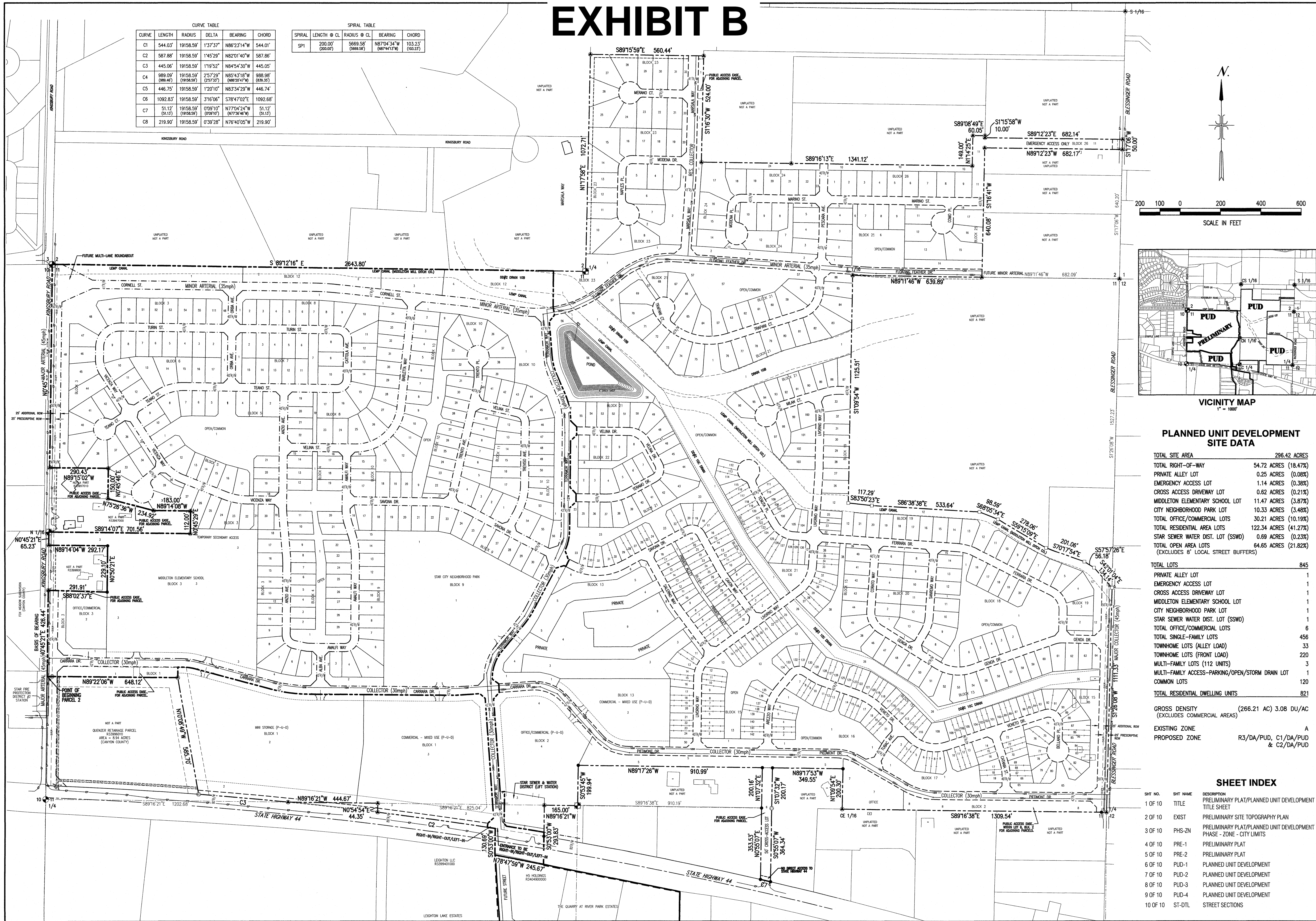
IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.

Notary Public for State of Idaho
Residing at: _____
My Commission Expires: _____

EXHIBIT B

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	544.03'	19158.59'	1°37'37"	N86°23'14"W	544.01'
C2	587.88'	19158.59'	1°45'29"	N82°01'40"W	587.86'
C3	445.06'	19158.59'	1°19'52"	N84°54'30"W	445.05'
C4	989.09'	19158.59'	2°57'29"	N85°43'18"W	988.98'
C5	446.75'	19158.59'	1°20'10"	N83°34'29"W	446.74'
C6	1092.83'	19158.59'	3°16'06"	S78°47'02"E	1092.68'
C7	51.12'	19158.59'	0°09'10"	N77°04'24"W	51.12'
C8	219.90'	19158.59'	0°39'28"	N76°40'05"W	219.90'

SPIRAL TABLE				
SPIRAL	LENGTH @ CL	RADIUS @ CL	BEARING	CHORD
SP1	200.00'	5669.58'	N87°04'34"W	103.23'



PLANNED UNIT DEVELOPMENT SITE DATA

TOTAL SITE AREA	296.42 ACRES
TOTAL RIGHT-OF-WAY	54.72 ACRES (18.47%)
PRIVATE ALLEY LOT	0.25 ACRES (0.08%)
EMERGENCY ACCESS LOT	1.14 ACRES (0.38%)
CROSS ACCESS DRIVEWAY LOT	0.62 ACRES (0.21%)
MIDDLETON ELEMENTARY SCHOOL LOT	11.47 ACRES (3.87%)
CITY NEIGHBORHOOD PARK LOT	10.33 ACRES (3.48%)
TOTAL OFFICE/COMMERCIAL LOTS	30.21 ACRES (10.19%)
TOTAL RESIDENTIAL AREA LOTS	122.34 ACRES (41.27%)
STAR SEWER WATER DIST. LOT (SSWD)	0.69 ACRES (0.23%)
TOTAL OPEN AREA LOTS (EXCLUDES 8' LOCAL STREET BUFFERS)	64.65 ACRES (21.82%)
TOTAL LOTS	845
PRIVATE ALLEY LOT	1
EMERGENCY ACCESS LOT	1
CROSS ACCESS DRIVEWAY LOT	1
MIDDLETON ELEMENTARY SCHOOL LOT	1
CITY NEIGHBORHOOD PARK LOT	1
STAR SEWER WATER DIST. LOT (SSWD)	1
TOTAL OFFICE/COMMERCIAL LOTS	6
TOTAL SINGLE-FAMILY LOTS	456
TOWNHOME LOTS (ALLEY LOAD)	33
TOWNHOME LOTS (FRONT LOAD)	220
MULTI-FAMILY LOTS (112 UNITS)	3
MULTI-FAMILY ACCESS-PARKING/OPEN/STORM DRAIN LOT	1
COMMON LOTS	120
TOTAL RESIDENTIAL DWELLING UNITS	821
GROSS DENSITY (266.21 AC) 3.08 DU/AC (EXCLUDES COMMERCIAL AREAS)	
EXISTING ZONE	A
PROPOSED ZONE	R3/DA/PUD, C1/DA/PUD & C2/DA/PUD

SHEET INDEX

SHT NO.	SHT NAME	DESCRIPTION
1 OF 10	TITLE	PRELIMINARY PLAT/PLANNED UNIT DEVELOPMENT TITLE SHEET
2 OF 10	EXIST	PRELIMINARY SITE TOPOGRAPHY PLAN
3 OF 10	PHS-ZN	PRELIMINARY PLAT/PLANNED UNIT DEVELOPMENT PHASE - ZONE - CITY LIMITS
4 OF 10	PRE-1	PRELIMINARY PLAT
5 OF 10	PRE-2	PRELIMINARY PLAT
6 OF 10	PUD-1	PLANNED UNIT DEVELOPMENT
7 OF 10	PUD-2	PLANNED UNIT DEVELOPMENT
8 OF 10	PUD-3	PLANNED UNIT DEVELOPMENT
9 OF 10	PUD-4	PLANNED UNIT DEVELOPMENT
10 OF 10	ST-DTL	STREET SECTIONS

OWNERS OF RECORD

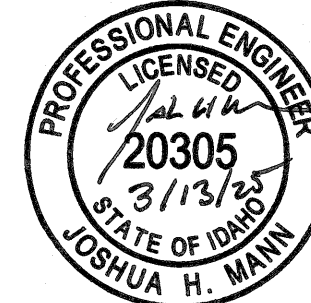
OPEN DOOR RENTALS
COREY BARTON
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642

DEVELOPER

CHALLENGER DEVELOPMENT INC.
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 289-5500

PLANNER-CONTACT

BECKY MCKAY
1029 N. ROSARIO ST., STE. 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980
Fax (208) 938-0941



REVISIONS
01-24-25 RS
03-05-25 RS
03-13-25 RS

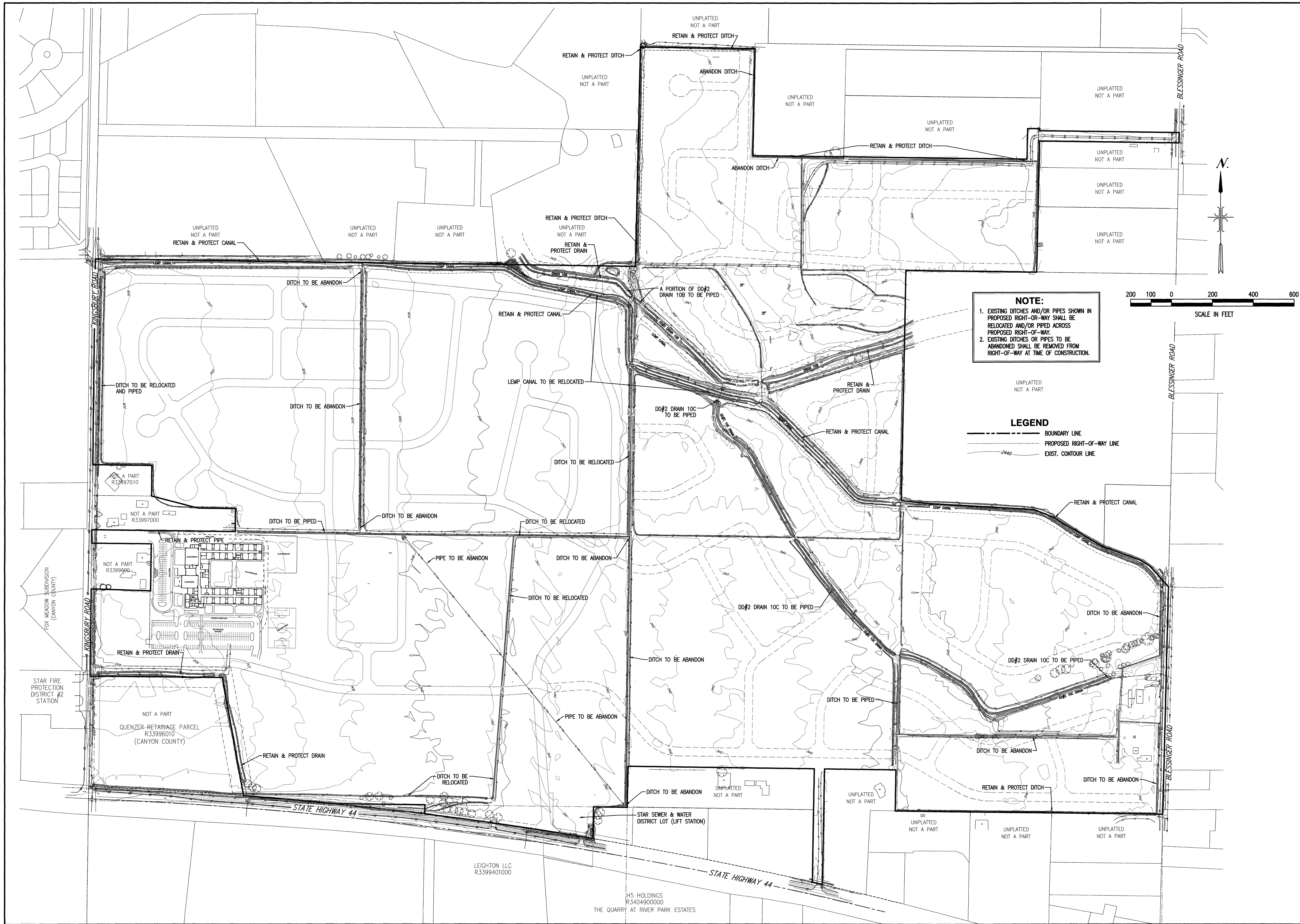
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ENGINEERING SOLUTIONS, LLP
1029 N. ROSARIO ST., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

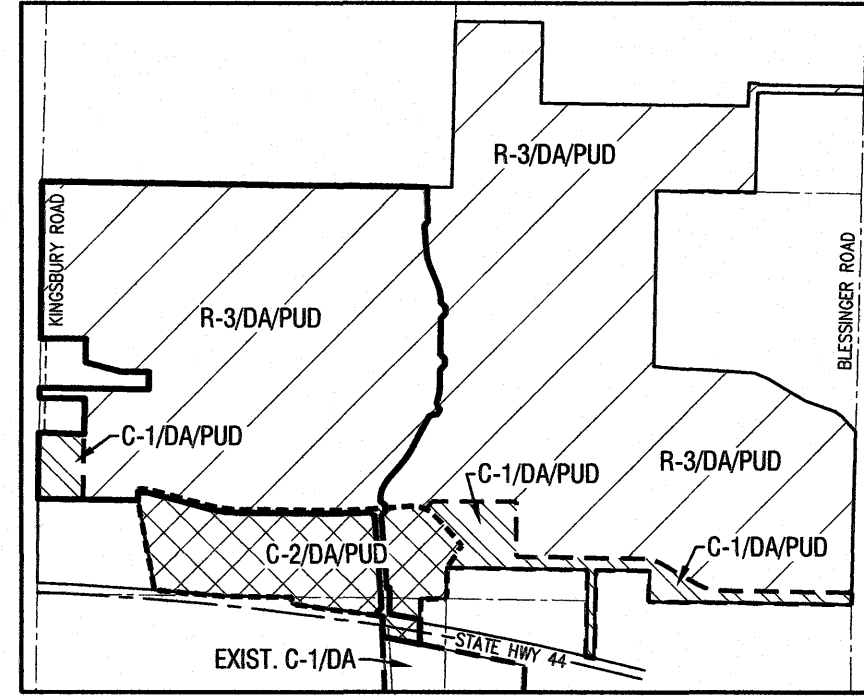
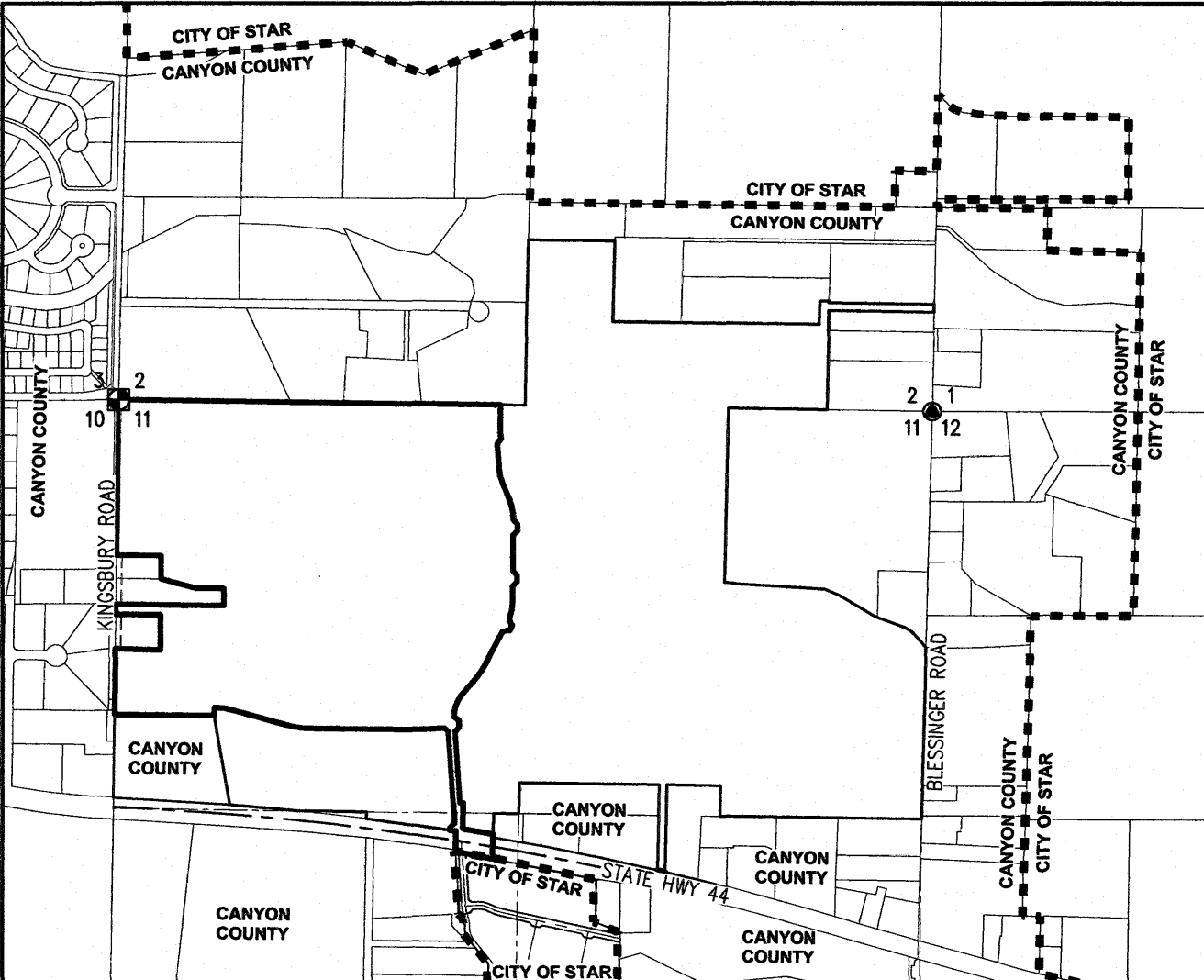
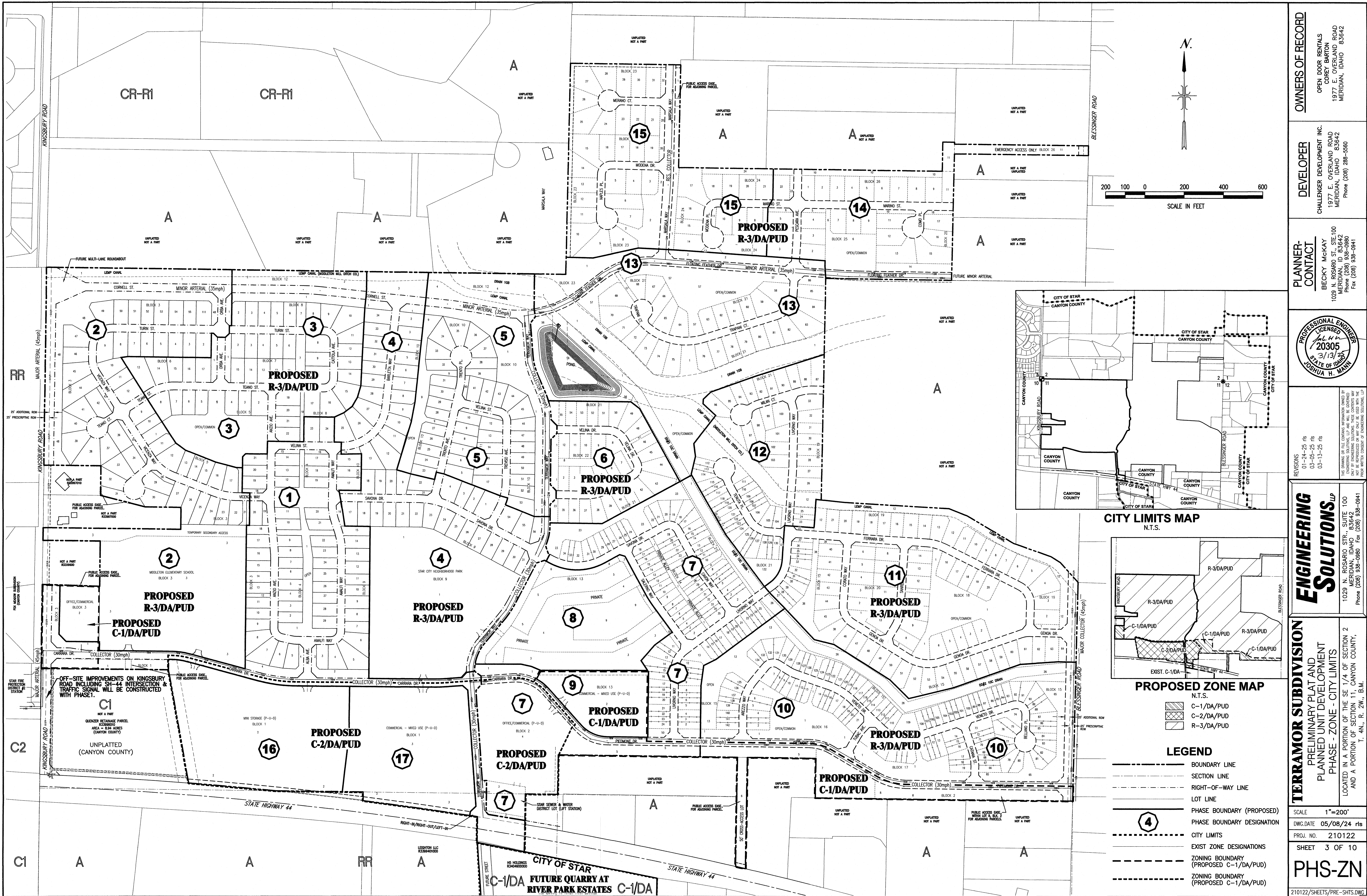
TERRAMOR SUBDIVISION
PRELIMINARY PLAT AND
PLANNED UNIT DEVELOPMENT
TITLE SHEET
LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2
AND A PORTION OF SECTION 11, CANYON COUNTY,
T. 4N., R. 2W., B.M.

SCALE 1"=200'
DWG. DATE 05/08/24 RS
PROJ. NO. 210122
SHEET 1 OF 10

TITLE
210122/SHEETS/PRE-SHTS.DWG



OWNERS OF RECORD OPEN DOOR RENTALS COREY BARTON 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642	DEVELOPER CHALLENGER DEVELOPMENT INC. 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 Phone (208) 288-5560
PLANNER-CONTACT BECKY MCKAY 1029 N. ROSARIO STREET, STE.100 MERIDIAN, ID 83642 Phone (208) 938-0980 Fax (208) 938-0941	REVISIONS 01-24-25 rls 03-05-25 rls <small>THIS DRAWING OR FILE CONTAINS INFORMATION OWNED BY ENGINEERING SOLUTIONS, LLP AND WILL BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN CONSENT OF ENGINEERING SOLUTIONS, LLP.</small>
ENGINEERING SOLUTIONS^{LLP} 1029 N. ROSARIO STR., SUITE 100 MERIDIAN, IDAHO 83642 Phone (208) 938-0980 Fax (208) 938-0941	
TERRAMOR SUBDIVISION PRELIMINARY PLAT/PLANNED UNIT DEVELOPMENT PRELIMINARY SITE TOPOGRAPHY DEMOLITION PLAN	
SCALE 1"=200'	
DWG.DATE 12/13/24 rls	
PROJ. NO. 210122	
SHEET 2 OF 10	
EXIST	
210122/SHEETS/TOPO-DEMO.DWG	



LEGEND

	BOUNDARY LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	PHASE BOUNDARY (PROPOSED)
	PHASE BOUNDARY DESIGNATION
	CITY LIMITS
	EXISTING ZONE DESIGNATIONS
	ZONING BOUNDARY (PROPOSED C-1/DA/PUD)
	ZONING BOUNDARY (PROPOSED C-1/DA/PUD)

OWNERS OF RECORD OPEN DOOR RENTALS COREY BARTON 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 Phone (208) 288-5560	DEVELOPER CHALLENGER DEVELOPMENT INC. 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 Phone (208) 288-5560	PLANNER-CONTACT BECKY MCKAY 1029 N. ROSARIO ST., STE. 100 MERIDIAN, ID 83642 Phone (208) 938-0980 Fax (208) 938-0941		REVISIONS 01-24-25 r/s 03-05-25 r/s 03-13-25 r/s	ENGINEERING SOLUTIONS 1029 N. ROSARIO ST., SUITE 100 MERIDIAN, IDAHO 83642 Phone (208) 938-0980 Fax (208) 938-0941 T. 4N., R. 2W., B.M.
				TERRAMOR SUBDIVISION PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT PHASE - ZONE - CITY LIMITS LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2 AND A PORTION OF SECTION 11, CANYON COUNTY, T. 4N., R. 2W., B.M.	
				SCALE 1"=200' DWG. DATE 05/08/24 r/s PROJ. NO. 210122 SHEET 3 OF 10 PHS-ZN 210122/SHEETS/PRE-SHTS.DWG	

SEE SHEET PRE-2/PUD-2

SEE SHEET PRE-2/PUD-2

NOT A PART
R33997000

BLOCK 3

TEMPORARY SECONDARY ACCESS

MIDDLETON ELEMENTARY SCHOOL

BLOCK 3

3

499,298 sf

11.46 Ac.

OFFICE/COMMERCIAL

BLOCK 3

2

56,671 sf

1.30 Ac.

10' HIGHWAY PATH

16W CARRARA DR.

COLLECTOR (30mph)

DD#2 DRAIN

30' PUBLIC ACCESS EASEMENT

NOT A PART

QUENZER RETAINAGE PARCEL

R33996010

AREA = 8.94 ACRES

(CANYON COUNTY)

SIDEWALK TO BE CONSTRUCTED BY OTHERS

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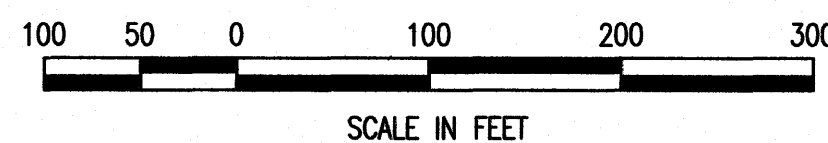
PRELIMINARY PLAT NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY DOES NOT FALL WITHIN FEMA FLOOD HAZARD ZONES. SEE FIRM PANEL 16027C0258G, DATED JUNE 07, 2019. NO PORTIONS OF THE SUBJECT PROPERTY FALL WITHIN THE FEMA FLOODWAY AND 100-YEAR FLOOD HAZARD ZONES.
- DIRECT LOT ACCESS FROM STATE HIGHWAY 44 IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF IDAHO TRANSPORTATION DEPT. (ITD) AND CITY OF STAR.
- DIRECT LOT ACCESS TO KINGSBURY ROAD AND BLESSING ROAD IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF HIGHWAY DISTRICT NO. 4 AND THE CITY OF STAR.
- 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, EXCEPT "O" LOT LINES AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION FALLS WITHIN THE MIDDLETON MILL DITCH COMPANY, AND DRAINAGE DISTRICT NO. 2 (DD#2). ALL LOTS REMAIN SUBJECT TO THE ASSESSMENT OF SAID DISTRICTS.
- 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 UNDER A PUD.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON MILL DITCH COMPANY. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES, TO BE PAID THROUGH FEES ASSESSED BY TERRAMOR SUBDIVISION, HOA. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY TERRAMOR SUBDIVISION HOA'S OR ITS ASSIGNS.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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 PROVIDED THAT 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 WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- LOT 3, BLOCK 3 SHALL HAVE A 20' (MIN.) TEMPORARY SECONDARY ACCESS FOR PHASE 1 TO BE REMOVED AFTER FUTURE PHASES ARE BUILT.

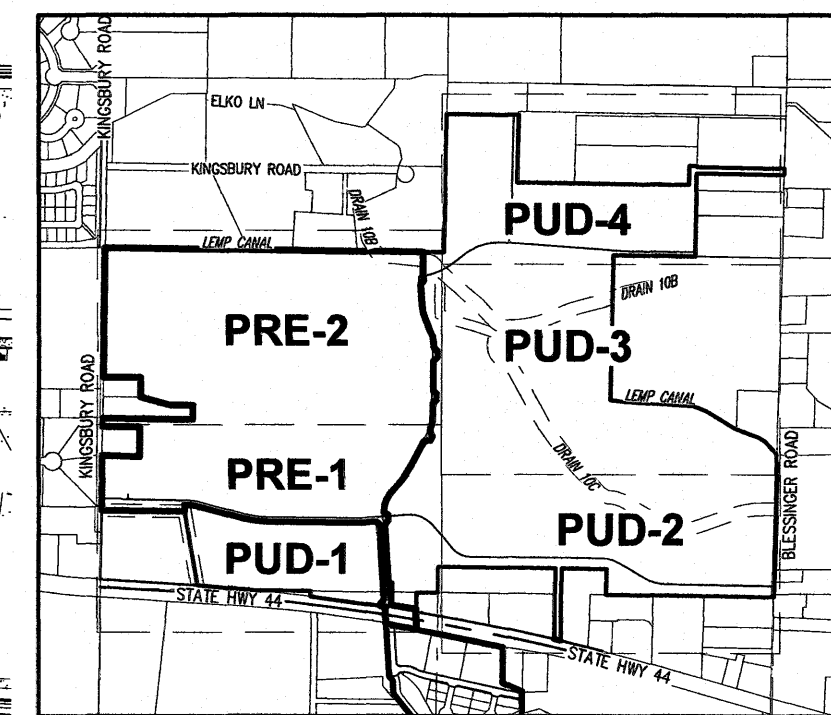
FUTURE (P-U-D) LOT
SEE SHEET PUD-1FUTURE (P-U-D) LOT
SEE SHEET PUD-1FUTURE (P-U-D) LOTS
SEE SHEET PUD-1

SEE SHEET PUD-1

SEE SHEET PUD-1

LEIGHTON LLC
R3399401000

- LOT 1, BLOCK 1; LOTS 2 & 31, BLOCK 3 ARE SUBJECT TO CROSS ACCESS EASEMENTS FOR ADJOINING OUT-PARCELS.
- LOT 2, BLOCK 3 SHALL HAVE PUBLIC ACCESS THROUGH LOT 3, BLOCK 3.
- LOT 3, BLOCK 3 IS A MIDDLETON ELEMENTARY SCHOOL SITE TO BE OWNED AND MAINTAINED BY MIDDLETON SCHOOL DISTRICT.
- LOT 1, BLOCK 9 IS A PUBLIC PARK TO BE OWNED AND MAINTAINED BY THE CITY OF STAR.
- LOT 1, BLOCK 1; LOTS 1, 4, 12, 18, 19, 21, 28, 31, 35, 43 & 48 BLOCK 3; LOTS 1, 15 & 16 BLOCK 4; LOTS 1 & 18, BLOCK 5; LOTS 1 & 9 BLOCK 6; LOTS 1 & 7, BLOCK 7; LOTS 1 & 18, BLOCK 8; LOTS 2, 15, 16, 21 & 31, BLOCK 9; LOTS 1, 9, 14, 21, 40 & 56, BLOCK 10; LOT 11, BLOCK 11; LOT 1-4, BLOCK 12; ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT. OPEN SPACE LOTS MAY CONTAIN STORM WATER DRAINAGE SYSTEMS AND ARE SERVIENT TO HIGHWAY DISTRICT NO. 4 REGULATIONS.
- LOT 1-4, BLOCK 12 IS SUBJECT TO A BLANKET EASEMENT FOR A CITY OF STAR MULTI-USE PATHWAY AND THE LEMP CANAL UNDER JURISDICTION OF MIDDLETON MILL DITCH COMPANY.
- THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE MAINTENANCE.
- "NO PARKING" SIGNS SHALL BE POSTED AT A MINIMUM 40' AWAY FROM PC AND PT AT CURVES THAT HAVE AN ANGLE OF 90 DEGREE CURVATURE (50'-65' RADIUS).
- NO DIRECT LOT ACCESS TO CORNELL ST., FLOATING FEATHER DR., CARRARA DR. OR PIEDMONT DR., EXCEPT AS IDENTIFIED OR OTHERWISE APPROVED BY HIGHWAY DISTRICT NO. 4 AND THE CITY OF STAR.

**PRELIMINARY PLAT
SITE DATA**

TOTAL SITE AREA	114.75 ACRES
TOTAL RIGHT-OF-WAY	26.55 ACRES (23.14%)
MIDDLETON ELEMENTARY SCHOOL LOT	11.47 ACRES (10.00%)
CITY NEIGHBORHOOD PARK LOT	10.33 ACRES (9.00%)
TOTAL OFFICE/COMMERCIAL LOT	1.30 ACRES (1.13%)
TOTAL RESIDENTIAL AREA LOTS	46.66 ACRES (40.66%)
TOTAL OPEN AREA LOTS (EXCLUDES 8' LOCAL STREET BUFFER)	18.44 ACRES (16.07%)

TOTAL LOTS	278
MIDDLETON ELEMENTARY SCHOOL LOT	1
CITY NEIGHBORHOOD PARK LOT	1
OFFICE/COMMERCIAL LOT	1
TOTAL SINGLE-FAMILY LOTS	235
TOTAL OPEN AREA LOTS	40

QUALIFIED OPEN SPACE	17.17 ACRES (14.96%)
COLLECTOR BUFFERS	2.36 ACRES
COLLECTOR BUFFER/MIDDLETON MILL EASE.	3.01 ACRES
ARTERIAL/COLLECTOR BUFFER	1.91 ACRES
COMMON AREAS/PATHWAYS	1.25 ACRES
NEW/LINEAR OPEN AREA/PATHWAYS	1.83 ACRES
CENTRAL COMMON AREA	2.86 ACRES
LINEAR OPEN AREA/PATHWAYS	1.56 ACRES
COMMON AREA/COLLECTOR BUFFERS	2.39 ACRES

NON-QUALIFIED OPEN SPACE	1.27 ACRES
END BLOCK BUFFERS	0.86 ACRES
STORM DRAIN LOTS	0.41 ACRES

AREA ADJUSTED FOR OPEN SPACE CALCULATION (EXCLUDES COMMERCIAL AND CITY PARK LOTS)	103.12 ACRES
ADJUSTED QUALIFIED OPEN SPACE	16.65%

GROSS DENSITY (EXCLUDES COMMERCIAL AREA)	(113.45 AC) 2.07 DU/AC
AVERAGE SINGLE-FAMILY LOT SIZE:	8,648 SF

EXISTING ZONE	A
PROPOSED ZONE (PREL.)	R-3/DA/PUD, C-1/DA/PUD
PROPOSED ZONE (PUD)	R-3/DA/PUD, C-1/DA/PUD C-2/DA/PUD

PRELIMINARY PLAT AMENITIES:

- PLAYGROUND AREA WITH COVERED SITTING
- POOL FACILITY WITH CHANGING ROOMS & PARKING
- (2) PICKLEBALL COURTS
- BOCCE BALL COURT
- PATHWAYS WITH WORK-OUT STATIONS
- MICRO PATHS & PAVED WALKING PATHS
- 10' NATURE WALKING PATHS
- (2) LINEAR OPEN LOTS-8' WIDE PATHWAYS/BENCHES
- 10' WIDE MULTI-USE PATHWAYS
- 8' LANDSCAPE PARKWAYS WITH 5' WALKS (ON LOCAL STREETS)
- COMMON AREA WITH 8' - 10' PATHWAYS

RESIDENTIAL SETBACK DATA**R-3/DA/PUD (SINGLE-FAMILY)**

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5'
STREET SIDE:	20'

R-3/DA/PUD (FRONT LOAD TOWNHOME)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5' & 0' (FOR "O" LOT LINE LOTS)
STREET SIDE:	20'

R-3/DA/PUD (REAR LOAD TOWNHOME)

FRONT:	10' (MEASURED FROM BACK OF SIDEWALK)
REAR GARAGE:	20' (MEASURED FROM EDGE OF ALLEY TO GARAGE)
INTERIOR SIDE:	7.5' & 0' (FOR "O" LOT LINE LOTS)
STREET SIDE:	20'

**COMMERCIAL SETBACK DATA
C-1/DA/PUD & C-2/DA/PUD**

FRONT:	20'
REAR:	5'
INTERIOR SIDE:	0' (SUBJECT TO FIRE APPROVAL)
ADJACENT TO RESIDENTIAL:	15'
STREET SIDE:	20'

OWNERS OF RECORD

OPEN DOOR RENTALS
COREY BARTON
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642

DEVELOPER

CHALLENGER DEVELOPMENT INC.
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 288-5560

PLANNER-CONTACT

BECKY MCKAY
1029 N. ROSARIO ST., SUITE 100
MERIDIAN, ID 83642
Phone (208) 288-5560
Fax (208) 938-0941



REVISIONS
01-24-25 rs
03-05-25 rs
03-13-25 rs

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TERRAMOR SUBDIVISION
PRELIMINARY PLAT
LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2
AND A PORTION OF SECTION 11, CANYON COUNTY,
T. 4N., R. 2W., B.M.

SCALE 1"=100'

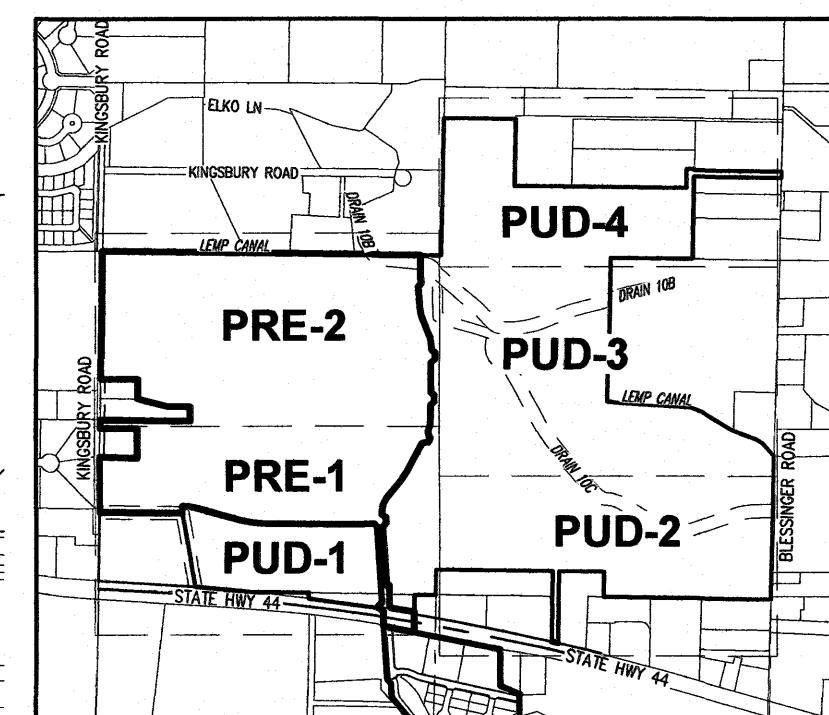
DWG. DATE 05/08/24 rs

PROJ. NO. 210122

SHEET 4 OF 10

PRE-1

210122/SHEETS/PRE-SMTS.DWG



SHEET MAP

PRELIMINARY PLAT
SITE DATA

TOTAL SITE AREA	114.75 ACRES
TOTAL RIGHT-OF-WAY	26.55 ACRES (23.14%)
MIDDLETON ELEMENTARY SCHOOL LOT	11.47 ACRES (10.00%)
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(EXCLUDES 8' LOCAL STREET BUFFER)	

TOTAL LOTS	278
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MEW/LINEAR OPEN AREA/PATHWAYS	1.83 ACRES
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AREA ADJUSTED FOR OPEN SPACE CALCULATION	103.12 ACRES
(EXCLUDES COMMERCIAL AND CITY PARK LOTS)	
ADJUSTED QUALIFIED OPEN SPACE	16.65%

GROSS DENSITY	(113.45 AC) 2.07 DU/AC
(EXCLUDES COMMERCIAL AREA)	

AVERAGE SINGLE-FAMILY LOT SIZE:	8,648 SF
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EXISTING ZONE	A
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PROPOSED ZONE (PREL.)	R-3/DA/PUD, C-1/DA/PUD
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PROPOSED ZONE (PUD)	R-3/DA/PUD, C-1/DA/PUD
---------------------	------------------------

- PRELIMINARY PLAT AMENITIES:**
1. PLAYGROUND AREA WITH COVERED SITTING
 2. POOL FACILITY WITH CHANGING ROOMS & PARKING
 3. (2) PICKLEBALL COURTS
 4. BOCCIE BALL COURT
 5. PATHWAYS WITH WORK-OUT STATIONS
 6. MICRO PATHS & PAVED WALKING PATHS
 7. 10' NATURE WALKING PATHS
 8. (2) LINEAR OPEN LOTS-8' WIDE PATHWAYS/BENCHES
 9. 10' WIDE MULTI-USE PATHWAYS
 10. 8' LANDSCAPE PARKWAYS WITH 5' WALKS (ON LOCAL STREETS)
 11. COMMON AREA WITH 8' - 10' PATHWAYS

RESIDENTIAL SETBACK DATA
R-3/DA/PUD (SINGLE-FAMILY)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5'
STREET SIDE:	20'

R-3/DA/PUD (FRONT LOAD TOWNHOME)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5' & 0' (FOR "0" LOT LINE LOTS)
STREET SIDE:	20'

R-3/DA/PUD (REAR LOAD TOWNHOME)

FRONT:	10' (MEASURED FROM BACK OF SIDEWALK)
REAR GARAGE:	20' (MEASURED FROM EDGE OF ALLEY TO GARAGE)
INTERIOR SIDE:	7.5' & 0' (FOR "0" LOT LINE LOTS)
STREET SIDE:	20'

COMMERCIAL SETBACK DATA
C-1/DA/PUD & C-2/DA/PUD

FRONT:	20'
REAR:	5'
INTERIOR SIDE:	0' (SUBJECT TO FIRE APPROVAL)
ADJACENT TO RESIDENTIAL:	15'
STREET SIDE:	20'

OWNERS OF RECORD

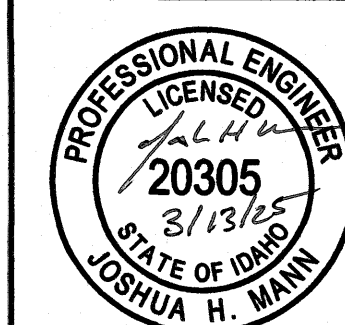
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PRELIMINARY PLAT

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2
AND A PORTION OF SECTION 11, CANYON COUNTY,
T. 4N., R. 2W., B.M.

SCALE 1"=100'

DWG. DATE 05/08/24 rls

PROJ. NO. 210122

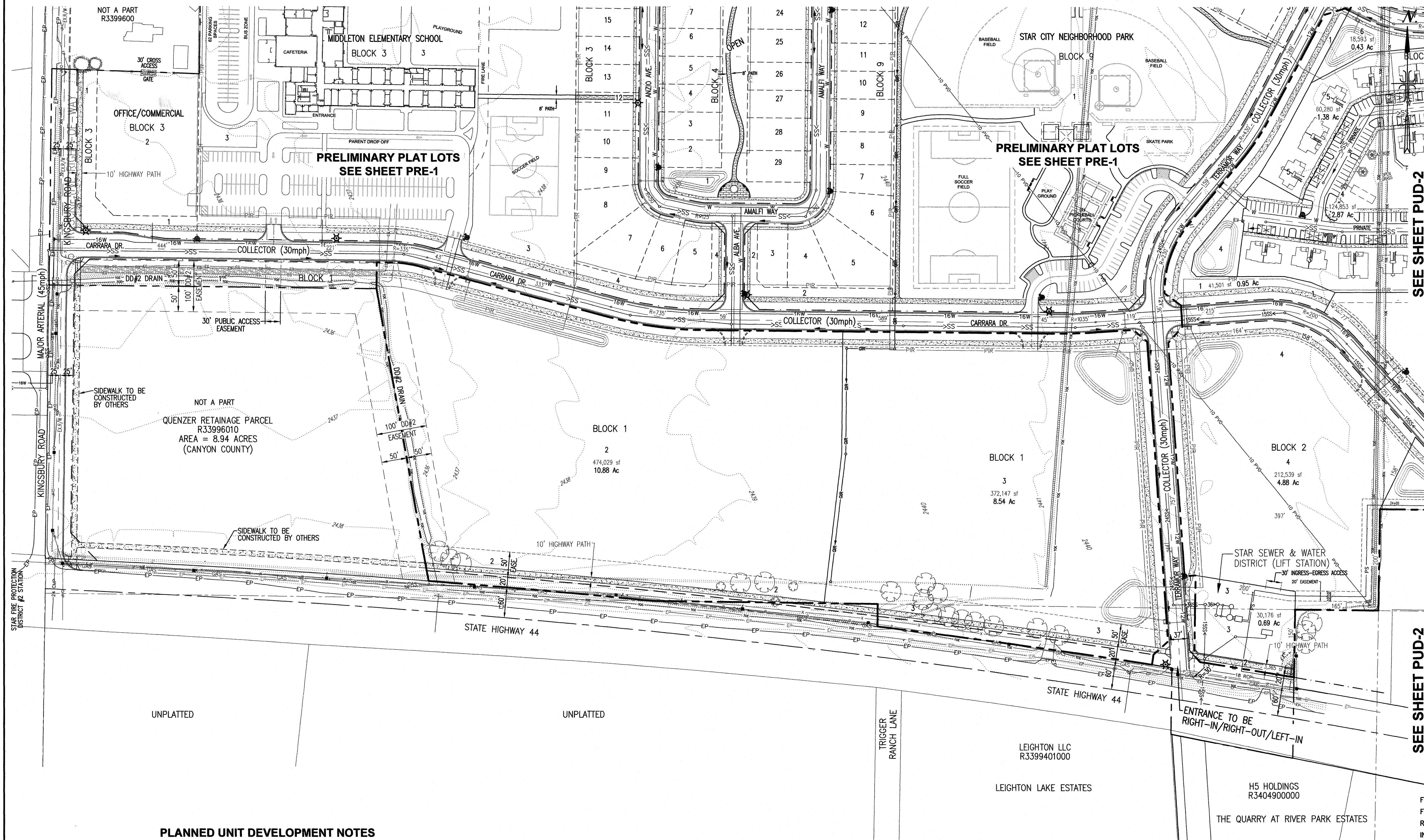
SHEET 5 OF 10

PRE-2

210122/SHEETS/PRE-SHTS.DWG

SEE SHEET PRE-1

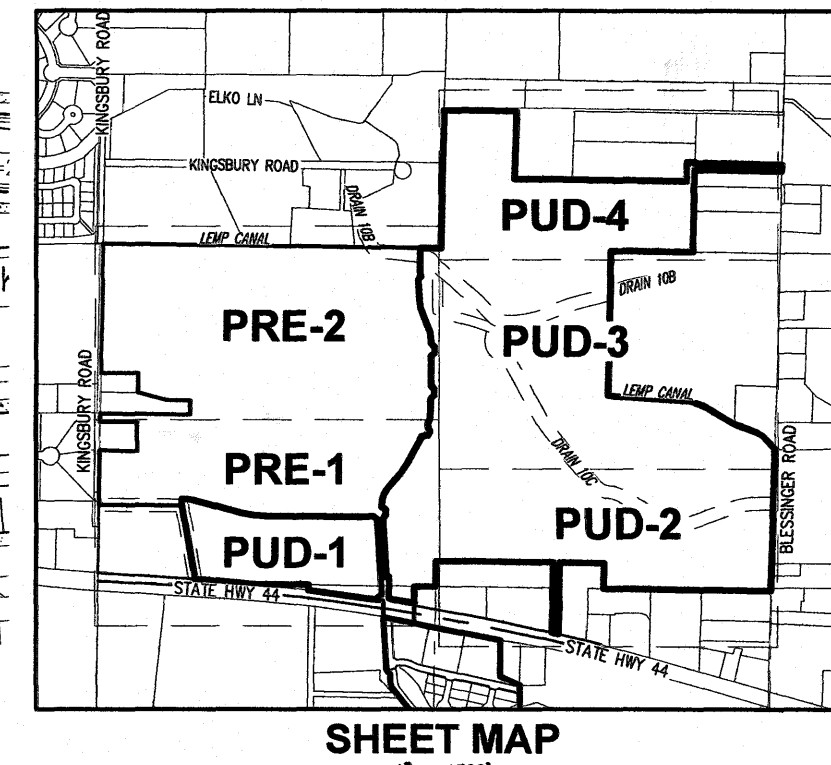
SEE SHEET PRE-1



PLANNED UNIT DEVELOPMENT NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY DOES NOT FALL WITHIN FEMA FLOOD HAZARD ZONES. SEE FIRM PANEL 16027C0258G, DATED JUNE 07, 2019. NO PORTIONS OF THE SUBJECT PROPERTY FALL WITHIN THE FEMA FLOODWAY AND 100-YEAR FLOOD HAZARD ZONES.
- DIRECT LOT ACCESS FROM STATE HIGHWAY 44 IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF IDAHO TRANSPORTATION DEPT. (ITD) AND CITY OF STAR.
- DIRECT LOT ACCESS TO KINGSBURY ROAD AND BLESSINGER ROAD IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF HIGHWAY DISTRICT NO. 4 AND THE CITY OF STAR.
- 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, EXCEPT COMMERCIAL AND "O" LOT LINES ALONG WITH THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION FALLS WITHIN THE MIDDLETON MILL DITCH COMPANY, AND DRAINAGE DISTRICT NO. 2 (DD#2). ALL LOTS REMAIN SUBJECT TO THE ASSESSMENT OF SAID DISTRICTS.
- 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 UNDER A PUD.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON MILL DITCH COMPANY. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES, TO BE PAID THROUGH FEES ASSESSED BY TERRAMOR SUBDIVISION, HOA. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY TERRAMOR SUBDIVISION HOA'S OR ITS ASSIGNS.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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 PROVIDED THAT 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 WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- LOT 3, BLOCK 3 SHALL HAVE A 20' (MIN.) TEMPORARY SECONDARY ACCESS FOR PHASE 1 TO BE REMOVED AFTER FUTURE PHASES ARE BUILT.
- LOTS 2 & 31, BLOCK 3 ARE SUBJECT TO CROSS ACCESS EASEMENTS FOR ADJOINING OUT-PARCELS.

- LOT 2, BLOCK 3 SHALL HAVE ACCESS THROUGH LOT 3, BLOCK 3.
- LOT 3, BLOCK 3 IS A MIDDLETON ELEMENTARY SCHOOL SITE TO BE OWNED AND MAINTAINED BY MIDDLETON SCHOOL DISTRICT.
- LOT 1, BLOCK 9 IS A PUBLIC PARK TO BE OWNED AND MAINTAINED BY THE CITY OF STAR.
- LOT 1, BLOCK 1; LOT 6, BLOCK 2 SHALL HAVE CROSS ACCESS FOR THE BENEFIT OF THE ADJOINING PROPERTY OWNERS TO ACCESS PUBLIC ROAD (NO DIRECT ACCESS TO STATE HIGHWAY 44).
- LOT 1, BLOCK 24 SHALL HAVE CROSS ACCESS TO MARSALA WAY FOR THE BEFEIT OF PROPERTY TO THE EAST.
- LOT 11, BLOCK 26 IS AN EMERGENCY ACCESS ONLY.
- LOT 2, BLOCK 2 IS THE WEST CANYON REGIONAL LIFT STATION LOT, TO BE OWNED AND MAINTAINED BY THE STAR SEWER & WATER DISTRICT. CROSS-ACCESS SHALL TO BE PROVIDED FROM LOT 3, BLOCK 2. LANDSCAPING ALONG COLLECTOR ROAD SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- OPEN SPACE LOTS MAY CONTAIN STORM WATER DRAINAGE SYSTEMS AND ARE SERVIENT TO HIGHWAY DISTRICT NO. 4 REQUIREMENTS.
- ALL COMMON LOTS (AS SHOWN) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE AND IRRIGATIONS EASEMENT.
- LOTS 1-4, BLOCK 12; LOT 12, BLOCK 19; LOT 1, BLOCK 21 ARE SUBJECT TO EASEMENTS FOR LEMP CANAL, CITY OF STAR MULTI-USE PATHWAY AND MAINTENANCE BY MIDDLETON MILL DITCH COMPANY.
- DRAINAGE DISTRICT NO. 2 HAS REQUESTED DRAIN 10C BE PIPED. THE EXISTING DD#2 DRAIN DITCH 10C HAS AN EXISTING 100' EASEMENT AND SHALL BE REDUCED TO A 50' EASEMENT AFTER DRAIN 10C IS PIPED, LOT 26, BLOCK 15 AND LOT 1, BLOCK 21 SHALL BE SUBJECT TO THE DD#2 EASEMENT.
- LOT 56, BLOCK 21 (IRRIGATION POND) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. THE PUMP STATION WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION, BUT WILL BE MAINTAINED BY THE CITY OF STAR PARKS DEPARTMENT. A CONTRACT WILL BE ENTERED WITH THE CITY OF STAR AND THE TERRAMOR DEVELOPMENT.
- LOT 4, BLOCK 12; LOT 26, BLOCK 15; LOT 1, BLOCK 21 ARE SUBJECT TO EASEMENTS FOR DRAINS 10B & 10C, CITY OF STAR MULTI-USE PATHWAY AND MAINTENANCE BY DRAINAGE DISTRICT NO. 2.
- THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE MAINTENANCE.
- "NO PARKING" SIGNS SHALL BE POSTED AT A MINIMUM 40' AWAY FROM PC AND PT AT CURVES THAT HAVE AN ANGLE OF 90 DEGREE CURVATURE (50'-65' RADIUS).
- NO DIRECT LOT ACCESS TO CORNELL ST., FLOATING FEATHER DR., CARRARA DR. OR PIEDMONT DR., EXCEPT AS IDENTIFIED OR OTHERWISE APPROVED BY HIGHWAY DISTRICT NO. 4 AND THE CITY OF STAR.



PLANNED UNIT DEVELOPMENT SITE DATA

TOTAL SITE AREA	296.42 ACRES
TOTAL RIGHT-OF-WAY	54.72 ACRES (18.47%)
PRIVATE ALLEY LOT	0.25 ACRES (0.08%)
EMERGENCY ACCESS LOT	1.14 ACRES (0.38%)
CROSS ACCESS DRIVEWAY LOT	0.62 ACRES (0.21%)
MIDDLETON ELEMENTARY SCHOOL LOT	11.47 ACRES (3.87%)
CITY NEIGHBORHOOD PARK LOT	10.33 ACRES (3.46%)
TOTAL OFFICE/COMMERCIAL LOTS	30.21 ACRES (10.19%)
TOTAL RESIDENTIAL AREA LOTS	122.34 ACRES (41.27%)
STAR SEWER WATER DIST. LOT (SSWD)	0.69 ACRES (0.23%)
TOTAL OPEN AREA LOTS	64.65 ACRES (21.82%)
(EXCLUDES 8' LOCAL STREET BUFFERS)	

TOTAL LOTS	845
PRIVATE ALLEY LOT	1
EMERGENCY ACCESS LOT	1
CROSS ACCESS DRIVEWAY LOT	1
MIDDLETON ELEMENTARY SCHOOL LOT	1
CITY NEIGHBORHOOD PARK LOT	1
STAR SEWER WATER DIST. LOT (SSWD)	1
TOTAL OFFICE/COMMERCIAL LOTS	6
TOTAL SINGLE-FAMILY LOTS	456
TOWNHOME LOTS (ALLEY LOAD)	33
TOWNHOME LOTS (FRONT LOAD)	220
MULTI-FAMILY LOTS (112 UNITS)	3
MULTI-FAMILY ACCESS-PARKING/OPEN/STORM DRAIN LOT	1
COMMON LOTS	120
TOTAL RESIDENTIAL DWELLING UNITS	821

GROSS DENSITY (266.21 AC) 3.08 DU/AC
(EXCLUDES COMMERCIAL AREAS)

EXISTING ZONE A
PROPOSED ZONE R3/DA/PUD, C1/DA/PUD & C2/DA/PUD

- PLANNED UNIT DEVELOPMENT AMENITIES:
- (3) PLAYGROUND AREAS WITH COVERED SITTING
 - (2) POOL FACILITIES WITH CHANGING ROOMS & PARKING
 - (6) PICKLEBALL COURTS
 - (3) BOCCIE BALL COURTS
 - PATHWAYS WITH WORK-OUT STATIONS
 - MICRO PATHS & PAVED WALKING PATHS
 - 10' NATURE WALKING PATHS
 - (2) LINEAR OPEN LOTS/8' WIDE PATHWAYS/BENCHES
 - 10' WIDE MULTI-USE PATHWAYS
 - 8' LANDSCAPE PARKWAYS WITH 5' WALKS (ON LOCAL STREETS)
 - COMMON AREA WITH 8' - 10' PATHWAYS

RESIDENTIAL SETBACK DATA
R-3/DA/PUD (SINGLE-FAMILY)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5'
STREET SIDE:	20'

R-3/DA/PUD (FRONT LOAD TOWNHOME)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5' & 0' (FOR "O" LOT LINE LOTS)
STREET SIDE:	20'

R-3/DA/PUD (REAR LOAD TOWNHOME)

FRONT:	10' (MEASURED FROM BACK OF SIDEWALK)
REAR GARAGE:	20' (MEASURED FROM EDGE OF ALLEY TO GARAGE)
INTERIOR SIDE:	7.5' & 0' (FOR "O" LOT LINE LOTS)
STREET SIDE:	20'

COMMERCIAL SETBACK DATA
C-1/DA/PUD & C-2/DA/PUD

FRONT:	20'
REAR:	5'
INTERIOR SIDE:	0' (SUBJECT TO FIRE APPROVAL)
ADJACENT TO RESIDENTIAL:	15'
STREET SIDE:	20'

OWNERS OF RECORD

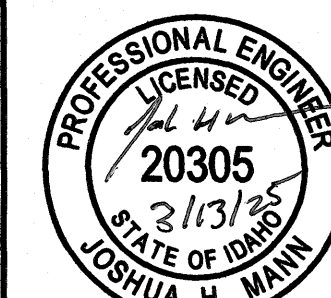
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TERRAMOR SUBDIVISION

PLANNED UNIT DEVELOPMENT

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2
AND A PORTION OF SECTION 11, CANYON COUNTY,
T. 4N., R. 2W., B.M.

SCALE 1"=100'

DWG. DATE 05/08/24 rls

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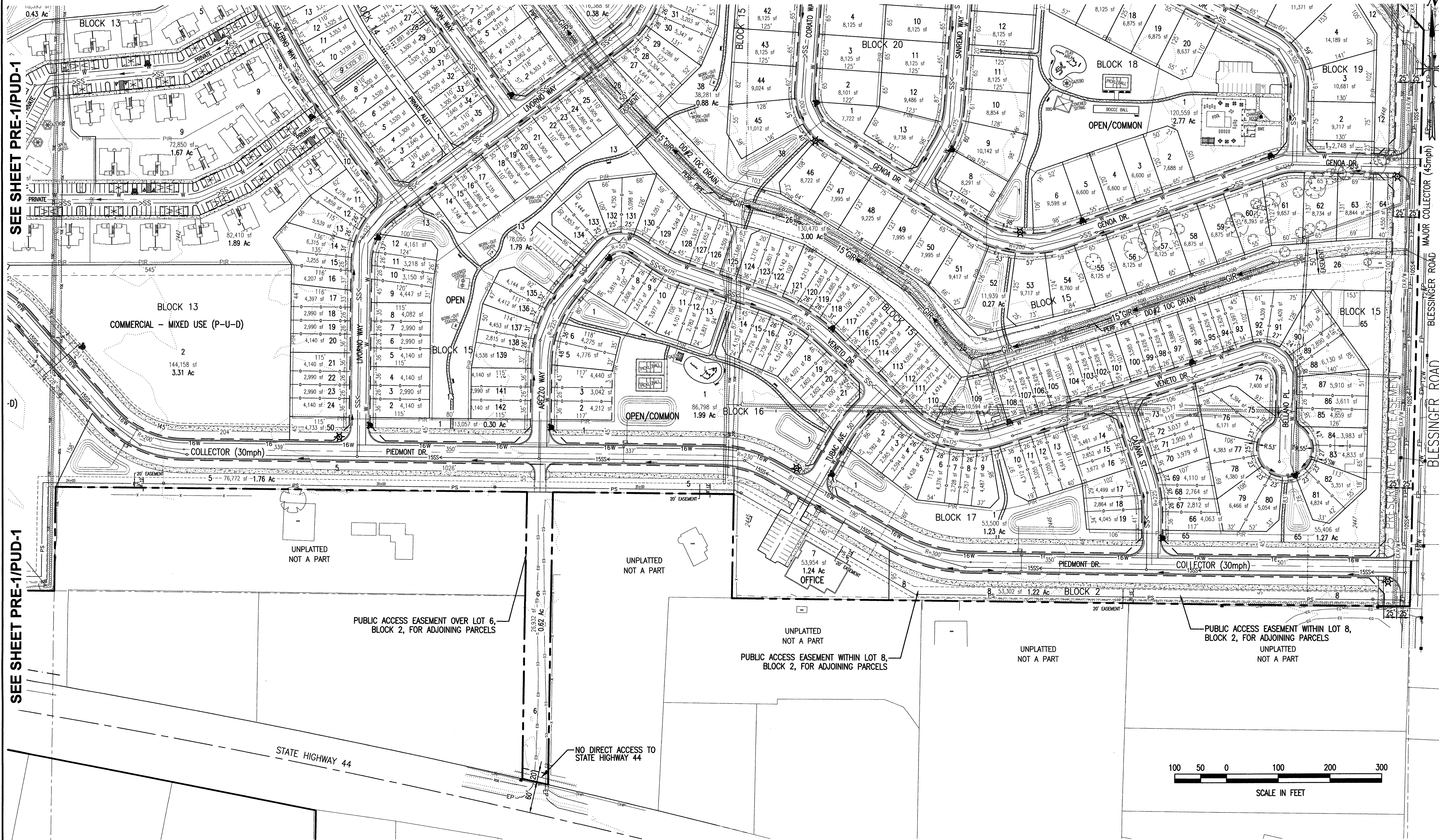
SHEET 6 OF 10

PUD-1

210122/SHEETS/PRE-SHTS.DWG

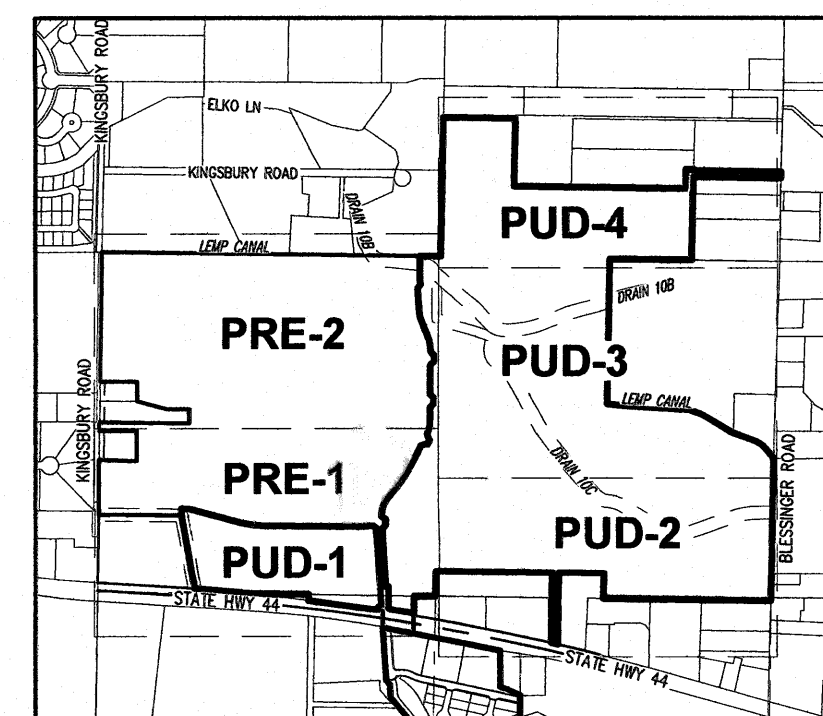
SEE SHEET PUD-4

SEE SHEET PUD-4

**PLANNED UNIT DEVELOPMENT NOTES**

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY DOES NOT FALL WITHIN FEMA FLOOD HAZARD ZONES. SEE FIRM PANEL 16027C0258G, DATED JUNE 07, 2019. NO PORTIONS OF THE SUBJECT PROPERTY FALL WITHIN THE FEMA FLOODWAY AND 100-YEAR FLOOD HAZARD ZONES.
- DIRECT LOT ACCESS FROM STATE HIGHWAY 44 IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF IDAHO TRANSPORTATION DEPT. (ITD) AND CITY OF STAR.
- DIRECT LOT ACCESS TO KINGSBURY ROAD AND BLESSINGER ROAD IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF HIGHWAY DISTRICT NO. 4 AND THE CITY OF STAR.
- 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, EXCEPT COMMERCIAL AND "O" LOT LINES ALONG WITH THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION FALLS WITHIN THE MIDDLETON MILL DITCH COMPANY, AND DRAINAGE DISTRICT NO. 2 (DD#2). ALL LOTS REMAIN SUBJECT TO THE ASSESSMENT OF SAID DISTRICTS.
- 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 UNDER A PUD.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON MILL DITCH COMPANY, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES, TO BE PAID THROUGH FEES ASSESSED BY TERRAMOR SUBDIVISION, HOA. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY TERRAMOR SUBDIVISION HOA'S OR ITS ASSIGNS.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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 PROVIDED THAT 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 WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- LOT 3, BLOCK 3 SHALL HAVE A 20' (MIN) TEMPORARY SECONDARY ACCESS FOR PHASE 1 TO BE REMOVED AFTER FUTURE PHASES ARE BUILT.
- LOTS 2 & 31, BLOCK 3 ARE SUBJECT TO CROSS ACCESS EASEMENTS FOR ADJOINING OUT-PARCELS.

- LOT 2, BLOCK 3 SHALL HAVE ACCESS THROUGH LOT 3, BLOCK 3.
- LOT 3, BLOCK 3 IS A MIDDLETON ELEMENTARY SCHOOL SITE TO BE OWNED AND MAINTAINED BY MIDDLETON SCHOOL DISTRICT.
- LOT 1, BLOCK 9 IS A PUBLIC PARK TO BE OWNED AND MAINTAINED BY THE CITY OF STAR.
- LOT 1, BLOCK 1; LOT 6, BLOCK 2 SHALL HAVE CROSS ACCESS FOR THE BENEFIT OF THE ADJOINING PROPERTY OWNERS TO ACCESS PUBLIC ROAD (NO DIRECT ACCESS TO STATE HIGHWAY 44).
- LOT 1, BLOCK 24 SHALL HAVE CROSS ACCESS TO MARSALA WAY FOR THE BENEFIT OF PROPERTY TO THE EAST.
- LOT 11, BLOCK 26 IS AN EMERGENCY ACCESS ONLY.
- LOT 2, BLOCK 2 IS THE WEST CANYON REGIONAL LIFT STATION LOT, TO BE OWNED AND MAINTAINED BY THE STAR SEWER & WATER DISTRICT. CROSS-ACCESS SHALL TO BE PROVIDED FROM LOT 3, BLOCK 2. LANDSCAPING ALONG COLLECTOR ROAD SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- OPEN SPACE LOTS MAY CONTAIN STORM WATER DRAINAGE SYSTEMS AND ARE SERVIENT TO HIGHWAY DISTRICT NO. 4 REQUIREMENTS.
- ALL COMMON LOTS (AS SHOWN) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE AND IRRIGATIONS EASEMENT.
- LOTS 1-4, BLOCK 12; LOT 12, BLOCK 19; LOT 1, BLOCK 21 ARE SUBJECT TO EASEMENTS FOR LEMP CANAL, CITY OF STAR MULTI-USE PATHWAY AND MAINTENANCE BY MIDDLETON MILL DITCH COMPANY.
- DRAINAGE DISTRICT NO. 2 HAS REQUESTED DRAIN 10C BE PIPED. THE EXISTING DD#2 DRAIN DITCH 10C HAS AN EXISTING 100' EASEMENT AND SHALL BE REDUCED TO A 50' EASEMENT AFTER DRAIN 10C IS PIPED, LOT 26, BLOCK 15 AND LOT 1, BLOCK 21 SHALL BE SUBJECT TO THE DD#2 EASEMENT.
- LOT 56, BLOCK 21 (IRRIGATION POND) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. THE PUMP STATION WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION, BUT WILL BE MAINTAINED BY THE CITY OF STAR PARKS DEPARTMENT. A CONTRACT WILL BE ENTERED WITH THE CITY OF STAR AND THE TERRAMOR DEVELOPMENT.
- LOT 4, BLOCK 12; LOT 26, BLOCK 15; LOT 1, BLOCK 21 ARE SUBJECT TO EASEMENTS FOR DRAINS 10B & 10C, CITY OF STAR MULTI-USE PATHWAY AND MAINTENANCE BY DRAINAGE DISTRICT NO. 2.
- THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE MAINTENANCE.
- "NO PARKING" SIGNS SHALL BE POSTED AT A MINIMUM 40' AWAY FROM PC AND PT AT CURVES THAT HAVE AN ANGLE OF 90 DEGREE CURVATURE (50'-65' RADIUS).
- NO DIRECT LOT ACCESS TO CORNELL ST., FLOATING FEATHER DR., CARRARA DR. OR PIEDMONT DR., EXCEPT AS IDENTIFIED OR OTHERWISE APPROVED BY HIGHWAY DISTRICT NO. 4 AND THE CITY OF STAR.



SHEET MAP

1" = 100'

PLANNED UNIT DEVELOPMENT SITE DATA

TOTAL SITE AREA	296.42 ACRES
TOTAL RIGHT-OF-WAY	54.72 ACRES (18.47%)
PRIVATE ALLEY LOT	0.25 ACRES (0.08%)
EMERGENCY ACCESS LOT	1.14 ACRES (0.38%)
CROSS ACCESS DRIVEWAY LOT	0.82 ACRES (0.21%)
MIDDLETON ELEMENTARY SCHOOL LOT	11.47 ACRES (3.87%)
CITY NEIGHBORHOOD PARK LOT	10.33 ACRES (3.48%)
TOTAL OFFICE/COMMERCIAL LOTS	30.21 ACRES (10.19%)
TOTAL RESIDENTIAL AREA LOTS	122.34 ACRES (41.27%)
STAR SEWER WATER DIST. LOT (SSWD)	0.69 ACRES (0.23%)
TOTAL OPEN AREA LOTS	64.65 ACRES (21.82%)
(EXCLUDES 8' LOCAL STREET BUFFERS)	

TOTAL LOTS	845
PRIVATE ALLEY LOT	1
EMERGENCY ACCESS LOT	1
CROSS ACCESS DRIVEWAY LOT	1
MIDDLETON ELEMENTARY SCHOOL LOT	1
CITY NEIGHBORHOOD PARK LOT	1
STAR SEWER WATER DIST. LOT (SSWD)	1
TOTAL OFFICE/COMMERCIAL LOTS	6
TOTAL SINGLE-FAMILY LOTS	456
TOWNHOME LOTS (ALLEY LOAD)	33
TOWNHOME LOTS (FRONT LOAD)	220
MULTI-FAMILY LOTS (112 UNITS)	3
MULTI-FAMILY ACCESS-PARKING/OPEN/STORM DRAIN LOT	1
COMMON LOTS	120
TOTAL RESIDENTIAL DWELLING UNITS	821

GROSS DENSITY	(266.21 AC) 3.08 DU/AC
(EXCLUDES COMMERCIAL AREAS)	

EXISTING ZONE	A
PROPOSED ZONE	R3/DA/PUD, C1/DA/PUD & C2/DA/PUD

PLANNED UNIT DEVELOPMENT AMENITIES:

- (3) PLAYGROUND AREAS WITH COVERED SITTING
- (2) POOL FACILITIES WITH CHANGING ROOMS & PARKING
- (6) PICKLEBALL COURTS
- (3) BOCCIE BALL COURTS
- PATHWAYS WITH WORK-OUT STATIONS
- MICRO PATHS & PAVED WALKING PATHS
- 10' NATURE WALKING PATHS
- (2) LINEAR OPEN LOTS/8' WIDE PATHWAYS/BENCHES
- 10' WIDE MULTI-USE PATHWAYS
- 8' LANDSCAPE PARKWAYS WITH 5' WALKS (ON LOCAL STREETS)
- COMMON AREA WITH 8' - 10' PATHWAYS

RESIDENTIAL SETBACK DATA
R-3/DA/PUD (SINGLE-FAMILY)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5'
STREET SIDE:	20'

R-3/DA/PUD (FRONT LOAD TOWNHOME)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5' & 0' (FOR "O" LOT LINE LOTS)
STREET SIDE:	20'

R-3/DA/PUD (REAR LOAD TOWNHOME)

FRONT:	10' (MEASURED FROM BACK OF SIDEWALK)
REAR GARAGE:	20' (MEASURED FROM EDGE OF ALLEY TO GARAGE)
INTERIOR SIDE:	7.5' & 0' (FOR "O" LOT LINE LOTS)
STREET SIDE:	20'

COMMERCIAL SETBACK DATA
C-1/DA/PUD & C-2/DA/PUD

FRONT:	20'
REAR:	5'
INTERIOR SIDE:	0' (SUBJECT TO FIRE APPROVAL)
ADJACENT TO RESIDENTIAL:	15'
STREET SIDE:	20'

OWNERS OF RECORD

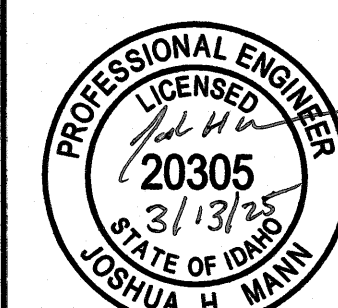
OPEN DOOR RENTALS
COREY BARTON ROAD
MERIDIAN, IDAHO 83642

DEVELOPER

CHALLENGER DEVELOPMENT INC.
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 288-5560

PLANNER-CONTACT

BECKY MCKAY
1029 N. ROSARIO ST., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980
Fax (208) 938-0941



REVISIONS	01-24-25 rs
	03-05-25 rs
	03-13-25 rs

ENGINEERING SOLUTIONS
1029 N. ROSARIO STR., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

TERRAMOR SUBDIVISION
PLANNED UNIT DEVELOPMENT
LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2
AND A PORTION OF SECTION 11, CANYON COUNTY,
T. 4N., R. 2W., B.M.

SCALE 1"=100'

DWG. DATE 05/08/24 rs

PROJ. NO. 210122

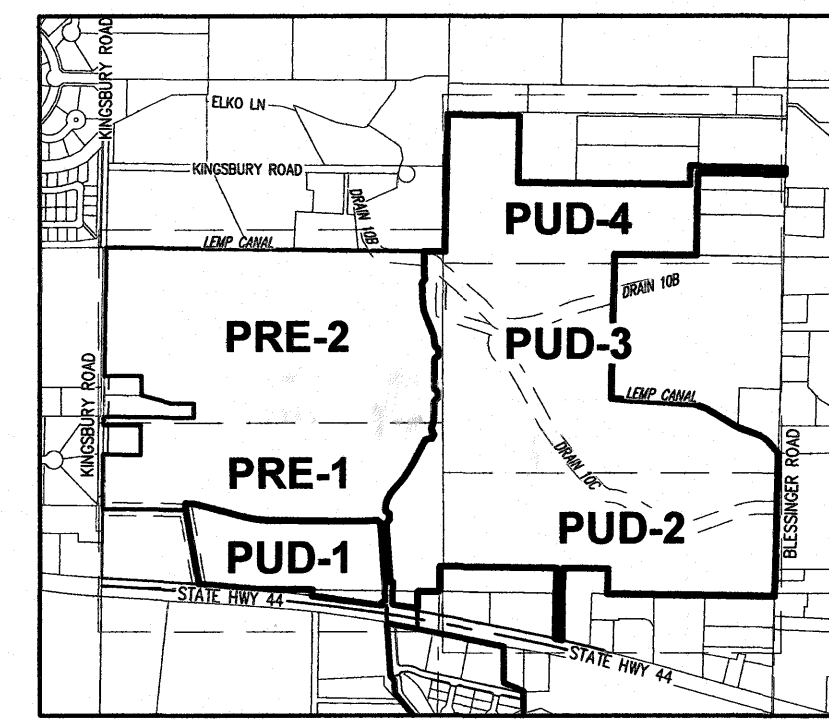
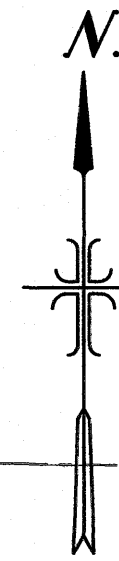
SHEET 7 OF 10

PUD-2

210122/SHEETS/PRE-SHTS.DWG

SEE SHEET PUD-4

SEE SHEET PUD-4

UNPLATTED
NOT A PARTSHEET MAP
1" = 1500'PLANNED UNIT DEVELOPMENT
SITE DATA

TOTAL SITE AREA	296.42 ACRES
TOTAL RIGHT-OF-WAY	54.72 ACRES (18.47%)
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FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
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STREET SIDE:	20'

R-3/DA/PUD (REAR LOAD TOWNHOME)

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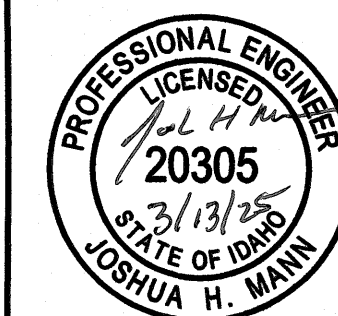
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C-1/DA/PUD & C-2/DA/PUD

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OWNERS OF RECORD

OPEN DOOR RENTALS
COREY BARTON ROAD
MERIDIAN, IDAHO 83642

DEVELOPER

CHALLENGER DEVELOPMENT INC.
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MERIDIAN, IDAHO 83642
Phone (208) 288-5580PLANNER-
CONTACTBECKY MCKAY
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Phone (208) 938-0980
Fax (208) 938-0941

REVISIONS

01-24-25	rs
03-05-25	rs
03-13-25	rs

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SOLUTIONS, L.P.**

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MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

TERRAMOR SUBDIVISION

PLANNED UNIT DEVELOPMENT

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2
AND A PORTION OF SECTION 11, CANYON COUNTY,
T. 4N., R. 2W., B.M.

SCALE 1"=100'

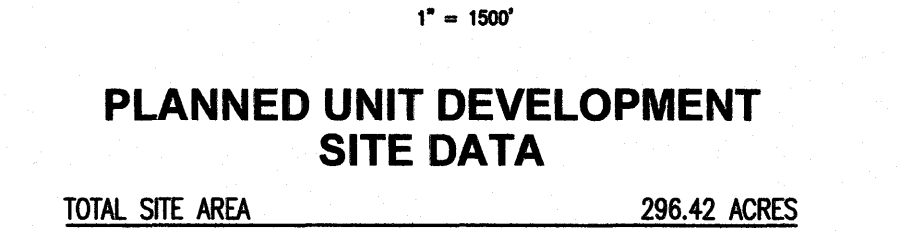
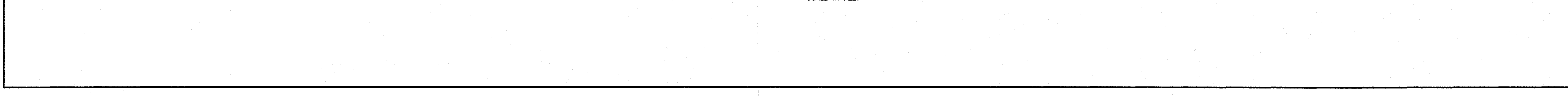
DWG. DATE 05/08/24 rs

PROJ. NO. 210122

SHEET 8 OF 10

PUD-3

210122/SHEETS/PRE-SHTS.DWG



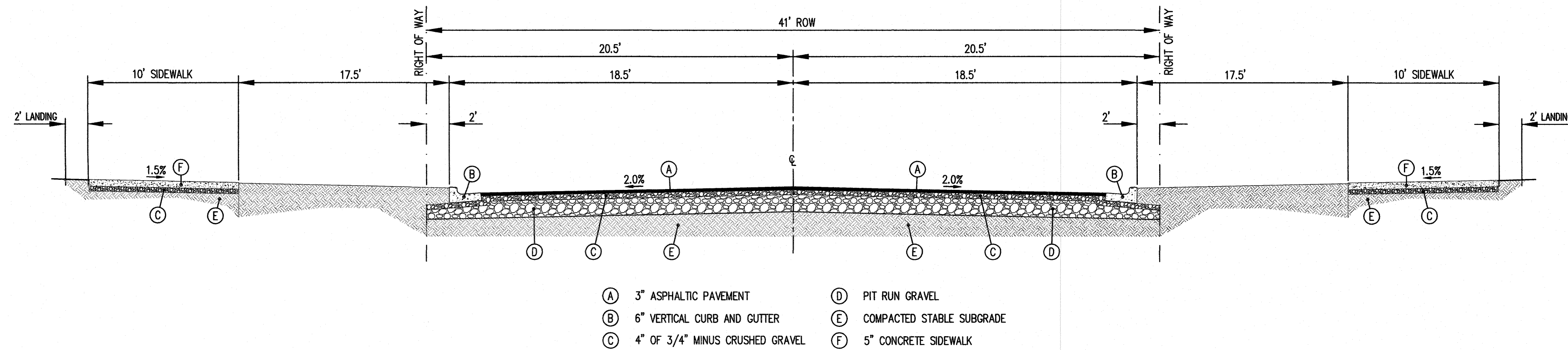
PLANNED UNIT DEVELOPMENT AMENITIES:

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2. (2) POOL FACILITIES WITH CHANGING ROOMS & PARKING
3. (6) PICKLEBALL COURTS
4. (3) BOCCIE BALL COURTS
5. PATHWAYS WITH WORK-OUT STATIONS
6. MICRO PATHS & PAVED WALKING PATHS
7. 10' NATURE WALKING PATHS
8. (2) LINEAR OPEN LOTS/8' WIDE PATHWAYS/BENCHES
9. 10' WIDE MULTI-USE PATHWAYS
10. 8' LANDSCAPED PATHWAYS WITH 5' WALKS (ON LOCAL STREETS)
11. COMMON AREA WITH 8' - 10' PATHWAYS

COMMERCIAL SETBACK DATA

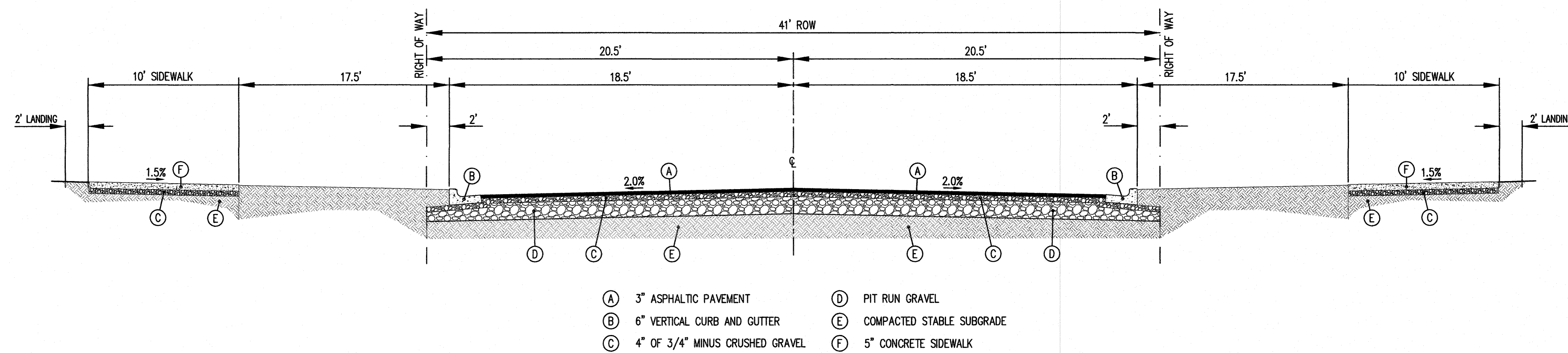
	C-1/DA/PUD	C-2/DA/PUD
FRONT:	20'	
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ADJACENT TO RESIDENTIAL:	15'	
STREET SIDE:	20'	

TERRAMOR SUBDIVISION PLANNED UNIT DEVELOPMENT LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2 AND A PORTION OF SECTION 11, CANYON COUNTY, T. 4N., R. 2W., B.M.	1029 N. ROSARIO STR., SUITE 100 MERIDIAN, IDAHO 83642 Phone (208) 938-0980 Fax (208) 938-0941	ENGINEERING SOLUTIONS^{LLP}	REVISIONS 01-24-25 rs 03-05-25 rs 03-13-25 rs		PLANNER-CONTACT BECKY MCKAY 1029 N. ROSARIO ST. STE.100 MERIDIAN, ID 83642 Phone (208) 938-0980 Fax (208) 938-0941	DEVELOPER CHALLENGER DEVELOPMENT INC. 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 Phone (208) 288-5580	OWNERS OF RECORD OPEN DOOR RENTALS COREY BARTON 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642
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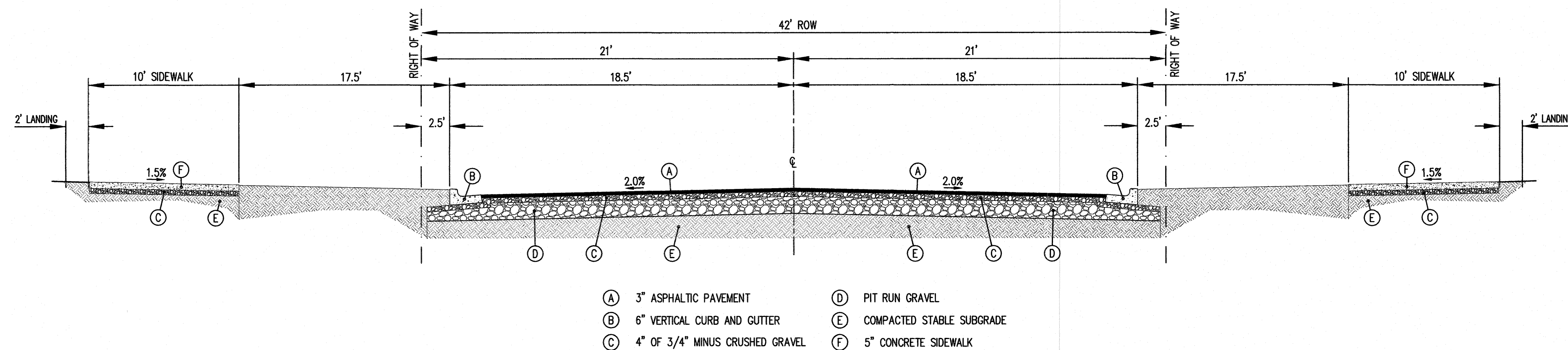
TYPICAL MINOR 3-LANE ARTERIAL STREET SECTION - 41' RIGHT-OF-WAY

6" VERTICAL CURB - SWALE - DETACHED SIDEWALK
 CORNELL STREET AND FLOATING FEATHER DRIVE
 N.T.S



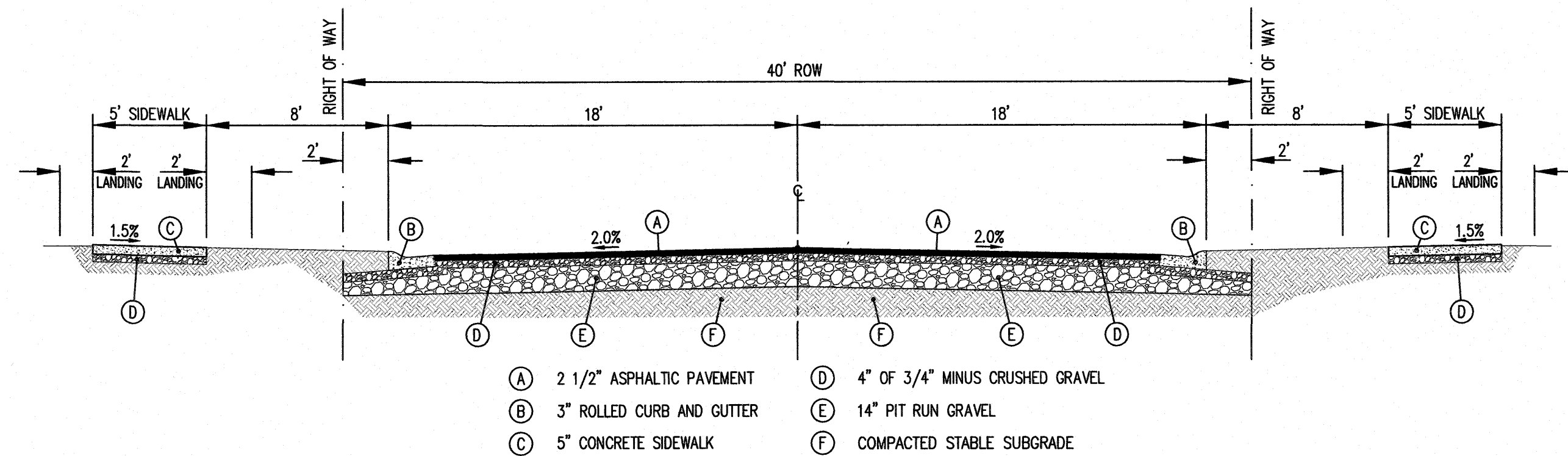
TYPICAL 3-LANE COLLECTOR STREET SECTION - 41' RIGHT-OF-WAY

6" VERTICAL CURB - DETACHED SIDEWALK
 MARSALA WAY
 N.T.S



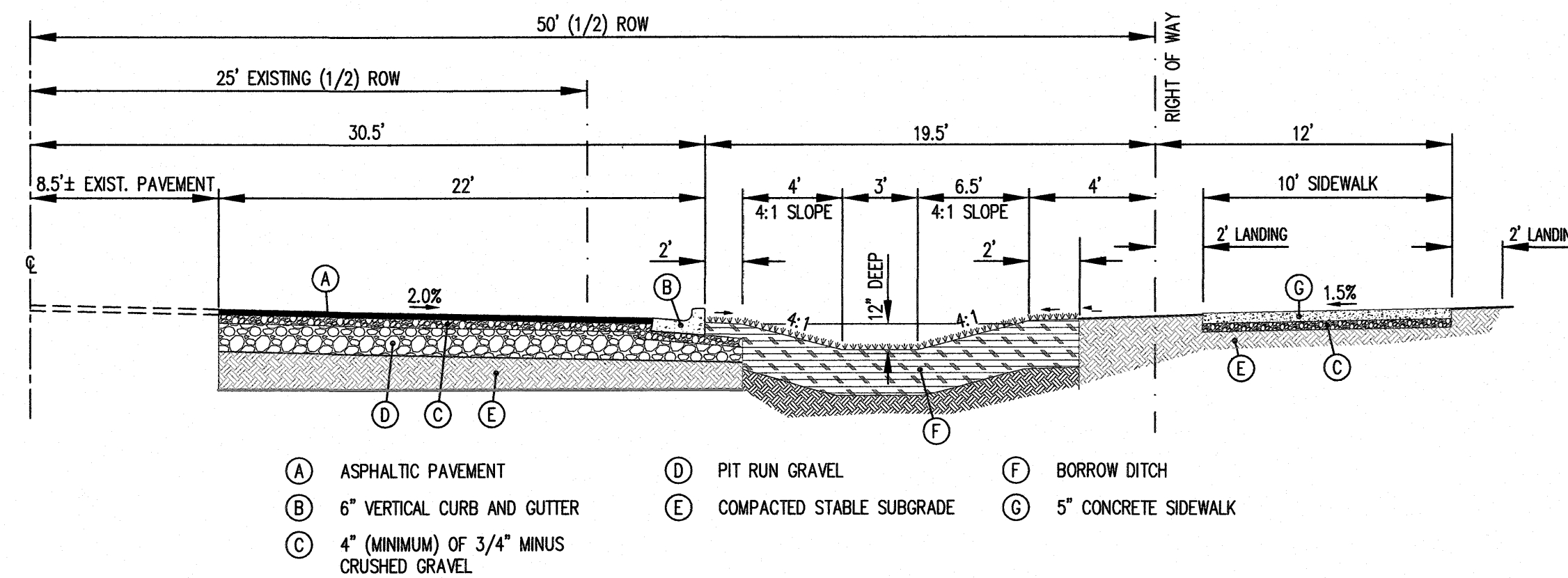
TYPICAL 3-LANE COLLECTOR STREET SECTION - 42' RIGHT-OF-WAY

6" VERTICAL CURB - DETACHED SIDEWALK
 CARRARA DRIVE - TERRAMOR WAY - PIEDMONT DRIVE
 N.T.S



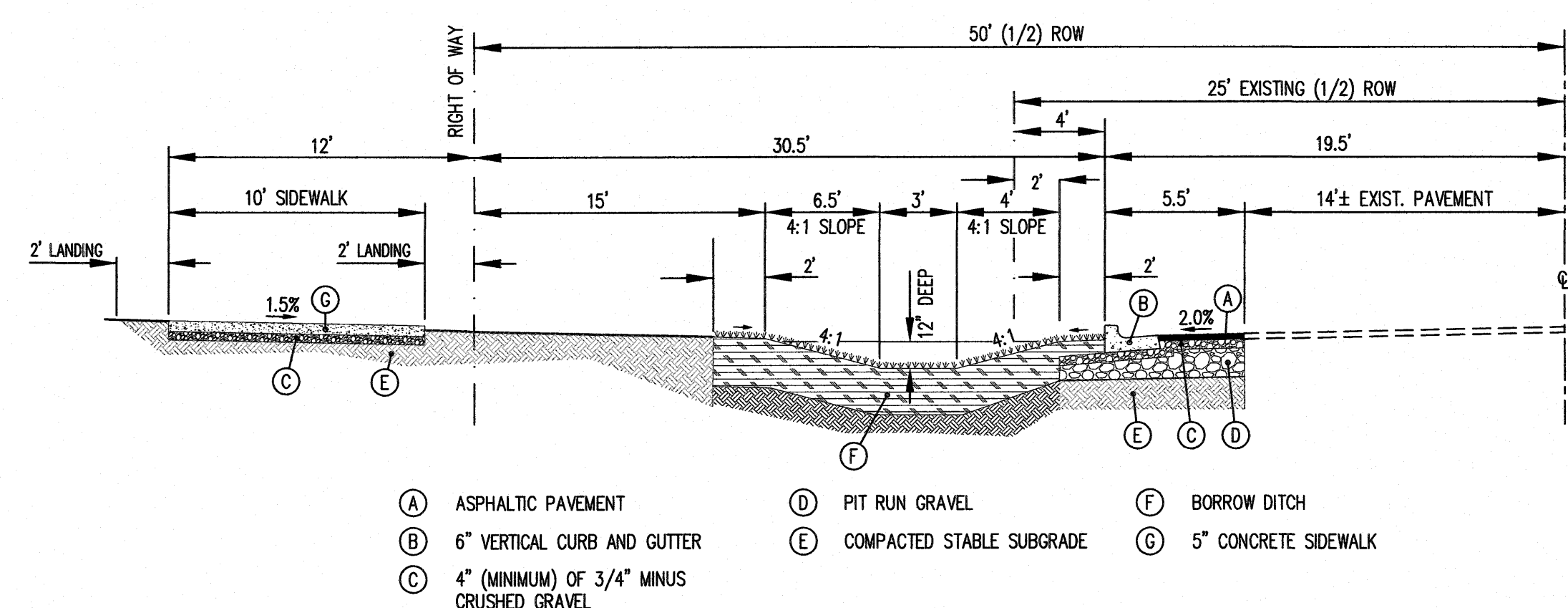
TYPICAL LOCAL STREET SECTION - 40' RIGHT-OF-WAY

3" ROLLED CURB - DETACHED SIDEWALK
 N.T.S



KINGSBURY ROAD-PRINCIPAL ARTERIAL 1/2 STREET SECTION - 50' (1/2) RIGHT-OF-WAY

6" VERTICAL CURB - BORROW DITCH - DETACHED SIDEWALK
 N.T.S



BLESSINGER ROAD-MAJOR COLLECTOR 1/2 STREET SECTION - 50' (1/2) RIGHT-OF-WAY

6" VERTICAL CURB - BORROW DITCH - DETACHED SIDEWALK
 N.T.S

OWNERS OF RECORD

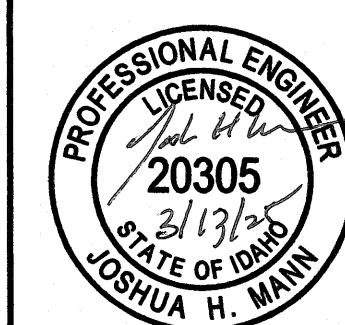
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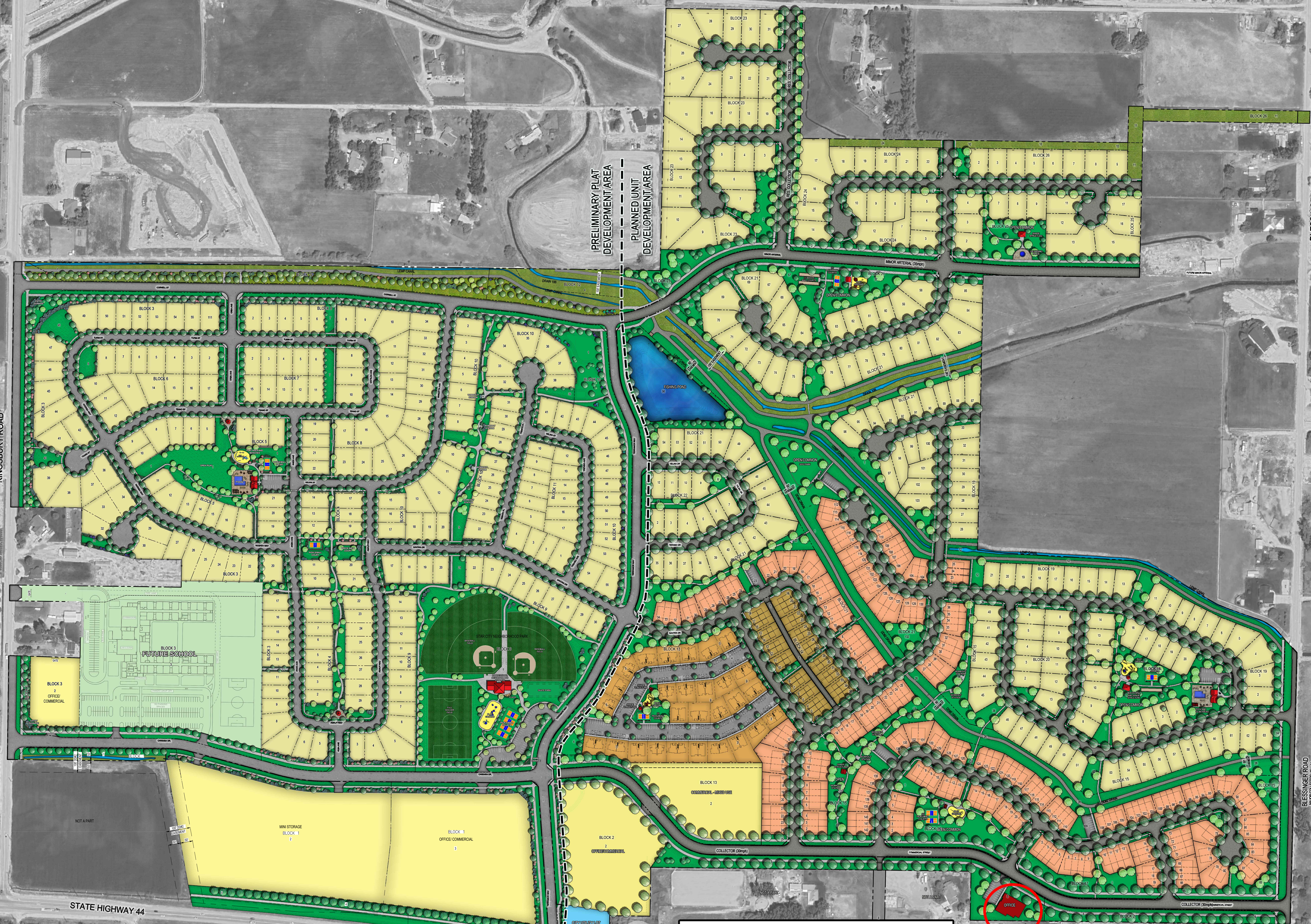
REVISIONS
 01-24-25 RS
 03-06-25 RS
 03-13-25 RS

ENGINEERING SOLUTIONS^{UP}
 1029 N. ROSARIO STR., SUITE 100
 MERIDIAN, IDAHO 83642
 Phone (208) 938-0980 Fax (208) 938-0941

TERRAMOR SUBDIVISION STREET SECTIONS

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2
 AND A PORTION OF SECTION 11, CANYON COUNTY,
 T. 4N., R. 2W., B.M.

SCALE NTS
 DWG. DATE 11/21/24 kms
 PROJ. NO. 210122
 SHEET 10 OF 10
ST-DTL



KINGSBURY ROAD

KINGSBURY ROAD

BLESSINGER ROAD

BLESSINGER ROAD

STATE HIGHWAY 44

STATE HIGHWAY 44

STATE HIGHWAY 44

STATE HIGHWAY 44

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TOTAL OPEN AREA LOTS	84.65 ACRES (28.56%)
(EXCLUDES 8' LOCAL STREET BUFFERS)	
TOTAL LOTS	845
PRIVATE ALLEY LOT	1
EMERGENCY ACCESS LOT	1
CROSS ACCESS DRIVEWAY LOT	1
MIDDLETON ELEMENTARY SCHOOL LOT	1
CITY NEIGHBORHOOD PARK LOT	1
STAR SEWER WATER DIST. LOT (SSWD)	1
TOTAL OFFICE/COMMERCIAL LOTS	6
TOTAL SINGLE-FAMILY LOTS	456
TOWNHOME LOTS (ALLEY LOAD)	33
TOWNHOME LOTS (FRONT LOAD)	220
MULTI-FAMILY LOTS (112 UNITS)	3
MULTI-FAMILY ACCESS-PARKING/OPEN/STORM DRAIN LOT	1
COMMON LOTS	120
TOTAL RESIDENTIAL DWELLING UNITS	821
GROSS DENSITY (286.21 AC) 3.08 DU/AC	
(EXCLUDES COMMERCIAL AREAS)	

AMENITIES:	
1. (3) PLAYGROUND AREA WITH COVERED SITTING	
2. (2) POOL FACILITIES WITH CHANGING ROOMS & PARKING	
3. (6) PICKLEBALL COURTS	
4. (3) BASKETBALL COURT	
5. PATHWAYS WITH WORK-OUT STATIONS	
6. MICRO PATHS & PAVED WALKING PATHS	
7. 10' NATURE WALKING PATHS	
8. (2) LINEAR OPEN LOTS/8' WIDE PATHWAYS/BENCHES	
9. 10' WIDE MULTI-USE PATHWAYS	
10. 8' LANDSCAPE PARKWAYS WITH DETACHED 5' WALKS	

EXISTING ZONE	R3/DW/PUD, C1/DW/PUD & C2/DW/PUD
PROPOSED ZONE	

REMOVE OFFICE

APPROVED BY CITY COUNCIL
MARCH 18, 2025

Terramor Subdivision - Overall PUD Master Plan



TERRAMOR SUBDIVISION



TERRAMOR SUBDIVISION



TERRAMOR SUBDIVISION



TERRAMOR SUBDIVISION



**ORDINANCE NO. 416-2025
(LIFESPRING CHURCH REZONE)**

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 174 & 198 N. STAR ROAD (ADA COUNTY PARCELS R0011350085 & S0408336050); THE PROPERTY IS OWNED BY STAR CHRISTIAN CHURCH INC; ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS CENTRAL BUSINESS DISTRICT (CBD-DA) WITH A DEVELOPMENT AGREEMENT OF APPROXIMATELY 1.64 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho (“the City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized and required by the Constitution and laws of the State of Idaho to adopt land use regulations and classifications; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 404-2024, adopted on June 18, 2022 and subsequently amended; and

WHEREAS the owner(s) of the real property situated Ada County and particularly described in Section 1 of this Ordinance have requested, in writing, rezone of said real property within the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on April 15, 2025 on the proposed rezone of the property described in Section 1 below, as required by Section 67-6525, Idaho Code, and determined that the requested rezone should be granted and that the rezoned property should be zoned Central Business District with a Development Agreement (CBD-DA) pursuant to the Unified Development Code and Comprehensive Plan for the City of Star.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: The real property, described in the attached “Exhibit A”, including adjacent right of way, situated in Ada County, Idaho, is hereby rezoned. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall continue to enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 2: The zoning land use classification of the land described in Section 1 above, is hereby established as Central Business District with a Development Agreement (CBD-DA), as provided by the Unified Development Code of the City of Star. The Zoning Map of the City is hereby amended to include the real property described in Section 1 above in the Central Business District with a Development Agreement (CBD-DA) land use classification.

Section 3: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 4: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this ____ day of _____, 2025.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk

EXHIBIT A

Section 6, Item B.



Job No. 2024-186

J.B.F.

1-07-25

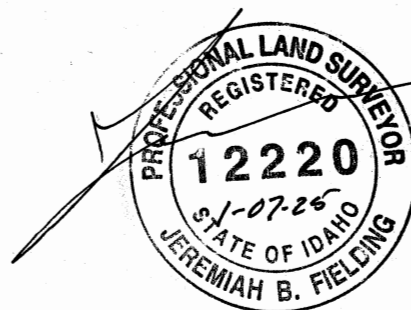
BOUNDARY DESCRIPTION FOR STAR CHRISTIAN CHURCH, INC. AND LIFESPING CHRISTIAN CHURCH, INC.

REZONE OF PARCELS S0408336050 AND R0011350085

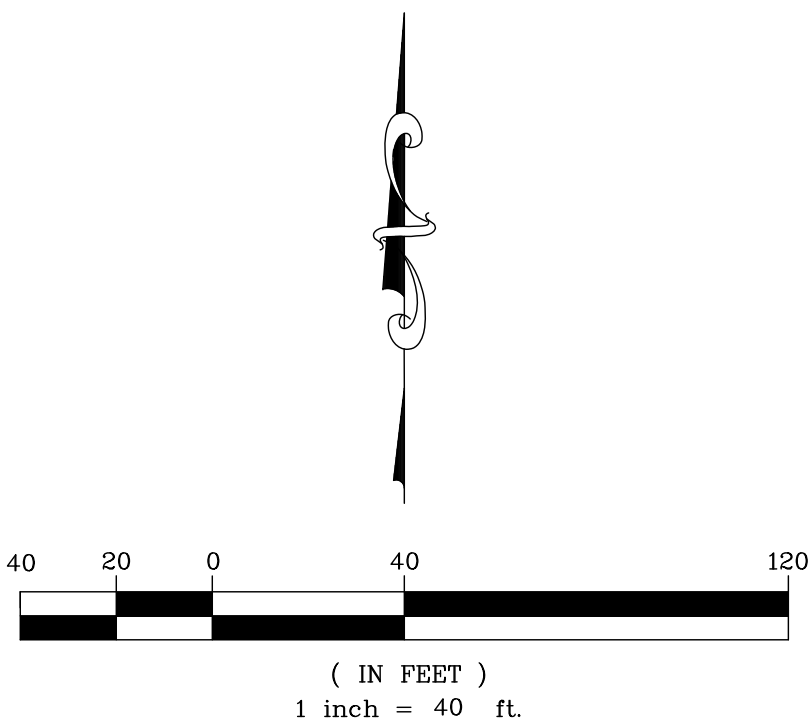
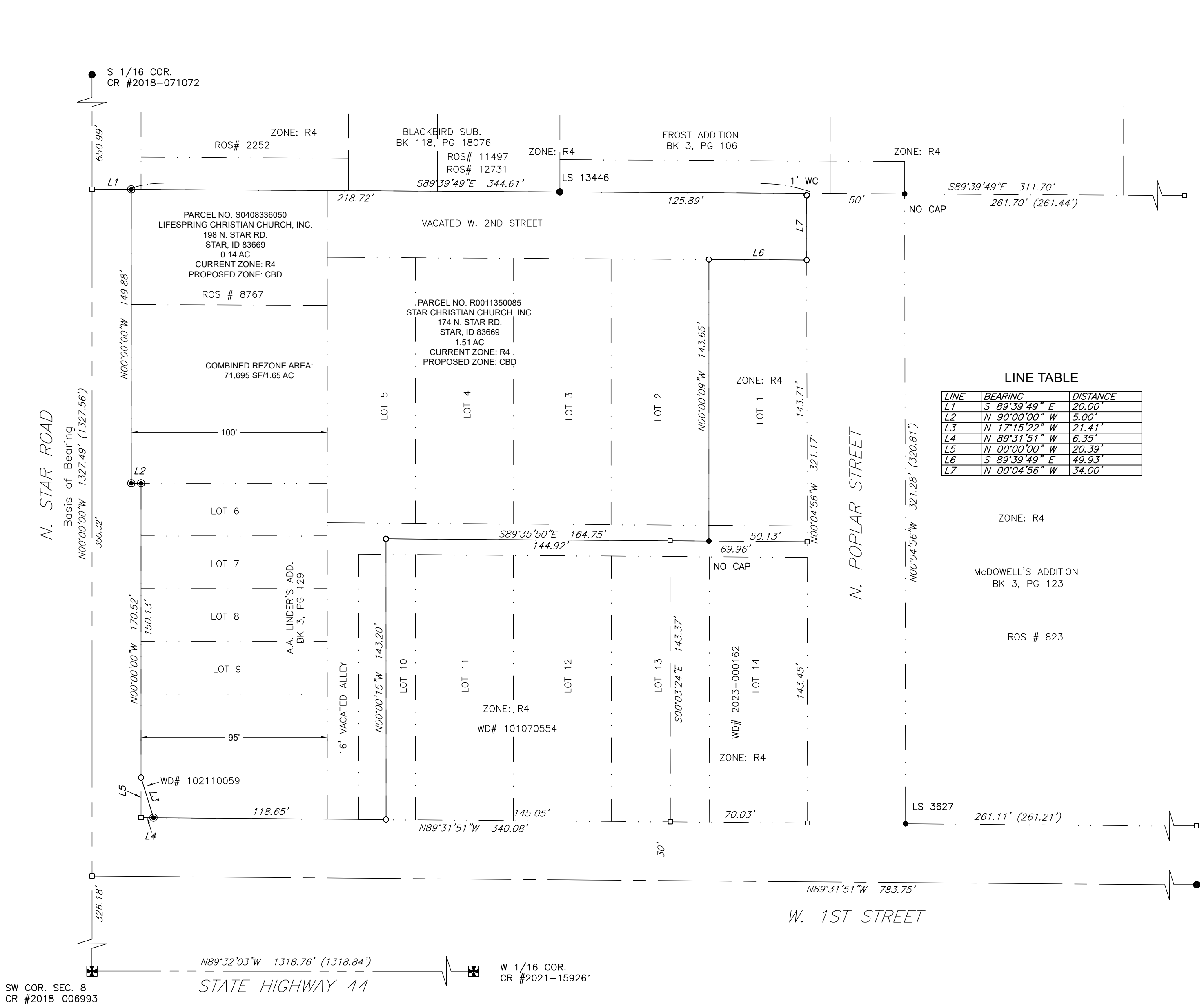
All of Lots 2 through 9 and part of Lot 10 of the A.A. Linder's Addition, and part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 4 North, Range 1 West of the Boise Meridian, City of Star, Ada County, Idaho described as:

Commencing at the Southwest corner of Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 4 North, Range 1 West of the Boise Meridian, City of Star, Ada County, Idaho and running thence N00°00'00"W 326.18 feet along the West line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section to the intersection of West 1st Street; thence N00°00'00"W 350.32 feet along said West line; thence S89°39'49"E 20.00 feet to the East right-of-way line of North Star Road (said point being the Point of Beginning); thence S89°39'49"E 344.61 feet to a point on the Vacated North right-of-way line of Second Street; thence S00°04'56"E 34.00 feet to the Northeast corner of Lot 1, A.A. Linder's Addition Subdivision; thence N89°39'49"W 49.93 feet along the North line of said Lot 1 to the Northwest corner of said Lot 1; thence S00°00'09"E 143.65 feet along the West line of said Lot 1 to a point on the centerline of a vacated alley; thence N89°35'50"W 164.75 feet along said centerline; thence S00°00'13"E 143.20 feet to a point on the South line of Lot 10 of said Subdivision; thence N89°31'51"W 118.65 feet along the North right-of-way of West 1st Street; thence N17°15'22"W 21.41 feet to a point on the East right-of-way of North Star Road; thence along said East right-of-way the following three (3) courses: (1) thence N00°00'00"W 150.13 feet; (2) thence N90°00'00"W 5.00 feet; (3) thence N00°00'00"W 149.88 feet to the Point of Beginning.

Rezone Area contain 71,695 square feet or 1.64 acres, more or less.



REZONE MAP FOR STAR CHRISTIAN CHURCH, INC.
ALL OF LOTS 2-9, PART OF LOT 10 OF A.A. LINDER'S ADD.,
AND PART OF THE SW 1/4 OF THE SW 1/4 OF
SECTION 8, T. 4 N., R. 1 W.,B.M. ADA COUNTY, IDAHO
2025



LEGEND

- Found Aluminum Cap
- Found 5/8" rebar
- Found 1/2" rebar
- Calculated Point
- Set 1/2" rebar with cap labeled "PLS 12220"
- Set Brass Plug

() Record Distances

WC Witness Corner

- Boundary Line
- Platted Lot Line
- Section Line
- Property Line
- Platted Centerline

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



JEREMIAH B. FIELDING, P.L.S. 1-07-25 IDAHO LICENSE NO. 12220

EAGLE LAND SURVEYING, LLC.

106 W MAIN ST. UNIT D, MIDDLETON, ID 83644
(208) 861-7513; pls12220@yahoo.com

SEC. 8, T. 4 N., R. 1 W.,B.M.

DATE:	1-03-25	PROJECT:	24-186	SHEET	OF
DRAWN BY:	JBF	CHECKED BY:	JBF	1	1
COPYRIGHT © 2025 ALL RIGHTS RESERVED.					

INDEX #414-8-3-3-0-3-129

**DEVELOPMENT AGREEMENT
LIFESPRING CHURCH REZONE**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Star Christian Church Inc., hereinafter referred to as "Owner".

WHEREAS, Owner own parcels of land of approximately 1.64 acres in size, currently located within Ada County, zoned Agricultural (R-4) and more particularly described in **Exhibit A** of Ordinance 416-2025, which is attached hereto and incorporated by reference herein (the "Properties");

WHEREAS, Owner has requested that the Properties be rezoned and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for various parcels within the Property to be rezoned in accordance with this Agreement;

WHEREAS, Owner filed with the City of Star, a Request for Rezone of the Properties and Zoning of CBD-DA, as File No. RZ-25-01/DA-25-02, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Parcels shown on **Exhibit A**, Owner is allowed to develop the 1.64 acres as follows:

- Zoning Classification: The zoning classifications shall be CBD-DA.
- The Owner shall comply with all city ordinances relating to the property except as otherwise provided herein.

2.2 Uses. The rezone is hereby approved to allow continued development and use of a church facility.

2.3 Additional Requirements/Considerations:

- **The Council approves the currently proposed remodel of the church facility. A Certificate of Zoning Compliance/Design Review application shall be submitted to the City for approval.**
- **A new Modular classroom shall be allowed on the property on a temporary basis not to exceed one (1) year. Any permanent placement shall require further City approval.**
- **The applicant shall meet all requirements of the Star Fire District.**

2.4 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

2.5 Conditions, Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent Owner of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This

Agreement may be modified or terminated by the. Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neutral gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action

brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star:	City of Star Attn: City Clerk P.O. Box 130 Star, ID 83669
Owner:	Star Christian Church, Inc. LifeSpring Chrisian Church 174 N. Star Road Star, Idaho 83669

7.5 Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 Attorney Fees. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this ____ day _____, 2024.

Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk

OWNER:

By:
Its:

STATE OF _____)
_____) ss.
County of _____)

On this _____ day of _____, 2025, before me the undersigned, a Notary Public in and for said state, personally appeared _____, known to me to be the _____ for Star Christian Church, Inc., who subscribed their name to the foregoing instrument, and acknowledged to me that he executed the same in said name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.

Notary Public for State of Idaho
Residing at: _____
My Commission Expires: _____