

**CITY COUNCIL REGULAR MEETING AGENDA**City Hall - 10769 W State Street, Star, Idaho  
Tuesday, August 06, 2024 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** –
3. **ROLL CALL**
4. **PRESENTATIONS**
5. **CONSENT AGENDA (ACTION ITEM)** *\*All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
  - A. **Approval of Claims:**
  - B. **Final Plat:** Oliver Estates Subdivision (**FP-24-08**)
  - C. **Vacation of Utility Easements** - Starpointe Subdivision Block 1, Lots 20 & 21 (**File: VAC-24-02**)
  - D. **Vacation of Utility Easements** - Starpointe Subdivision Block 2, Lots 11 (**File: VAC-24-03**)
  - E. **Time Extension:** Rivermoor Subdivision (**TE-24-03**)
6. **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. **FY 2024/2025 Budget Hearing:** A Public Hearing pursuant to Idaho Code 50-1002 will be held for consideration of the proposed budget for the Fiscal Year October 1, 2024 to September 30, 2025, in the amount of \$17,467,273.71 with a proposed levy amount of \$2,014,430 from Ada and Canyon County Assessed Property Taxes. (**ACTION ITEM**)
7. **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. **Steve's Auto Care Mural (ACTION ITEM)**
  - B. **ORDINANCE 391-2024 INSPIRADO MIXED USE PHASE 5 & ROADWAY ANNEXATION:** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTIES LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 7230 W. CHINDEN BLVD & THE INTERSECTION OF W. OLD SCHOOL DRIVE AND N. MYSTIC CREEK AVENUE, IN STAR, IDAHO (ADA COUNTY PARCELS S0420449210, S0420347000 & S0420347101) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTIES ARE OWNED BY ANTONOV STAR HOLDING, LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTIES AS MIXED USE WITH A DEVELOPMENT AGREEMENT (MU-DA) OF APPROXIMATELY 5.04 ACRES & .23 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. (**ACTION ITEM**)
  - C. **ORDINANCE 409-2024: ERLEBACH ANNEXATION & DEVELOPMENT AGREEMENT:** AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 23853 CAN ADA ROAD, IN STAR, IDAHO (CANYON COUNTY PARCELS R33774014 & R33774011) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY ERLEBACH PROPERTIES LP; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-1-DA), OF APPROXIMATELY 32.64 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE. (**ACTION ITEM**)
8. **ADJOURNMENT**



CITY OF STAR, IDAHO  
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The meeting can be viewed via a link posted to the City of Star website at [staridaho.org](http://staridaho.org). Information on how to participate in a public hearing remotely will be posted to [staridaho.org](http://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

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**  
**1099 Vendor Detail Query**  
**For checks paid between: 07/11/24 to 08/02/24**

Section 5, Item A.

Vendor Name	Vendor #	Doc #	Invoice #/Description	Date	Warrant Amount	Inv Date	Period	PO #	Fund	Org	Account	Object
A & B LOCK AND KEY	4	CL 3905	3 65032 Duplicate Keys/Tags	08/02/24	-99764	31.13	07/29/24	7/24	10	0	41540	435
ADA COUNTY LANDFILL	21	CL 3814	1 2407020399 Landfill Fees	07/12/24	23458	15.00	07/02/24	7/24	10	0	41540	411
ADA COUNTY LANDFILL	21	CL 3852	1 2405160190 Landfill Fees	07/25/24	23477	15.00	05/16/24	7/24	10	0	41540	411
ADA COUNTY LANDFILL	21	CL 3899	2 2407310097 Landfill Fees	08/02/24	23503	95.04	07/31/24	7/24	10	0	41540	411
ADA COUNTY LANDFILL	21	CL 3899	1 2407310201 Landfill Fees	08/02/24	23503	130.56	07/31/24	7/24	10	0	41540	411
ADVANCED SIGN LLC	27	CL 3837	1 *00011729 Freedom Park/Riverho	07/25/24	-99796	783.60	07/15/24	7/24	10	0	45110	747
ADVANCED SIGN LLC	27	CL 3856	2 *00011533 Sign Saver Set	07/26/24	-99780	33.00	06/19/24	7/24	10	0	41540	435
ALBERTSONS	1460	CC 41	8 CC-41 Drinks City Council Mtg	07/29/24	-99773	47.62	07/18/24	7/24	10	0	41810	610
AMAZON CAPITAL SERVICES	1426	CC 37	17 CC-37 Summer Camps	07/29/24	-99774	61.14	06/28/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 37	18 CC-37 Summer Camps	07/29/24	-99774	21.18	06/28/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 37	14 CC-37 Summer Camps	07/29/24	-99774	10.59	07/01/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 37	11 CC-37 Summer Camps	07/29/24	-99774	532.67	07/03/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 37	8 CC-37 Summer Camps	07/29/24	-99774	36.51	07/06/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 37	12 CC-37 Summer Camps	07/29/24	-99774	31.77	07/03/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 37	6 CC-37 Summer Camps	07/29/24	-99774	216.06	07/09/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 37	7 CC-37 Summer Camps	07/29/24	-99774	408.88	07/08/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 37	4 CC-37 Summer Camps	07/29/24	-99774	42.39	07/09/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 37	16 CC-37 Summer Camps	07/29/24	-99774	10.59	06/28/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 37	13 CC-37 Summer Camps	07/29/24	-99774	24.37	07/03/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 41	13 CC-41 Summer Camps Supplies	07/29/24	-99773	480.12	07/15/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 41	21 CC-41 Summer Camps Supplies	07/29/24	-99773	298.45	07/12/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 41	18 CC-41 Summer Camps Supplies	07/29/24	-99773	80.44	07/13/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 41	10 CC-41 Summer Camps Supplies	07/29/24	-99773	139.80	07/17/24	7/24	10	104	44022	611
AMAZON CAPITAL SERVICES	1426	CC 41	19 CC-41 Summer Camps Supplies	07/29/24	-99773	333.62	07/13/24	7/24	10	104	44022	611
ANALYTICAL LABORATORIES, INC	1377	CL 3807	1 2404469 Fish Pond Water Testin	07/12/24	-99807	580.00	06/30/24	7/24	10	0	41540	325
ANDREWS TECHNOLOGY	1210	CL 3813	1 CSTR104 UKG Time & Attendance	07/12/24	-99802	700.00	07/10/24	7/24	10	0	42200	372
ANDREWS TECHNOLOGY	1210	CL 3813	2 CSTR104 Software Discount	07/12/24	-99802	-140.00	07/10/24	7/24	10	0	42200	372
ANDRU MALDONADO	1467	CL 3898	1 League Stipend Football/Socce	08/02/24	23504	1,200.00	07/31/24	7/24	10	0	44021	614
ANGIE RODGERS	1616	CL 3897	1 Youth Pickleball Instruction	08/02/24	23505	192.50	07/31/24	7/24	10	0	44021	352
ANN TRIPPLE	1625	CL 3815	1 Riverhouse Deposit Refund	07/12/24	23459	500.00	07/11/24	7/24	10	0	41810	698
ANNIE PEW	1067	CL 3869	7 Reimburse Rec Supplies	07/26/24	23478	14.78	07/25/24	7/24	10	0	44022	611
ANNIE PEW	1067	CL 3869	3 Reimburse Staff Training	07/26/24	23478	316.36	07/25/24	7/24	10	0	44022	560
ANNIE PEW	1067	CL 3869	6 Reimburse Baking Camp	07/26/24	23478	445.16	07/25/24	7/24	10	102	44022	611
ANNIE PEW	1067	CL 3869	5 Reimburse B/A School Program	07/26/24	23478	268.54	07/25/24	7/24	10	101	44022	611
ANNIE PEW	1067	CL 3869	2 Reimburse Summer Camps	07/26/24	23478	1,154.63	07/25/24	7/24	10	104	44022	611
ANNIE PEW	1067	CL 3869	1 Reimburse Baking Camp	07/26/24	23478	46.19	07/25/24	7/24	10	102	44022	611
ANNIE PEW	1067	CL 3869	4 Reimburse HALO	07/26/24	23478	46.37	07/25/24	7/24	10	0	47001	611
ANNIE PEW	1067	CL 3888	5 Hoodies and Tee Shirts	07/29/24	23501	1,853.41	07/29/24	7/24	10	101	44022	324
ASSOCIATED TAXPAYERS OF IDAHO	1244	CC 45	2 CC-45 Training	08/01/24	-99765	900.00	07/05/24	7/24	10	0	41810	560
ASSOCIATION OF IDAHO CITIES	79	CL 3906	1 200012235 AIC Conference Regis	08/02/24	-99763	540.00	07/26/24	7/24	10	0	41140	560
BABBY FARMS	1596	CL 3830	1 Petting Zoo Summer Camps	07/16/24	23471	500.00	06/28/24	7/24	10	104	44022	599
BEANS AND BREWS	1653	CC 44	3 CC-44 Golf Tournament	08/01/24	-99767	128.08	07/19/24	7/24	10	0	48500	611
BI-MART 689	1263	CC 37	22 CC-37 Rec Center Supplies	07/29/24	-99774	33.84	06/27/24	7/24	10	0	44022	611
BILLS MACHINE SHOP	1035	CL 3854	1 24-1220 Pergola Plasma Cut Ins	07/26/24	-99781	19,500.00	07/26/24	7/24	10	708	41810	747
BOISE CITIES KRAV MAGA	1648	CC 44	7 CC-44 Golf Tournament	08/01/24	-99767	503.50	07/15/24	7/24	10	0	48500	611
BOISE CITIES KRAV MAGA	1648	CC 44	6 CC-44 Golf Tournament	08/01/24	-99767	177.00	07/18/24	7/24	10	0	48500	611
BOISE CITIES KRAV MAGA	1648	CC 45	7 CC-45 MYC Raffle Prize	08/01/24	-99765	503.50	07/01/24	7/24	10	0	45130	590
BRANDEE MANDIS	1431	CL 3829	1 Staff FA Training	07/16/24	23472	39.95	06/21/24	7/24	10	0	44022	560
BRENDA STEIN	1645	CL 3881	1 Riverhouse Deposit Refund	07/26/24	23497	300.00	07/26/24	7/24	10	0	41810	698
BSN SPORTS	145	CL 3838	1 926085978 Rubber Anchor Plug	07/25/24	-99795	83.88	07/10/24	7/24	10	0	44021	612
BSN SPORTS	145	CL 3838	4 926133750 Freight	07/25/24	-99795	36.85	07/16/24	7/24	10	240	44021	745
BSN SPORTS	145	CL 3838	2 926085978 Freight	07/25/24	-99795	16.32	07/10/24	7/24	10	0	44021	745
BSN SPORTS	145	CL 3838	3 926133750 Outdoor Volleyball S	07/25/24	-99795	299.99	07/16/24	7/24	10	240	44021	612
CANON FINANCIAL SERVICES, INC	1475	CL 3908	1 33844343 Copier Lease City Hal	08/02/24	-99762	256.24	07/13/24	7/24	10	0	41810	324
CHEVRON	1547	CC 37	3 CC-37 Keys Rec Center	07/29/24	-99774	9.54	07/10/24	7/24	10	0	44022	324
CHRIS PARKS	179	CL 3816	1 Hometown Celebration Band	07/12/24	23460	2,000.00	07/11/24	7/24	10	50	41810	597
CIVIC PLUS	1072	CL 3909	1 *5BF6-0006 Munipro Subscriptio	08/02/24	-99761	295.00	07/23/24	7/24	10	0	42200	375
COMMUNITY PLANNING ASSOCIATION	204	CL 3878	1 0000173-IN Orthophotography Pr	07/26/24	23479	994.00	07/25/24	7/24	10	0	41510	324
COSTCO	212	CC 34	8 CC-34 Mayor's Youth Event	07/12/24	-99809	143.29	05/20/24	5/24	10	0	45130	590
COSTCO	212	CC 37	9 CC-37 Candy HT Parade	07/29/24	-99774	307.19	07/05/24	7/24	10	50	41810	597
COSTCO	212	CC 37	21 CC-37 Storage Racks	07/29/24	-99774	423.98	06/28/24	7/24	10	301	44022	611
COSTCO	212	CC 41	9 CC-41 Supplies - Golf Tourname	07/29/24	-99773	299.66	07/17/24	7/24	10	0	48500	611
COSTCO	212	CC 41	15 CC-41 Water City Hall	07/29/24	-99773	21.15	07/15/24	7/24	10	0	41810	610
COSTCO	212	CC 45	1 CC-45 Hometown Candy	08/01/24	-99765	80.52	07/05/24	7/24	10	50	41810	598

CUTS STEAKHOUSE	1651	CC	45	14	CC-45 Dinner Compass Conferenc	08/01/24	-99765	173.36	06/25/24	7/24	10	0	41810	550
DANA PARTRIDGE	231	CL	3806	2	Services Jul 3 - Jul 11, 2024	07/12/24	-99808	2,343.63	07/12/24	7/24	10	0	41810	
DANA PARTRIDGE	231	CL	3806	3	Less 3 days paid 7/3, 7/4, 7/	07/12/24	-99808	-757.20	07/12/24	7/24	10	0	41810	
DANA PARTRIDGE	231	CL	3877	2	Services Jul 21 - Jul 25, 202	07/26/24	-99776	2,746.42	07/26/24	7/24	10	0	41810	
DELTA AIR	1535	CC	45	8	CC-45 Baggage Compass Conferen	08/01/24	-99765	35.00	06/28/24	7/24	10	0	41810	550
DENIELLE REDONDO	1318	CL	3873	1	Jul Barre Strength/Hgh Fitnes	07/26/24	-99778	430.50	07/25/25	7/24	10	0	44022	352
DEX IMAGING	1559	CL	3839	1	AR11614799 Monthly Lease Copie	07/25/24	-99794	163.93	07/16/24	7/24	10	0	41810	610
DEX IMAGING	1559	CL	3839	2	AR11614799 Copier Overages	07/25/24	-99794	53.78	07/16/24	7/24	10	0	41810	610
DUTCH BROS	1566	CC	41	14	CC-41 Gift Cards HALO	07/29/24	-99773	100.00	07/15/24	7/24	10	0	47001	610
ECI CONTRACTORS	271	CL	3910	1	July 2024 Electrical Inspectio	08/02/24	-99760	19,047.16	07/31/24	7/24	10	0	41510	454
ECO MOTORS	1634	CL	3831	1	7MZHTB1B7R STOCK # 1794 FOREST	07/18/24	23473	9,305.00	07/17/24	7/24	10	0	42110	746
ELLEN GASTIL	1646	CL	3880	1	Park Deposit Refund	07/26/24	23498	78.00	07/26/24	7/24	10	0	41810	698
EPIC SOLUTIONS WORLDWIDE LLC	1409	CL	3850	1	R-63083 Steel Barricade	07/25/24	-99783	14,098.10	07/10/24	7/24	10	0	41540	435
FATBEAM LLC	302	CL	3913	1	46362 2 Strands Dark Fiber	08/02/24	-99757	179.35	07/24/24	7/24	10	0	42200	373
FIRE EXTINGUISHER CO INC	307	CL	3911	2	77115 FE Service Bldg Maint Sh	08/02/24	-99759	69.00	07/17/24	7/24	10	0	41540	742
FIRE EXTINGUISHER CO INC	307	CL	3911	5	77117 FE Star Police Dept	08/02/24	-99759	213.00	07/17/24	7/24	10	0	41540	742
FIRE EXTINGUISHER CO INC	307	CL	3911	4	77116 FE Rec Center	08/02/24	-99759	45.00	07/17/24	7/24	10	0	41540	742
FIRE EXTINGUISHER CO INC	307	CL	3911	1	77118 Fire Extinguishers RH/Ba	08/02/24	-99759	53.00	07/17/24	7/24	10	0	41540	742
FIRE EXTINGUISHER CO INC	307	CL	3911	3	77119 FE Service City Hall	08/02/24	-99759	171.00	07/17/24	7/24	10	0	41540	742
FLAG STORE OF IDAHO	312	CL	3912	1	2787 12" Beaded Ring/Connect L	08/02/24	-99758	210.00	07/19/24	7/24	10	0	41540	435
GAME TIME	326	CL	3859	1	PJ10242761 Blake Park Slide Re	07/26/24	23480	7,734.99	07/11/24	7/24	10	0	41540	733
GAMEFACE ATHLETICS	325	CL	3812	1	319810 Hometown Celebration T-	07/12/24	-99803	2,722.30	07/02/24	7/24	10	50	41810	597
GAMEFACE ATHLETICS	325	CL	3840	2	319919 Shirts and Hats B&G Sta	08/01/24	-99793	664.80	07/18/24	7/24	10	0	41540	615
GAMEFACE ATHLETICS	325	CL	3840	1	319920 Polo Shirts Mayor Youth	08/01/24	-99793	405.25	07/15/24	7/24	10	0	48520	840
GAMEFACE ATHLETICS	325	CL	3914	1	320033 Tee Shirts	08/02/24	-99756	20.00	07/31/24	7/24	10	0	41540	615
GEM STATE PAPER & SUPPLY COMPANY	331	CL	3841	1	3092700 Brush Roll/Bearing-Pul	07/25/24	-99792	79.02	07/17/24	7/24	10	0	41540	434
GEM STATE PAPER & SUPPLY COMPANY	331	CL	3915	2	3093181 Janitorial Supplies	08/02/24	-99755	1,229.60	07/31/24	7/24	10	0	41540	434
GEM STATE PAPER & SUPPLY COMPANY	331	CL	3915	1	3092030-01 20-30 Gallon Bags	08/02/24	-99755	469.08	07/24/24	7/24	10	0	41540	434
GIANNA CONIGLIO	1608	CL	3857	1	Sports Summer Camp	07/26/24	23481	916.00	07/24/24	7/24	10	104	44022	352
GOLFBALLS.COM	1640	CC	37	1	CC-37 Golf Balls Mayor's Golf	07/29/24	-99774	395.35	07/11/24	7/24	10	0	48500	611
GRANITE EXCAVATION, INC	1534	CL	3860	2	30131 FH Irrigation District P	07/26/24	23482	24,030.66	06/30/24	7/24	10	502	45110	741
GREENDALE GROVE PROPERTIES LLC	1643	CL	3853	1	Bond Refund	07/25/24	23483	671,293.89	07/24/24	7/24	10	0	41510	881
HERITAGE LANDSCAPE SUPPLY GROUP	777	CL	3916	4	*1665-002 Hunter PC/Rotor CV	08/02/24	-99754	119.15	07/15/24	7/24	10	0	41540	435
HERITAGE LANDSCAPE SUPPLY GROUP	777	CL	3916	1	*1577-002 Hunter Straight Valv	08/02/24	-99754	282.96	07/26/24	7/24	10	0	41540	435
HERITAGE LANDSCAPE SUPPLY GROUP	777	CL	3916	5	*4911-001 Hunter Straight Valv	08/02/24	-99754	565.92	07/16/24	7/24	10	0	41540	435
HERITAGE LANDSCAPE SUPPLY GROUP	777	CL	3916	2	*1577-001 Nipple PVC	08/02/24	-99754	4.00	07/22/24	7/24	10	0	41540	435
HERITAGE LANDSCAPE SUPPLY GROUP	777	CL	3916	6	*2985-001 PVC Sewer/Drain Bell	08/02/24	-99754	150.00	07/31/24	7/24	10	0	41540	435
HERITAGE LANDSCAPE SUPPLY GROUP	777	CL	3916	3	*1665-001 Sprinkler Equipment	08/02/24	-99754	1,132.46	07/15/24	7/24	10	0	41540	435
HERITAGE LANDSCAPE SUPPLY GROUP	777	CL	3916	7	*2565-001 Sewer/Drain Straight	08/02/24	-99754	9.31	07/31/24	7/24	10	0	41540	435
IDAHO CENTRAL CREDIT UNION	382	CL	3803	7	CC-32 Passport Postage	07/12/24	-99811	9.85	07/10/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3803	5	CC-32 Passport Postage	07/12/24	-99811	39.40	07/05/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3803	6	CC-32 Passport Postage	07/12/24	-99811	19.70	07/05/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3803	8	CC-32 Passport Postage	07/12/24	-99811	39.40	07/10/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3803	2	CC-32 Passport Postage	07/12/24	-99811	19.70	06/28/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3803	3	CC-32 Passport Postage	07/12/24	-99811	29.55	06/29/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3803	1	CC-32 Passport Postage	07/12/24	-99811	39.40	06/27/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3803	4	CC-32 Passport Postage	07/12/24	-99811	39.40	06/30/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	23	CC-37 Baking Camp	07/29/24	-99774	375.89	06/25/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	21	CC-37 Rec Center Supplies	07/29/24	-99774	33.84	06/27/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	22	CC-37 Rec Archery Camp	07/29/24	-99774	237.37	06/26/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	20	CC-37 Storage Racks	07/29/24	-99774	423.98	06/28/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	18	CC-37 Summer Camps	07/29/24	-99774	21.18	06/28/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	19	CC-37 Building Inspector Train	07/29/24	-99774	2,467.50	06/28/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	7	CC-37 Summer Camps	07/29/24	-99774	408.88	07/08/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	8	CC-37 Summer Camps	07/29/24	-99774	36.51	07/06/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	6	CC-37 Summer Camps	07/29/24	-99774	216.06	07/09/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	5	CC-37 Baking Camp	07/29/24	-99774	204.26	07/09/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	3	CC-37 Keys Rec Center	07/29/24	-99774	9.54	07/10/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	4	CC-37 Summer Camps	07/29/24	-99774	42.39	07/09/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	9	CC-37 Candy HT Parade	07/29/24	-99774	307.19	07/05/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	11	CC-37 Summer Camps	07/29/24	-99774	532.67	07/03/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	10	CC-37 Summer Camps	07/29/24	-99774	1,186.14	07/05/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	16	CC-37 Summer Camps	07/29/24	-99774	10.59	06/28/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	17	CC-37 Summer Camps	07/29/24	-99774	61.14	06/28/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	15	CC-37 Summer Camps	07/29/24	-99774	1,306.45	06/29/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	14	CC-37 Summer Camps	07/29/24	-99774	10.59	07/01/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	12	CC-37 Summer Camps	07/29/24	-99774	31.77	07/03/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	13	CC-37 Summer Camps	07/29/24	-99774	24.37	07/03/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3884	2	CC-37 Summer Camps	07/29/24	-99774	388.49	07/10/24	7/24	10	0	20300	

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IDAHO CENTRAL CREDIT UNION	382	CL	3884	1	CC-37	Golf Balls Mayor's Golf	07/29/24	-99774	395.35	07/11/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	1	CC-41	Gift Card - Golf Tournam	07/29/24	-99773	25.00	07/20/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	3	CC-41	Summer Camp Bounce/Slide	07/29/24	-99773	1,501.49	07/20/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	2	CC-41	Paper - Golf Tournament	07/29/24	-99773	21.19	07/20/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	8	CC-41	Drinks City Council Mtg	07/29/24	-99773	47.62	07/18/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	9	CC-41	Supplies - Golf Tourname	07/29/24	-99773	299.66	07/17/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	7	CC-41	Baking Camp Supplies	07/29/24	-99773	173.00	07/19/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	6	CC-41	Baskets - Golf Tournamen	07/29/24	-99773	47.68	07/19/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	4	CC-41	Baskets - Golf Tournamen	07/29/24	-99773	24.37	07/20/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	5	CC-41	Frames - Golf Tournament	07/29/24	-99773	74.20	07/20/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	10	CC-41	Summer Camps Supplies	07/29/24	-99773	139.80	07/17/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	13	CC-41	Summer Camps Supplies	07/29/24	-99773	480.12	07/15/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	11	CC-41	Chairs	07/29/24	-99773	399.98	07/17/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	17	CC-41	Summer Camps Supplies	07/29/24	-99773	248.89	07/15/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	18	CC-41	Summer Camps Supplies	07/29/24	-99773	80.44	07/13/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	16	CC-41	Bus Repairs	07/29/24	-99773	345.37	07/15/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	15	CC-41	Water City Hall	07/29/24	-99773	21.15	07/15/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	14	CC-41	Gift Cards HALO	07/29/24	-99773	100.00	07/15/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	19	CC-41	Summer Camps Supplies	07/29/24	-99773	333.62	07/13/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	20	CC-41	Summer Camps Supplies	07/29/24	-99773	298.45	07/12/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3885	12	CC-41	Rec Center Ant Control	07/29/24	-99773	16.94	07/17/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3889	4	CC-46	Passport Postage	07/29/24	-99771	29.55	07/18/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3889	8	CC-46	Passport Postage	07/29/24	-99771	19.70	07/12/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3889	7	CC-46	Passport Postage	07/29/24	-99771	39.40	07/13/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3889	5	CC-46	Passport Postage	07/29/24	-99771	9.85	07/17/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3889	6	CC-46	Passport Postage	07/29/24	-99771	39.40	07/15/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3889	3	CC-46	Passport Postage	07/29/24	-99771	60.00	07/19/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3889	1	CC-46	Passport Postage	07/29/24	-99771	39.40	07/22/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3889	2	CC-46	Passport Postage	07/29/24	-99771	29.55	07/20/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3892	1	CC-54	XBOX Fee	08/01/24	-99769	6.35	07/13/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3893	2	CC-55	International Fee	08/01/24	-99768	0.02	07/22/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3893	1	CC-55	Tablet Fee	08/01/24	-99768	2.99	07/22/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3894	3	CC-44	Golf Tournament	08/01/24	-99767	128.08	07/19/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3894	2	CC-44	Golf Tournament	08/01/24	-99767	120.00	07/20/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3894	4	CC-44	Golf Tournament	08/01/24	-99767	127.12	07/19/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3894	5	CC-44	Golf Tournament	08/01/24	-99767	698.22	07/19/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3894	7	CC-44	Golf Tournament	08/01/24	-99767	503.50	07/15/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3894	6	CC-44	Golf Tournament	08/01/24	-99767	177.00	07/18/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3894	1	CC-44	Golf Tournament	08/01/24	-99767	150.00	07/22/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3896	1	CC-45	Hometown Candy	08/01/24	-99765	80.52	07/05/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3896	3	CC-45	4th of July	08/01/24	-99765	419.07	07/05/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3896	2	CC-45	Training	08/01/24	-99765	900.00	07/05/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3896	4	CC-45	Breakfast with Chiefs	08/01/24	-99765	98.37	07/05/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3896	10	CC-45	Subscription	08/01/24	-99765	227.99	06/28/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3896	12	CC-45	Dinner Compass Conferenc	08/01/24	-99765	173.36	06/25/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3896	11	CC-45	Compass Conference	08/01/24	-99765	52.67	06/26/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3896	9	CC-45	Dinner Compass Conferenc	08/01/24	-99765	27.49	06/28/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3896	8	CC-45	Hometown Banners	08/01/24	-99765	410.98	06/28/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3896	7	CC-45	Lunch Compass Conference	08/01/24	-99765	34.46	06/28/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3896	6	CC-45	Baggage Compass Conferen	08/01/24	-99765	35.00	06/28/24	7/24	10	0	20300	
IDAHO CENTRAL CREDIT UNION	382	CL	3896	5	CC-45	MYC Raffle Prize	08/01/24	-99765	503.50	07/01/24	7/24	10	0	20300	
IDAHO POWER COMPANY	398	CL	3826	2	WO27659386	Pole Removal/Xfrmr	07/16/24	23469	7,033.00	07/16/24	7/24	10	0	41810	412
IDAHO POWER COMPANY	398	CL	3851	19	0033022584	STRT LIGHTS STAR	07/25/24	-99782	379.47	07/15/24	7/24	10	0	41810	413
IDAHO POWER COMPANY	398	CL	3851	20	0030204606	STRT LIGHTS / BLAKE	07/25/24	-99782	17.30	07/15/24	7/24	10	0	41810	413
IDAHO POWER COMPANY	398	CL	3851	23	0032863989	960 S MAIN ST	07/25/24	-99782	413.67	07/15/24	7/24	10	0	41810	412
IDAHO POWER COMPANY	398	CL	3851	24	0032863988	960 S MAIN ST	07/25/24	-99782	15.50	07/15/24	7/24	10	0	41810	412
IDAHO POWER COMPANY	398	CL	3851	9	0030885171	11665 W STATE ST C	07/25/24	-99782	245.75	07/15/24	7/24	10	0	41540	412
IDAHO POWER COMPANY	398	CL	3851	5	0033157130	11380 W HIDDEN BROO	07/25/24	-99782	39.08	07/15/24	7/24	10	0	41540	412
IDAHO POWER COMPANY	398	CL	3851	18	0033022580	STATE/PLUMMER STRT	07/25/24	-99782	10.59	07/15/24	7/24	10	0	41810	413
IDAHO POWER COMPANY	398	CL	3851	14	0033246240	946 S MAIN ST	07/25/24	-99782	11.83	07/15/24	7/24	10	0	41810	413
IDAHO POWER COMPANY	398	CL	3851	6	0030943198	11665 W STATE ST 41	07/25/24	-99782	7.67	07/15/24	7/24	10	0	41810	413
IDAHO POWER COMPANY	398	CL	3851	8	0033207655	11665 W STATE ST A1	07/25/24	-99782	229.19	07/15/24	7/24	10	0	41540	412
IDAHO POWER COMPANY	398	CL	3851	17	0033022596	BLAKE SPRINKLER ELE	07/25/24	-99782	3.66	07/15/24	7/24	10	0	41540	412
IDAHO POWER COMPANY	398	CL	3851	3	0033022563	10775 W STATE ST /	07/25/24	-99782	223.37	07/15/24	7/24	10	0	41810	412
IDAHO POWER COMPANY	398	CL	3851	1	0033022594	1000 S MAIN ST / PU	07/25/24	-99782	104.52	07/15/24	7/24	10	0	41540	412
IDAHO POWER COMPANY	398	CL	3851	2	0033022589	10769 W STATE ST /	07/25/24	-99782	1,033.31	07/15/24	7/24	10	0	41810	412
IDAHO POWER COMPANY	398	CL	3851	4	0033022576	11225 W BLAKE DR /	07/25/24	-99782	50.15	07/15/24	7/24	10	0	41540	412
IDAHO POWER COMPANY	398	CL	3851	11	0033022592	1300 N STAR RD / HC	07/25/24	-99782	183.22	07/15/24	7/24	10	0	41540	412
IDAHO POWER COMPANY	398	CL	3851	10	0033022554	1250 N STAR RD / HU	07/25/24	-99782	1,018.08	07/15/24	7/24	10	0	41540	412

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IDAHO POWER COMPANY	398	CL	3851	15	0033075641 HIGHBROOK / HWY 44	07/25/24	-99782	32.07	07/15/24	7/24	10	0	41810	413	
IDAHO POWER COMPANY	398	CL	3851	12	0033022572 1310 N LITTLE CAMAS	07/25/24	-99782	108.21	07/15/24	7/24	10	0	41540		
IDAHO POWER COMPANY	398	CL	3851	13	0033022587 1500 N STAR RD	07/25/24	-99782	567.70	07/15/24	7/24	10	0	41540		
IDAHO POWER COMPANY	398	CL	3851	16	0030204591 HUNTER'S CREEK STRT	07/25/24	-99782	14.82	07/15/24	7/24	10	0	41810		
IDAHO POWER COMPANY	398	CL	3851	7	0033207654 11665 W STATE ST A	07/25/24	-99782	470.83	07/15/24	7/24	10	0	41540	412	
IDAHO PRESS	399	CC	45	12	CC-45 Subscription	08/01/24	-99765	227.99	06/28/24	7/24	10	0	41810	570	
IDAHO PRESS	399	CL	3842	2	46804 Legal/Pub Notice Ord 404	07/25/24	-99791	179.70	07/20/24	7/24	10	0	41510	530	
IDAHO PRESS	399	CL	3918	2	46889 Legal/Pub Notice PH Budg	08/02/24	-99752	55.54	07/26/24	7/24	10	0	41510	530	
IDAHO STATE UNIVERSITY	408	CL	3882	1	Scholarship Ava Oakes	07/26/24	23499	1,264.00	07/26/24	7/24	10	0	48520	840	
INSPECT LLC	1073	CL	3917	1	July 2024 Plumbing Inspections	08/02/24	-99753	19,158.47	06/30/24	7/24	10	0	41510	453	
INTERNATIONAL CODE COUNCIL	423	CC	37	19	CC-37 Building Inspector Train	07/29/24	-99774	2,467.50	06/28/24	7/24	10	0	41510	560	
IWORQ SYSTEMS INC	1170	CL	3843	1	204193 Comm Development Packag	07/25/24	-99790	21,500.00	07/01/24	7/24	10	0	42200	372	
JEAN HENSCHIED	1517	CL	3874	1	July Introductory Yoga	07/26/24	23484	224.00	/ /	7/24	10	0	44022	352	
JOHN DEERE FINANCIAL	1383	CL	3900	2	359045M Fuel Pump	08/02/24	23506	264.17	07/12/24	7/24	10	0	41540	437	
JOHN DEERE FINANCIAL	1383	CL	3900	1	89146 Valve	08/02/24	23506	39.95	07/10/24	7/24	10	0	41540	437	
KIMLEY-HORN AND ASSOCIATES, INC	1609	CL	3844	1	*0000-0624 Star Pathway Master	07/25/24	-99789	22,480.00	06/30/24	7/24	10	0	45110	741	
LAKESHORE LEARNING MATERIALS	1597	CL	3811	1	STEM Materials Bundle	07/29/24	-99804	1,291.05	05/24/24	7/24	33	10	302	44022	300
LARA YOUNGMAN	1354	CL	3876	1	July Mat Pilates	07/26/24	-99777	280.00	07/25/24	7/24	10	0	44022	352	
LARRY BEARG	524	CL	3872	1	July Tai Chi	07/26/24	-99779	616.00	07/25/24	7/24	10	0	44022	352	
LIFETIME STORE	1641	CC	41	11	CC-41 Chairs	07/29/24	-99773	399.98	07/17/24	7/24	10	0	41810	610	
M ENTERPRIZES AUCTION SERVICES	558	CL	3817	1	Auctioneer Hometown	07/12/24	23461	750.00	07/11/24	7/24	10	50	41810	597	
MADYSSON JUNGENBERG	1374	CL	3861	2	Recreation Cheer	07/26/24	23485	245.00	07/25/24	7/24	10	0	44022	352	
MADYSSON JUNGENBERG	1374	CL	3861	1	Recreation Summer Camps	07/26/24	23485	280.00	07/24/24	7/24	10	104	44022	352	
MARRIOTT MARQUIS	1652	CC	45	13	CC-45 Compass Conference	08/01/24	-99765	52.67	06/26/24	7/24	10	0	41810	550	
MATTHEW KENDALL	1468	CL	3858	1	Sports Summer Camp	07/26/24	23486	916.00	07/24/24	7/24	10	104	44022	352	
MATTHEW KENDALL	1468	CL	3901	1	League Stipend Football/Socce	08/02/24	23507	1,200.00	07/31/24	7/24	10	0	44021	614	
MED-TECH RESOURCE LLC	595	CL	3819	1	149098 Recertified AED, Padz a	07/12/24	23462	1,057.00	07/10/24	7/24	10	0	41810	742	
MICROSOFT XBOX	1462	CC	54	2	CC-54 XBOX Fee	08/01/24	-99769	6.35	07/13/24	7/24	10	0	44022	324	
MIKE OLSEN	623	CL	3818	1	1047 Hometown Photography	07/12/24	23463	500.00	07/11/24	7/24	10	50	41810	597	
MOUNT OLYMPUS WATER	1659	CL	3919	2	24335904 Water Rec Center	08/02/24	-99751	43.80	07/20/24	7/24	10	0	41810	610	
MOUNT OLYMPUS WATER	1659	CL	3919	1	24331811 Water City Hall	08/02/24	-99751	56.80	07/20/24	7/24	10	0	41810	610	
NIKI DEAN	649	CL	3871	1	June Yoga Instruction	07/26/24	23487	1,165.50	07/25/24	7/24	10	0	44022	352	
OFFICE SAVERS ONLINE	656	CL	3845	2	10971 Office Supplies	07/25/24	-99788	600.46	07/01/24	7/24	10	0	41140	611	
OTC BRANDS	1584	CC	41	17	CC-41 Summer Camps Supplies	07/29/24	-99773	248.89	07/15/24	7/24	10	104	44022	611	
PATHWAY CONCRETE & LANDSCAPING LLC	670	CL	3809	1	134 Fltg Feather-Star Mid Scho	07/12/24	-99806	30,000.00	07/01/24	7/24	10	0	45110	741	
PF CHANGS	1649	CC	45	9	CC-45 Lunch Compass Conference	08/01/24	-99765	34.46	06/28/24	7/24	10	0	41810	550	
PGA TOUR SUPERSTORE	1654	CC	44	5	CC-44 Golf Tournament	08/01/24	-99767	698.22	07/19/24	7/24	10	0	48500	611	
PORTAPROS LLC	686	CL	3810	1	128708J-1 960 Main Portable Re	07/12/24	-99805	493.60	07/11/24	7/24	10	0	41540	411	
PORTAPROS LLC	686	CL	3846	3	133217-1 960 S Main St Portabl	07/25/24	-99787	1,370.80	07/17/24	7/24	10	0	41540	411	
PORTAPROS LLC	686	CL	3846	2	112049A2-1 River Walk Park Por	07/25/24	-99787	818.40	07/19/24	7/24	10	0	41540	411	
PORTAPROS LLC	686	CL	3846	1	133295-1 Star Mid Sch Portable	07/25/24	-99787	188.20	07/18/24	7/24	10	0	41540	411	
PORTAPROS LLC	686	CL	3920	1	133464-1 960 Main Portable Res	08/02/24	-99750	1,009.00	07/25/24	7/24	10	0	41540	411	
PROFORCE LAW ENFORCEMENT	1540	CL	3825	1	543337 Pep Launcher	07/16/24	23468	1,104.65	02/29/24	7/24	10	804	42110	742	
PROOF CRAFT PIZZA	1492	CC	44	2	CC-44 Golf Tournament	08/01/24	-99767	120.00	07/20/24	7/24	10	0	48500	611	
REL'LISH BURGER LOUNGE	1650	CC	45	11	CC-45 Dinner Compass Conferenc	08/01/24	-99765	27.49	06/28/24	7/24	10	0	41810	550	
REMARKABLE OSLO	1441	CC	55	1	CC-55 Tablet Fee	08/01/24	-99768	2.99	07/22/24	7/24	10	0	41810	610	
REMARKABLE OSLO	1441	CC	55	2	CC-55 International Fee	08/01/24	-99768	0.02	07/22/24	7/24	10	0	41810	610	
REPUBLIC SERVICES INC	707	CL	3827	7	001363554 Star City Hall	07/16/24	23470	91.71	06/03/24	7/24	10	0	41810	411	
REPUBLIC SERVICES INC	707	CL	3827	9	001358730 RS Refunded Credited	07/16/24	23470	112.22	05/31/24	7/24	10	0	41810	411	
REPUBLIC SERVICES INC	707	CL	3827	8	001363925 Blake Haven Park	07/16/24	23470	110.93	06/30/24	7/24	10	0	41540	411	
REPUBLIC SERVICES INC	707	CL	3827	1	001359949 Hunters Creek Park	07/16/24	23470	365.03	06/30/24	7/24	10	0	41540	411	
REPUBLIC SERVICES INC	707	CL	3827	3	001360229 Star River Access 10	07/16/24	23470	89.39	06/30/24	7/24	10	0	41540	411	
RIDLEY'S	713	CC	41	12	CC-41 Rec Center Ant Control	07/29/24	-99773	16.94	07/17/24	7/24	10	0	41810	610	
RIDLEY'S	713	CC	44	4	CC-44 Golf Tournament	08/01/24	-99767	127.12	07/19/24	7/24	10	0	48500	611	
RIMI INC	1037	CL	3922	1	July 2024 Mechanical Inspectio	08/02/24	-99748	17,080.65	07/31/24	7/24	10	0	41510	455	
RIVER BIRCH GOLF COURSE	1638	CL	3834	1	Code 2391 Mayor Golf Tourn Car	07/22/24	23475	8,941.04	07/19/21	7/24	10	0	48500	611	
ROBERT LITTLE	721	CL	3855	3	Vision Ins Spousal Vision Insu	07/26/24	23488	-13.00	07/26/24	7/24	10	0	41540	211	
ROBERT LITTLE	721	CL	3855	4	Dental Ins Spousal Dental Insu	07/26/24	23488	-41.00	07/26/24	7/24	10	0	41540	212	
ROBERT LITTLE	721	CL	3855	1	116196 B&G Contracted Services	07/26/24	23488	4,895.84	07/26/24	7/24	10	0	41540	351	
ROBERT LITTLE	721	CL	3855	2	Life Insur Life Insurance	07/26/24	23488	-261.02	07/26/24	7/24	10	0	41540	215	
ROYALTY ELECTRIC LLC	1238	CL	3847	2	24012-2 Rec Center Back Door	07/25/24	-99786	450.00	07/01/24	7/24	10	850	45110	741	
ROYALTY ELECTRIC LLC	1238	CL	3847	1	24018-5 Ground Boxes/Pole Base	07/25/24	-99786	725.00	07/01/24	7/24	10	704	45110	738	
ROYALTY ELECTRIC LLC	1238	CL	3847	3	24052-1 Freedom Park Camera Ex	07/25/24	-99786	7,372.00	07/08/24	7/24	10	708	45110	747	
ROYALTY ELECTRIC LLC	1238	CL	3921	2	24018-6 Cameras/Cement for Pol	08/02/24	-99749	12,589.00	07/31/24	7/24	10	704	42200	371	
ROYALTY ELECTRIC LLC	1238	CL	3921	1	24018-4 Hole for Light/Connect	08/02/24	-99749	5,287.00	06/19/24	7/24	10	712	45110	738	
SARAH SKIMMYHORN	1626	CL	3820	1	Riverhouse Deposit Refund	07/12/24	23464	500.00	07/12/24	7/24	10	0	41810	698	
SARAH SKIMMYHORN	1626	CL	3820	2	Riverhouse Rental Refund	07/12/24	23464	1,250.00	07/12/24	7/24	10	0	41810	698	
SBI CONTRACTING INC	752	CL	3904	1	11264 Master Locks/Restroom Si	08/02/24	23508	1,080.00	07/31/24	7/24	10	713	41540	747	
SHEELS	1581	CC	37	23	CC-37 Rec Archery Camp	07/29/24	-99774	237.37	06/26/24	7/24	10	104	44022	611	

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SEA SALT CREAMERY	1495	CC	41	1	CC-41 Gift Card - Golf Tournam	07/29/24	-99773	25.00	07/20/24	7/24	10	0	48500	611
SHELLY SCHWERS	1369	CL	3925	1	Pickleball Instructor	08/02/24	-99745	700.00	07/31/24	7/24	10	0	44021	
SHERRY MILLS	1627	CL	3822	1	Riverhouse Deposit Refund	07/12/24	23465	500.00	07/11/24	7/24	10	0	41810	
SHERWIN WILLIAMS	772	CL	3821	3	3454-4 Painting Equipment	07/12/24	23466	741.26	07/09/24	7/24	10	0	41540	
SHERWIN WILLIAMS	772	CL	3821	1	3526-0 Paint and Thinner	07/12/24	23466	948.09	07/11/24	7/24	10	0	41540	434
SHERWIN WILLIAMS	772	CL	3821	2	3526-0 40% Discount	07/12/24	23466	-7.32	07/11/24	7/24	10	0	41540	434
SHERWIN WILLIAMS	772	CL	3923	1	6090-6 Paint	08/02/24	-99747	43.99	07/24/24	7/24	10	0	41540	434
SIMPLOT TURF & HORTICULTURE	780	CL	3924	1	216074494 Right on Blue 2.5 Ga	08/02/24	-99746	440.00	07/28/24	7/24	10	0	41540	435
STAPLES	1442	CC	41	2	CC-41 Paper - Golf Tournament	07/29/24	-99773	21.19	07/20/24	7/24	10	0	48500	611
STAPLES	1442	CC	45	10	CC-45 Hometown Banners	08/01/24	-99765	410.98	06/28/24	7/24	10	50	41810	598
STAR COUNTRY CAFE	1496	CC	45	4	CC-45 Breakfast with Chiefs	08/01/24	-99765	98.37	07/05/24	7/24	10	0	41810	585
STAR FIRE DEPARTMENT	811	CL	3902	1	July 2024 Star Fire Impact Fee	08/02/24	23509	154,809.32	07/31/24	7/24	10	0	41510	734
STAR STORAGE LLC	818	CL	3903	3	Unit C06	08/02/24	23510	175.00	07/31/24	7/24	10	0	41810	699
STAR STORAGE LLC	818	CL	3903	1	Unit C04	08/02/24	23510	175.00	07/31/24	7/24	10	0	41810	699
STAR STORAGE LLC	818	CL	3903	2	Unit C08	08/02/24	23510	155.00	07/31/24	7/24	10	0	41810	699
STEVE'S AUTO CARE	834	CC	41	16	CC-41 Bus Repairs	07/29/24	-99773	345.37	07/15/24	7/24	10	0	44022	437
SUE SPEER	1414	CL	3863	1	Reimburse PAB Hometown Parade	07/26/24	23489	448.69	07/16/24	7/24	10	0	45130	586
SULLY'S	838	CC	44	1	CC-44 Golf Tournament	08/01/24	-99767	150.00	07/22/24	7/24	10	0	48500	611
SUMMIT PORTABLE RESTROOMS	1447	CL	3879	1	16886 Portable Restroom Hometo	07/26/24	23500	3,016.80	07/12/24	7/24	10	50	41810	597
SUMMIT PORTABLE RESTROOMS	1447	CL	3879	2	16888 Portable Restroom Movie	07/26/24	23500	310.80	07/12/24	7/24	10	52	41810	598
SUNSHINE LANDSCAPE	1598	CL	3823	1	7166 Landscape & Irrigation In	07/12/24	23467	29,955.88	06/28/24	7/24	10	0	41540	738
SUNSHINE LANDSCAPE	1598	CL	3862	1	53342 Landscape & Irrigation I	07/26/24	23490	89,799.24	07/19/24	7/24	10	0	41540	738
TARGET MARKETING	855	CC	41	5	CC-41 Frames - Golf Tournament	07/29/24	-99773	74.20	07/20/24	7/24	10	0	48500	611
TARNA RAMSEY	1621	CL	3870	1	Reimburse Baking Camp Supplie	07/26/24	23491	14.30	07/25/24	7/24	10	102	44022	611
TAYLOR HAMMICH	1370	CL	3875	1	July Tumbling	07/26/24	23492	1,392.30	07/25/24	7/24	10	0	44022	352
THE ANGRY EASEL	1558	CL	3824	1	June Painting Class	07/15/24	-99801	600.00	07/15/24	7/24	10	104	44022	352
THE ANGRY EASEL	1558	CL	3883	1	HALO Painting Event	07/26/24	-99775	160.00	07/24/24	7/24	10	0	47001	352
THE MILLED OLIVE	1494	CC	41	6	CC-41 Baskets - Golf Tournamen	07/29/24	-99773	47.68	07/19/24	7/24	10	0	48500	611
THE MILLED OLIVE	1494	CC	41	4	CC-41 Baskets - Golf Tournamen	07/29/24	-99773	24.37	07/20/24	7/24	10	0	48500	611
THOMAS WILLIAMS	1644	CL	3865	1	Refund Incorrect Application	07/26/24	23493	23.50	07/24/24	7/24	10	0	41510	698
TITAN EXCAVATION & CONSTRUCTION	889	CL	3864	1	Pr No 3365 Riverhouse Parking	07/26/24	23494	191,030.36	07/26/24	7/24	10	0	45110	737
TOLL BROTHERS	1445	CL	3866	1	Refund Permit Overpayment	07/26/24	23495	903.00	07/15/24	7/24	10	0	41510	698
TREASURE VALLEY BOUNCE N SLIDE	1093	CC	37	2	CC-37 Summer Camps	07/29/24	-99774	388.49	07/10/24	7/24	10	104	44022	324
TREASURE VALLEY BOUNCE N SLIDE	1093	CC	37	10	CC-37 Summer Camps	07/29/24	-99774	1,186.14	07/05/24	7/24	10	104	44022	324
TREASURE VALLEY BOUNCE N SLIDE	1093	CC	37	15	CC-37 Summer Camps	07/29/24	-99774	1,306.45	06/29/24	7/24	10	104	44022	324
TREASURE VALLEY BOUNCE N SLIDE	1093	CC	41	3	CC-41 Summer Camp Bounce/Slide	07/29/24	-99773	1,501.49	07/20/24	7/24	10	104	44022	324
TREASURE VALLEY BOUNCE N SLIDE	1093	CL	3887	1	2017 Summer Camp Bounce N Slid	07/29/24	23502	2,020.89	07/29/24	7/24	10	104	44022	324
TREASURE VALLEY BOUNCE N SLIDE	1093	CL	3887	2	3103 Summer Camp Bounce N Slid	07/29/24	23502	2,074.42	07/29/24	7/24	10	104	44022	324
TREASURE VALLEY COFFEE	898	CL	3927	1	10548322 Bldg Maint Drinks/FA	08/02/24	-99744	58.70	07/25/24	7/24	10	0	41810	610
TREASURE VALLEY COFFEE	898	CL	3927	2	10548283 City Hall Coffee/Hot	08/02/24	-99744	36.49	07/25/24	7/24	10	0	41810	610
TREASURE VALLEY SUBS	1639	CL	3835	1	Mayor's Golf Tourney Lunch	07/22/24	23474	1,309.10	07/19/21	7/24	10	0	48500	611
UNITED STATES POSTAL SERVICE	919	CC	32	4	CC-32 Passport Postage	07/12/24	-99811	39.40	06/30/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	32	1	CC-32 Passport Postage	07/12/24	-99811	39.40	06/27/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	32	5	CC-32 Passport Postage	07/12/24	-99811	39.40	07/05/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	32	3	CC-32 Passport Postage	07/12/24	-99811	29.55	06/29/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	32	6	CC-32 Passport Postage	07/12/24	-99811	19.70	07/05/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	32	7	CC-32 Passport Postage	07/12/24	-99811	9.85	07/10/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	32	2	CC-32 Passport Postage	07/12/24	-99811	19.70	06/28/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	32	8	CC-32 Passport Postage	07/12/24	-99811	39.40	07/10/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	46	1	CC-46 Passport Postage	07/29/24	-99771	39.40	07/22/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	46	8	CC-46 Passport Postage	07/29/24	-99771	19.70	07/12/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	46	7	CC-46 Passport Postage	07/29/24	-99771	39.40	07/13/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	46	2	CC-46 Passport Postage	07/29/24	-99771	29.55	07/20/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	46	3	CC-46 Passport Postage	07/29/24	-99771	60.00	07/19/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	46	6	CC-46 Passport Postage	07/29/24	-99771	39.40	07/15/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	46	5	CC-46 Passport Postage	07/29/24	-99771	9.85	07/17/24	7/24	10	0	41140	642
UNITED STATES POSTAL SERVICE	919	CC	46	4	CC-46 Passport Postage	07/29/24	-99771	29.55	07/18/24	7/24	10	0	41140	642
VOLTLINE MEDIA	938	CL	3848	1	114 Labor & Equip Movie Night	07/25/24	-99785	1,000.00	07/23/24	7/24	10	52	41810	598
VOLTLINE MEDIA	938	CL	3848	2	114 Repeat Customer Discount	07/25/24	-99785	-150.00	07/23/24	7/24	10	52	41810	598
WALMART	940	CC	37	5	CC-37 Baking Camp	07/29/24	-99774	204.26	07/09/24	7/24	10	102	44022	611
WALMART	940	CC	37	25	CC-37 Baking Camp	07/29/24	-99774	375.89	06/25/24	7/24	10	102	44022	611
WALMART	940	CC	41	7	CC-41 Baking Camp Supplies	07/29/24	-99773	173.00	07/19/24	7/24	10	102	44022	611
WESTERN HEATING & AIR CONDITIONING	1129	CL	3849	1	194048873 Econimizer Screen Re	07/25/24	-99784	97.00	07/12/24	7/24	10	0	41540	434
WESTERN STATES EQUIPMENT CO	1451	CL	3928	1	002858140 Genie Z45 Boom Lift	08/02/24	-99743	3,119.95	07/17/24	7/24	10	0	41540	442
WESTSIDE PIZZA	946	CC	45	3	CC-45 4th of July	08/01/24	-99765	419.07	07/05/24	7/24	10	0	41810	585
WHITE PETERSON	1030	CL	3868	2	163910 Keith Hill-First Church	07/26/24	23496	688.00	06/30/24	7/24	10	0	41310	323
YORGASON LAW OFFICES PLLC	963	CL	3929	1	140 City Attorney Monthly Serv	08/02/24	-99742	3,500.00	08/01/24	7/24	10	0	41310	322
YORGASON LAW OFFICES PLLC	963	CL	3929	2	140 City Attorney Additional S	08/02/24	-99742	360.00	08/01/24	7/24	10	0	41310	322

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# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star – Planning & Zoning Department *Shen T. Muth*

**MEETING DATE:** August 6, 2024

**FILE(S) #:** FP-24-08, Final Plat, Oliver Estates Subdivision

### REQUEST

Applicant is seeking approval of a Final Plat for Oliver Estates Subdivision Phase 1, consisting of 49 residential lots, 8 common lots and 1 limited office lot on 21.76 acres. The subject property is located on the west side of N. Can Ada Road, north of State Street (Hwy44). Canyon County Parcel Number R340000000 & R34000010A1.

**APPLICANT:**

Ron Peterson  
Altecca Construction  
503 Thornwood Way  
Meridian, Idaho 83642

**OWNER:**

Oliver Dean Storkan Testamentary Trust  
Jeffrey D. Storkan & Lisa A. Storkan  
22491 & 22727 N. Can Ada Road  
Star, Idaho 83669

**REPRESENTATIVE:**

Dan Lardie  
Leavitt & Associates Engineers, Inc.  
1324 1<sup>st</sup> Street South  
Nampa, Idaho 83651



**PROPERTY INFORMATION**

Land Use Designation -	Residential R-3-PUD-DA
Acres -	21.766 acres
Residential Lots -	4
Common Lots -	4
Light Office Lots -	1
Commercial Lots -	0

**HISTORY**

- April 4, 2023, Council tabled hearing on applications for Annexation and Zoning (AZ-22-01), Development Agreement (DA-22-01), Planned Unit Development (PUD-22-01) and Preliminary Plat (PP-22-01) for Oliver Estates Subdivision to April 18, 2023.
  
- April 18, 2023, Council approved applications for Annexation and Zoning (AZ-22-01), Development Agreement (DA-22-01), Planned Unit Development (PUD-22-01) and Preliminary Plat (PP-22-01) for Oliver Estates Subdivision. The Preliminary Plat was approved for a maximum of 92 single family residential lots and 1 commercial lot on 37.58 acres. Zoning Designation approved was residential (R-3).

**GENERAL DISCUSSION**

The applicant is requesting approval of the Final Plat for Oliver Estates Subdivision consisting of 49 residential lots, 1 light office lot and 9 common lots on 21.76 acres.

The Final Plat layout generally complies with the approved Preliminary Plat.

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

**PRELIMINARY PLAT:**

The Preliminary Plat submitted contains 92 total single family residential lots and 11 common area lots, 2 of which are future roadway/emergency access lots. The plat designates up to 5 lots to be future office uses within the development (Lots 2 & 3, Block 1 and Lots 13, 14 & 15, Block 4). Lot 15, Block 4 is 2.39 acres and will be office use with access directly on Can Ada Road. The existing single-family dwelling and associated out buildings will remain and be utilized by the existing property owner until the office use is established. There is no time frame at this point

for the office use on this lot. The applicant has requested that the other 4 lots would have the option of being developed as either office or residential. If developed as residential, these 4 lots will be part of the total 92 residential lots approved as part of this application. With the 92 total lots, the proposed maximum residential density will not exceed a density of 2.47 dwelling units per acre. The lots will have access and frontage from public streets. Residential lots will range in size from 8,112 square feet to 15,044 square feet with the average buildable lot being 10,103 square feet.

The submitted preliminary plat is showing the local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb and five-foot-wide detached sidewalks with an eight-foot-wide planter strip. Primary access for the development will be on W. Storkan Street from N. Can Ada Road. The development will also have emergency access to Stump Lane, a private road to the north of the development. The Applicant is proposing stub streets on the southwest and south of the development for future access and circulation for the area. **The proposed street access on Lot 14 & 46 of Block 1 is shown with attached sidewalks. These will need to be adjusted to mirror the rest of the development with detached sidewalks and eight-foot planter strips.**

The submitted preliminary plat shows the road improvement along Can Ada to have a 5-foot-wide sidewalk. **N. Can Ada Road is classified as a Collector and the Unified Development Code, Section 8-4A-17 requires all sidewalks along Collector roads to be detached with a 7-foot-wide sidewalk and 8-foot-wide planter strip. This will need to be changed to satisfy code requirements.**

**A future roadway lot along the entire western boundary of the development is being provided per the requirements of Canyon Highway District 4 for a future public north-south street. Currently, The applicant is providing a common lot with landscaping along the eastern side of this lot.**

The Applicant states that 6.02 acres (16.02%) of the development is open space with 3.99 acres (10.61%) open space being usable. This satisfies Section 8-4E-2 of the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of three (3) site amenities. The Applicant indicates a community pool, separate restroom with changing facility and centrally located open areas that are connected by walking paths. **Details are not specific and should be provided to Council at the public hearing and a revised landscape plan will be required, calling out location and type of amenity before the final plat can be signed.**

**ADDITIONAL DEVELOPMENT FEATURES:**

- Sidewalks  
Internal sidewalks are proposed at five-foot (5') widths and to be detached with eight-foot (8') wide planter strips.
- Lighting  
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. **The City Code requires all intersections and corners within a development be illuminated by at least one (1) streetlight. The proposed location plan does not satisfy this requirement. Applicant will need to provide an updated location plan prior to signing the final plat. The Applicant has not provided a street light design or cut sheet with this application. This will be required and must be approved by Staff prior to signing the final plat.**
- Street Names  
**The street names designated on the preliminary plat will need to be approved by City Staff prior to acceptance of the final plat application. *The Applicant shall work with City Staff on this approval process.***
- Subdivision Name  
**The subdivision name designated on the preliminary plat will need to be approved by City Staff prior to acceptance of the final plat application. *The Applicant shall work with City Staff on this approval process.***
- Landscaping  
As required by the Unified Development Code, Chapter 8, Section 8-8C-2- M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for open space and street trees. If street trees are to be planned by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.**
- Setbacks  
**The applicant is not requesting a setback waiver and will follow the setbacks for the R-3 zone identified in this report.**

- Block lengths  
All blocks shall meet the 750' block length requirement. **The Applicant is showing the proposed N. Oliver Ave to be longer than 750 feet. This will require waiver approval from Council or traffic calming measures.**
- Mail Clusters  
Applicant has provided a letter from Mel Norton, Star Postmaster approving a location for the placement of the developments mail cluster. The letter is part of the application materials.
- Phasing  
The applicant has not provided a phasing plan for the development. The City allows for developments to be phased. **The applicant shall submit a phasing plan prior to final plat application.**

### **PLANNED UNIT DEVELOPMENT:**

Through the PUD process, the applicant proposes two land use types within the development including residential and future Light Office. 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 office uses would make up approximately 9% of the total development, if built out to its maximum potential.

Although the applicant has not provided specific non-residential uses within the application, staff is including some suggested allowances and prohibitions for the Limited Office (LO) uses.

Allowed uses (principally permitted): 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.

Uses Allowed only as Conditional Uses: Arts, Entertainment, Recreation Facility; Bakery-Retail or Manufacturing; 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.

Prohibited Uses in this Development (not already listed as prohibited in the Code): Animal Care Facility; Bar/Tavern/Lounge/Drinking Establishment; Brewpub/Wine Tasting; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Conference/Convention Center; Convenience Store; Educational Institution, Public; Farmers or Saturday Market; Fireworks Stand; Flex Space; Gasoline, Fueling & Charging Station with or without Convenience

Store; Golf Course/Driving Range; Government Office; Hospital; Laboratory; Laboratory, Medical; Laundromat; Laundry and Dry Cleaning; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Office Security Facility; Parking Lot/Parking Garage-Commercial; Pawnshop; Portable Classroom/Modular Building; Public Infrastructure; Public Utility major, minor and yard; Research Activities; Restaurant; Retirement Home; Swimming Pool, Commercial/Public; Vehicle Emissions Testing; Warehouse and Storage; Wireless Communication Facility.

**Staff Analysis of Final Plat Submittal:**

The approved preliminary plat consisted of a maximum of 92 residential lots and 1 light office lot. The plat was also approved with Block 1, Lots 2 & 3 and Block 4, Lots 13 & 14 being approved as either commercial or single-family residential. These lots are being platted as single-family residential lots with the Phase 1 Final Plat, for a total of 49 residential lots, 1 light office lot and 9 common lots. Future phases of Oliver Estates will have 43 single-family residential lots available to plat.

Lot Layout – The density of Oliver Estates a is 2.29 du/acre. The Final Plat indicates lot sizes range in size from 7,826 square feet to 13,164 square feet. The average buildable lot is 9,427 square feet. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – This phase of the development will include internal pedestrian pathways. submitted

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 notes say street/parkway trees 1 per 70 feet. Code is 1 tree per 35 feet. Notes also say common areas are 1 tree per 8,000 s.f., code is 1 tree per 4,000 s.f. The landscape plan should be updated to code, and any impacts noted on plan and approved by Staff prior to signing the mylar. Lot 9, Block 1 for example is short 2 trees according to the 1 tree per 4,000 square feet code. If street trees are to be planned by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.**

Setbacks – The applicant has not been approved for any special setbacks and the development will comply with the standard setbacks of the R-3 and LO zones as follows:

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'	7.5'	20'
LO	35'	20'	10'	0;	20'

Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster.

Street Names – **The street names designated on the preliminary plat will need to be approved by City Staff prior to acceptance of the final plat application. The Applicant shall work with City Staff on this approval process.**

Subdivision Name – **The subdivision name designated on the preliminary plat will need to be approved by City Staff prior to signing the mylar. The Applicant shall work with City Staff on this approval process.**

Lighting - Streetlights shall reflect the “Dark Sky” criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **The Applicant has not provided a street light design or cut sheet with this application. This will be required and must be approved by Staff prior to submittal of the final plat application.**

Fencing – Applicant is proposing a 6-foot solid tan vinyl fence around the perimeter of the development. The interior fencing, along common areas will be 6-foot wrought iron fencing. Fencing will be installed as per plans.

Sidewalks - Internal sidewalks are proposed at five-foot (5') widths and to be detached with eight-foot (8') wide planter strips.

The submitted preliminary plat shows the road improvement along Can Ada to have a 5-foot-wide sidewalk. **N. Can Ada Road is classified as a Collector and the Unified Development Code, Section 8-4A-17 requires all sidewalks along Collector roads to be detached with a**



## CONDITIONS OF APPROVAL

### Conditions included in the Findings of Fact & Development Agreement.

- **Residential Uses** – The Property is hereby approved for a maximum of 92 residential lots. Lots 2 & 3, Block 1 and Lots 13 & 14, Block 4 of the approved Preliminary Plat have the option of being residential or non-residential. Single-Family Dwellings consistent with the building elevations illustrated in **Exhibit C** shall be constructed on all residential lots.
  
- **Commercial Uses**– The property is hereby approved for non-residential uses on specific lots. Lot 15, Block 4 is hereby approved as a non-residential use only. Lot 15 may remain as residential for the current residence. Lots 2 & 3, Block 1 and Lots 13 & 14, Block 4 of the approved Preliminary Plat have the option of being residential or non-residential. Uses on the non-residential lots are as follows:
  - **Allowed uses (principally permitted):** Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices; Parks, Public and Private.
  - **Uses Allowed only as Conditional Uses:** Arts, Entertainment, Recreation Facility; Bakery-Retail or Manufacturing; 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;
  - **Prohibited Uses in this Development (not already listed as prohibited in the Code):** Animal Care Facility; Bar/Tavern/Lounge/Drinking Establishment; Brewpub/Wine Tasting; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Conference/Convention Center; Convenience Store; Educational Institution, Public; Farmers or Saturday Market; Fireworks Stand; Flex Space; Gasoline, Fueling & Charging Station with or without Convenience Store; Golf Course/Driving Range; Government Office; Hospital; Laboratory; Laboratory, Medical; Laundromat; Laundry and Dry Cleaning; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Office Security Facility; Parking Lot/Parking Garage-Commercial; Pawnshop; Portable Classroom/Modular Building; Public Infrastructure; Public Utility major, minor and yard; Research Activities; Restaurant; Retirement Home; Swimming Pool, Commercial/Public; Vehicle Emissions Testing; Warehouse and Storage; Wireless Communication Facility.



**Additional Requirements:**

- Sidewalk adjacent to Can Ada Road shall be detached with a 7-foot-wide sidewalk and 8-foot-wide planter strip.
- Lots 4-8, 23-28 and 48-50, Block 1 of the approved Preliminary Plat shall be limited to single-story homes.
- The Right to Farm Act shall be included as a note on the final plat.
- Any pond amenities with standing water shall provide life safety rings and aeration.
- Applicant shall work with CHD4 to provide potential center left turn lane on Can Ada Road. CHD4 shall provide a letter to the City regarding the lane.
- The Applicant shall work with the southern neighbor (Hatfield) to come up with a reasonable plan for fencing and the irrigation pipe along the southern boundary of the subdivision.
- The Applicant shall provide internal split-rail fencing adjacent to common areas within the development.
- The Applicant shall be responsible for mitigation fees for the future signal light as Can Ada Road and W. State Street as determined by CHD4.
- The subdivision shall be responsible for maintaining historic drainage on the property and as it relates to adjacent properties.
- The Council has approved non-residential uses per Staff recommended uses (omitting Social Services as an allowed use).
- Where necessary, livestock rated fencing shall be used along the perimeter of the development adjacent to existing agricultural uses.
- Any pond amenities with standing water shall provide life safety rings and aeration.
- Applicant shall work with CHD4 to provide potential center left turn lane on Can Ada Road. CHD4 shall provide a letter to the City regarding the lane.
- The Applicant shall be responsible for mitigation fees for the future signal light as Can Ada Road and W. State Street as determined by CHD4. This fee shall be paid to the City prior to signature of the final plat.
- The subdivision shall be responsible for maintaining historic drainage on the property and as it relates to adjacent properties.
- Historic drainage shall be maintained at all times on the property and for adjacent properties.

## Additional Conditions of Approval

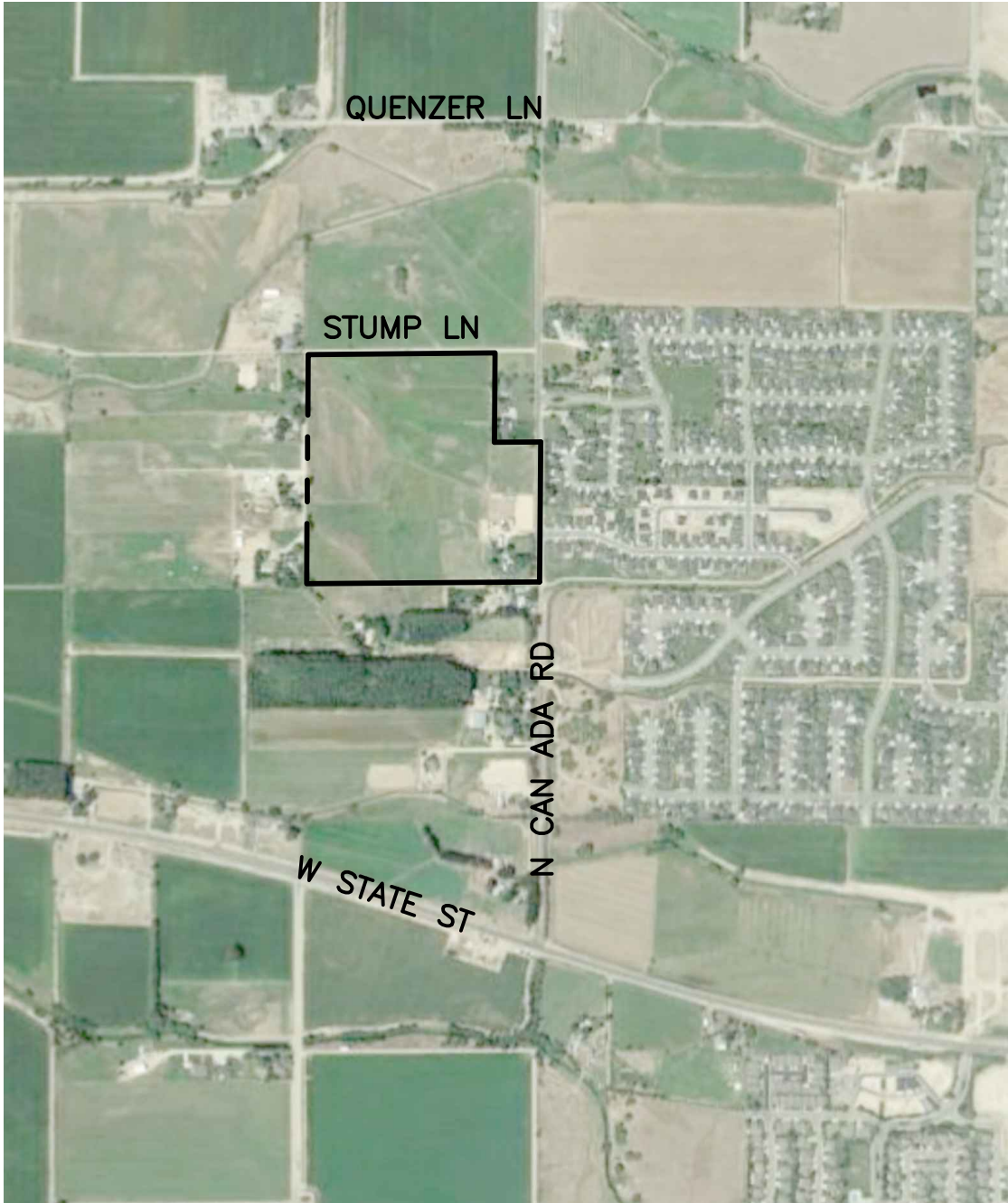
1. The approved Final Plat for Oliver Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$92,000. Phase 1 is due \$49,000 (49 residential lots x \$1000) to be paid before signing the final plat.**
3. **Lot 9, Block 1 will need 2 more shade trees, to be verified prior to signing the final plat.**
4. **Street names shall be approved by the City of Star and Canyon County and reflected accurately on the final plat prior to signing the mylar.**
5. **The Applicant shall provide a cut sheet/design for streetlights to be approved by City Staff prior to submittal of the final plat application.**
6. 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 notes say street/parkway trees 1 per 70 feet. Code is 1 tree per 35 feet. Notes also say common areas are 1 tree per 8,000 s.f., code is 1 tree per 4,000 s.f. The landscape plan should be updated to code, and any impacts noted on plan and approved by Staff prior to signing the mylar. Lot 9, Block 1 for example is short 2 trees according to the 1 tree per 4,000 square feet code. If street trees are to be planned by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.**
7. All public streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
8. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
9. The property associated with this approved Final 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.

10. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
11. 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.
12. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
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. **Streetlight** design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed prior to issuing any building permits and may require shielding after installation to prevent any light trespass, as required.**
15. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
16. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
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.
18. A separate sign application is required for any subdivision sign.
19. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
20. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
21. 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.
22. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
23. All common areas shall be maintained by the Homeowners Association.
24. 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.**
25. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.

- 26. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
- 27. Any additional Condition of Approval as required by Staff and City Council.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File # FP-24-08 Oliver Estates Subdivision, Phase 1 Final Plat, on \_\_\_\_\_, 2024.



T:\SUBDIVISIONS\Oliver Estates - SD1001001\Drawings\Oliver Estates Preliminary Plat-3

Title: <b>VICINITY MAP</b>		
Owner: <b>ALTECCA CONSTRUCTION</b> 503 S. THORNWOOD WAY MERIDIAN, IDAHO 83642 (208) 502-0758	Project: <b>OLIVER ESTATES SUBDIVISION</b>	Scale: <b>1" = 1000'</b>
Job Number: <b>SD100.001</b>	Designed by: <b>PDL</b>	Drawn by: <b>PDL</b>
	Checked by: <b>NJP</b>	



**LEAVITT & ASSOCIATES**  
ENGINEERS, INC.  
STRUCTURAL \* CIVIL  
SURVEYING

1324 FIRST STREET SOUTH, NAMPA, IDAHO 836  
PHONE (208)463-0333/463-7670 FAX (208)463-90



Structural / Civil / Materials Handling / Planners / Surveyors

June 17, 2024

City of Star  
Planning and Zoning Department  
10769 W. State Street  
Star, Idaho 83666

RE: Oliver Estates Subdivision, Final Plat

Dear Planning and Zoning Commissioners,

We are requesting approval of the final plat for Oliver Estates Subdivision No. 1. Oliver Estates Subdivision has been designed to be in substantial conformance of the approved Preliminary Plat and Planned Unit Development approved April 18, 2023.

Oliver Estates Subdivision NO. 1 consists of approximately 21.76 acres divided into 60 lots, 49 residential lots, 1 existing lot (future L-O) and 8 common lots yielding a density of 2.29 units/acre. The 8 common lots total 4.05 acres or approximately 18.6% open space with 2.4% to be used for drainage. Amenities provided for in this phase of the subdivision are internal pedestrian pathways. Setbacks approved with the preliminary plat are: Front 20', 15' to living area; Rear 15'; Interior Side 7.5'; Street Side 20'. Residential lot sizes range from the smallest lot of 7,826 sf (0.17ac) to the largest lot of 13,164 sf (0.30ac). The average residential lot size is 9,427sf (0.22 ac).

Oliver Estates Subdivision NO. 1 will take access off of N. CanAda Road. Sewer and water service will be provided by Star Sewer and Water District via a temporary sewer lift station and extensions of the water main within N. CanAda Road. Pressure irrigation will be supplied by Middleton Mill Irrigation District via a pump station constructed within phase 1 to be owned and maintained by the home owner's association.

We respectfully request the approval of the final plat of Oliver Estates Subdivision No. 1.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Dan Lardie', is written over a light blue horizontal line.

Dan Lardie

Engineering the World / Licensed in all 50 States

1324 1st Street So., Nampa, ID 83651  
208.463.0333 Fax: 208.463.9040  
leavittengineers.com



## FINAL PLAT APPLICATION

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

FILE NO.: FP-24-08  
 Date Application Received: 06-10-24 Fee Paid: \$2990.00  
 Processed by: City: Barbara Norgrove

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant  Owner  Representative

Applicant Name: Ron Petereson (Altecca Construction)  
 Applicant Address: 503 Thornwood Way, Meridian, Idaho Zip: 83642  
 Phone: 208-502-0758 Email: ron@altecca.com

Owner Name: Oliver Dean Storkan Testamentary Trust, Jeffrey D. Storkan and Lisa A. Storkan  
 Owner Address: 22491 and 22727 N Can Ada Road, Star, Idaho Zip: 83669  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
 Contact: Dan Lardie Firm Name: Leavitt & Associates Engineers, Inc  
 Address: 1324 1st Street South, Nampa, Idaho Zip: 83651  
 Phone: 208-463-0333 Email: dl@leavittengineers.com

### Property Information:

Subdivision Name: Oliver Estates Phase: 1

Parcel Number(s): 340000000 & 34000010A1

Approved Zoning: R-3-PUD Units per acre: 2.29 Units/acre

Total acreage of phase: 21.76 Total number of lots: 60

Residential: 49 Commercial: 1 L-O (existing) Industrial: 0

Common lots: 8 Total acreage of common lots: 4.05 Percentage: 18.6%

Percent of common space to be used for drainage: 2.4% Acres: 0.53 ac

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

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>49</u>	<u>49</u>
Number of Common Lots:	<u>8</u>	<u>8</u>
Number of Commercial Lots:	<u>1-L-O</u>	<u>1-L-O</u>
Roads: <u>Stump Lane</u>		

Amenities: Pedestrian pathway

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

Subdivision Name: Oliver Estates Phase: 1

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16027c0259G  
 FIRM effective date(s): mm/dd/year 06/07/2019  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X  
 Base Flood Elevation(s): AE     .0 ft., etc.:
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

**Application Requirements:**

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

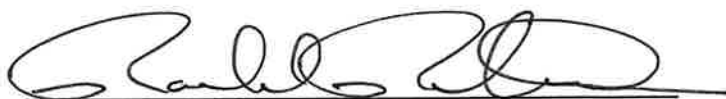
Applicant (✓)	Description	Staff (✓)
	Completed and signed copy of Final Plat Application	BN
	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic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



	One (1) 11" X 17" copy of the Final landscape plan	Section 5, Item B.
	Electronic copy of site grading & drainage plans**	
	Electronic copy of originally approved Preliminary Plat**	
	Electronic copy of a Plat with all phases marked with changes, if applicable**	
	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
	Electronic copy of streetlight <b>design</b> and <b>location</b> information	
	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
	Electronic copy of all easement agreements submitted to the irrigation companies	
	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	
	<p><b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b></p> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.</li> </ul>	
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

**FEE REQUIREMENT:**

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



Applicant/Representative Signature

June 04 2024

Date



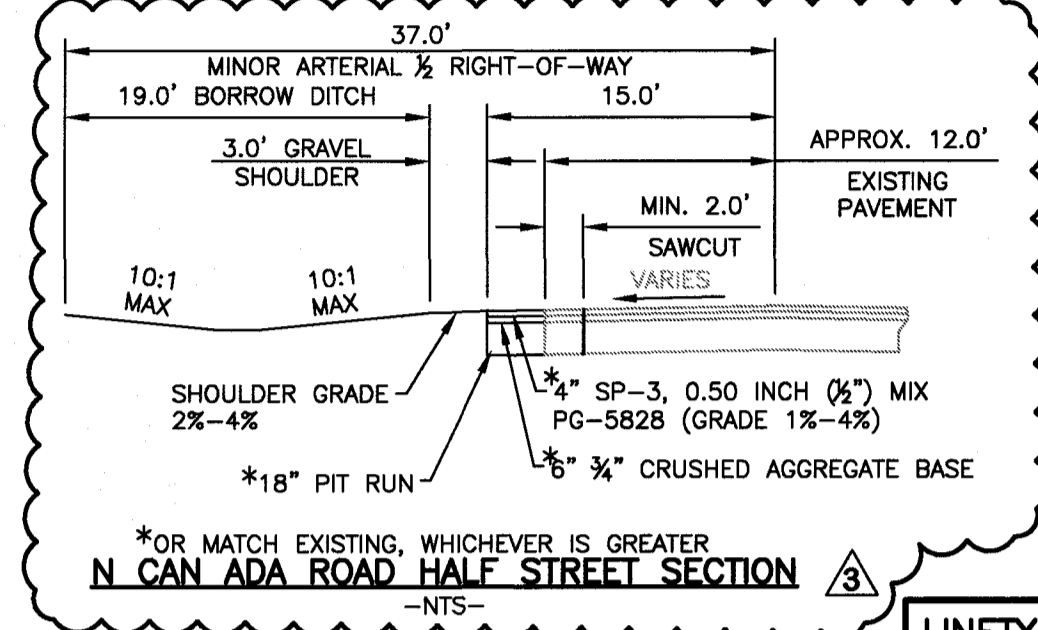
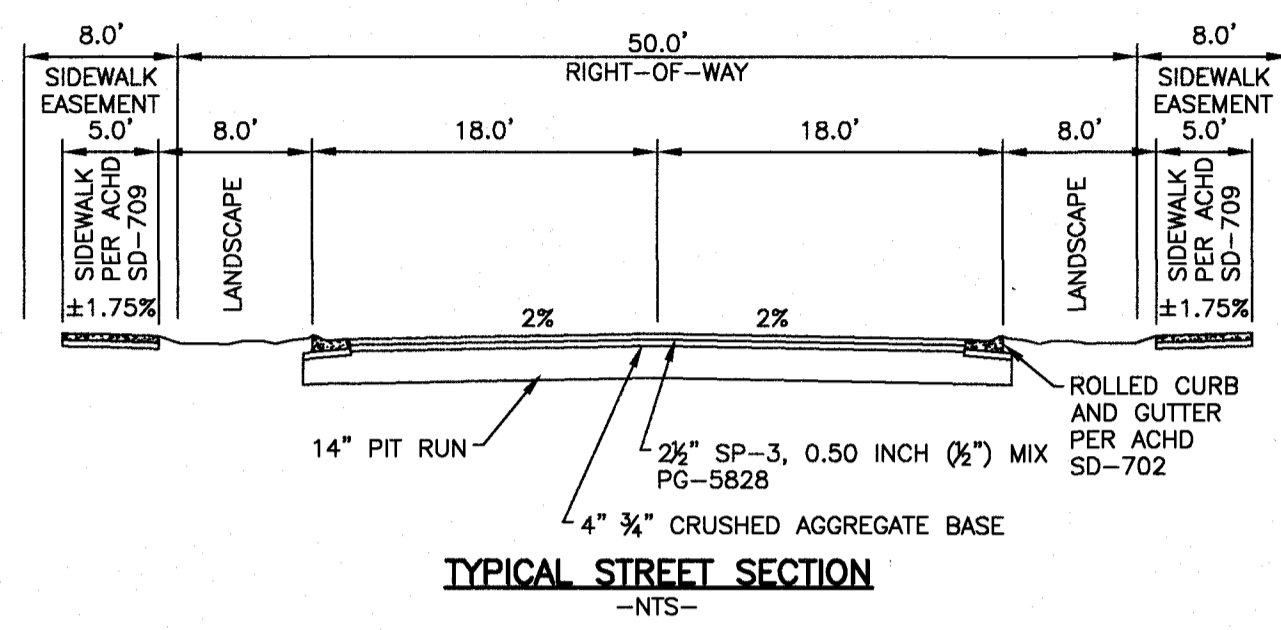
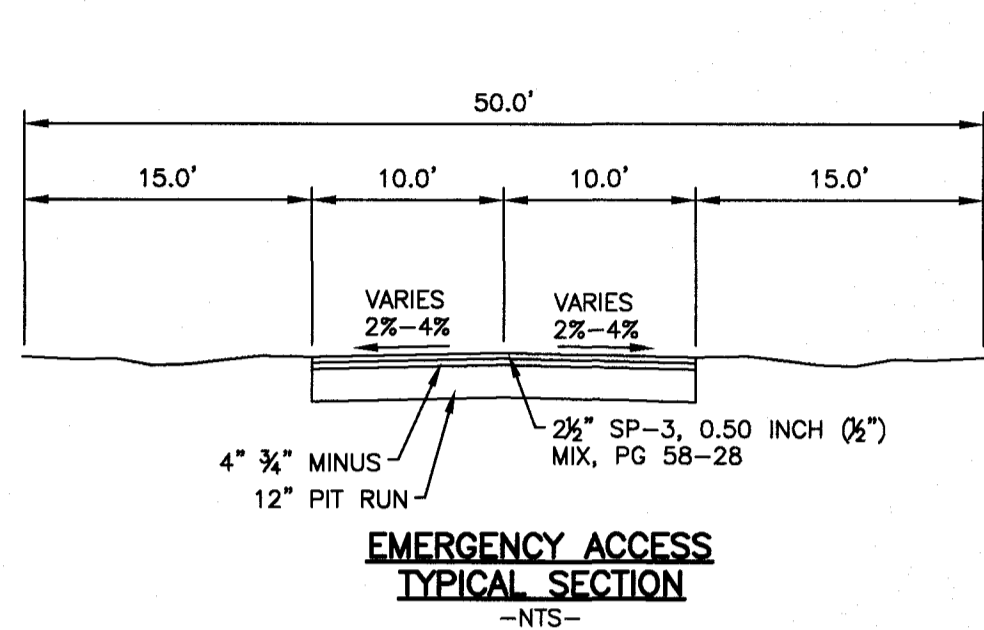


# OLIVER ESTATES SUBDIVISION (PLANNED UNIT DEVELOPMENT) PRELIMINARY PLAT

## T.4N, R.2W, SEC. 12, BOISE MERIDIAN STAR, CANYON COUNTY, IDAHO

**NOTES:**

1. CURRENT ZONING IS COUNTY, AGRICULTURAL.
2. PROPOSED ZONING IS R-3 PUD.
3. SANITARY SEWER LIFT STATION WILL BE INSTALLED NEAR THE NORTHEAST CORNER OF THE PROPERTY AND WILL INTERCONNECT WITH CENTRAL SEWER BY STAR SEWER AND WATER IN THE FUTURE.
4. THE WATER SYSTEM WILL INTERCONNECT WITH THE CENTRAL WATER MAIN BY STAR SEWER AND WATER IN N CAN ADA RD.
5. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED WITH A NEW PRESSURE IRRIGATION STRUCTURE.
6. ALL LOTS HAVE A 5 FOOT UTILITY EASEMENT ON THE SIDES, A 10 FOOT UTILITY EASEMENT ON REAR LOT LINES, AND A 10 FOOT UTILITY EASEMENT IN THE FRONT.
7. LOTS 1, 9, 13, 15, 30, AND 47 BLOCK 1, LOT 5 BLOCK 2, LOT 5 BLOCK 3, AND LOT 16 BLOCK 4 WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
8. LOTS 14 AND 46 BLOCK 1 ARE DESIGNATED AS FUTURE RIGHT-OF-WAY LOTS.
9. ALL STORM DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOA.
10. LOTS 4-8, 23-28, AND 48-50 BLOCK 1 SHALL BE RESTRICTED TO SINGLE STORY HOMES.
11. LOTS 2-3 BLOCK 1 AND 13-14 BLOCK 4 SHALL BE ZONED L-O.
12. LOT 15 BLOCK 4 SHALL BE DESIGNATED AS A FUTURE L-O ZONING.
13. PROPERTY IS NOT LOCATED IN A FLOODPLAIN PER FIRM MAP 16027C0259G DATED JUNE 7, 2019.
14. THE HOMEOWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ANY AND ALL AMENITIES (LAWNS, SIDEWALKS, LANDSCAPING, ETC) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT OF WAY.
15. 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.
16. LOCATION OF UTILITIES PLACED WITHIN CAN ADA ROAD AND REPAIRS REQUIRED SHALL BE COORDINATED WITH ACID AND CANYON HIGHWAY DISTRICT 4.



**DEVELOPMENT DATA**

ANNEXATION: REQUIRED  
 PROPOSED ZONING: R-3 PUD  
 CURRENT ZONING: AG (AGRICULTURAL, CANYON COUNTY)  
 TOTAL AREA: 37.58 AC  
 TOTAL LOTS: 104  
 RESIDENTIAL LOTS: 92  
 LIMITED OFFICE (L-0): 1 (EXISTING DWELLING LOT)  
 EXISTING DWELLING (L-0): 1 (FUTURE L-0)  
 RIGHT OF WAY AREA: 6.41 AC  
 MINIMUM LOT SIZE: 8,112 SQFT.  
 GROSS DENSITY DWELLINGS/ACRE: 2.47 DU/AC (93DU/37.58AC)  
 NET DENSITY DWELLINGS/ACRE: 3.69/AC (93DU/25.15AC)  
 AVERAGE BUILDABLE LOT AREA: 10,103 SQFT.  
 REQUIRED OPEN SPACE: 245,535 SQFT. = 6.537AC (15.00%)  
 OPEN SPACE SHOWN: 262,195 SQFT. = 6.019AC (16.02%)  
 REQUIRED QUALIFIED OPEN SPACE: 163,690 SQFT. = 3.757AC (10.00%)  
 QUALIFIED OPEN SPACE SHOWN: 173,695 SQFT. = 3.987AC (10.61%)

Section 5, Item B

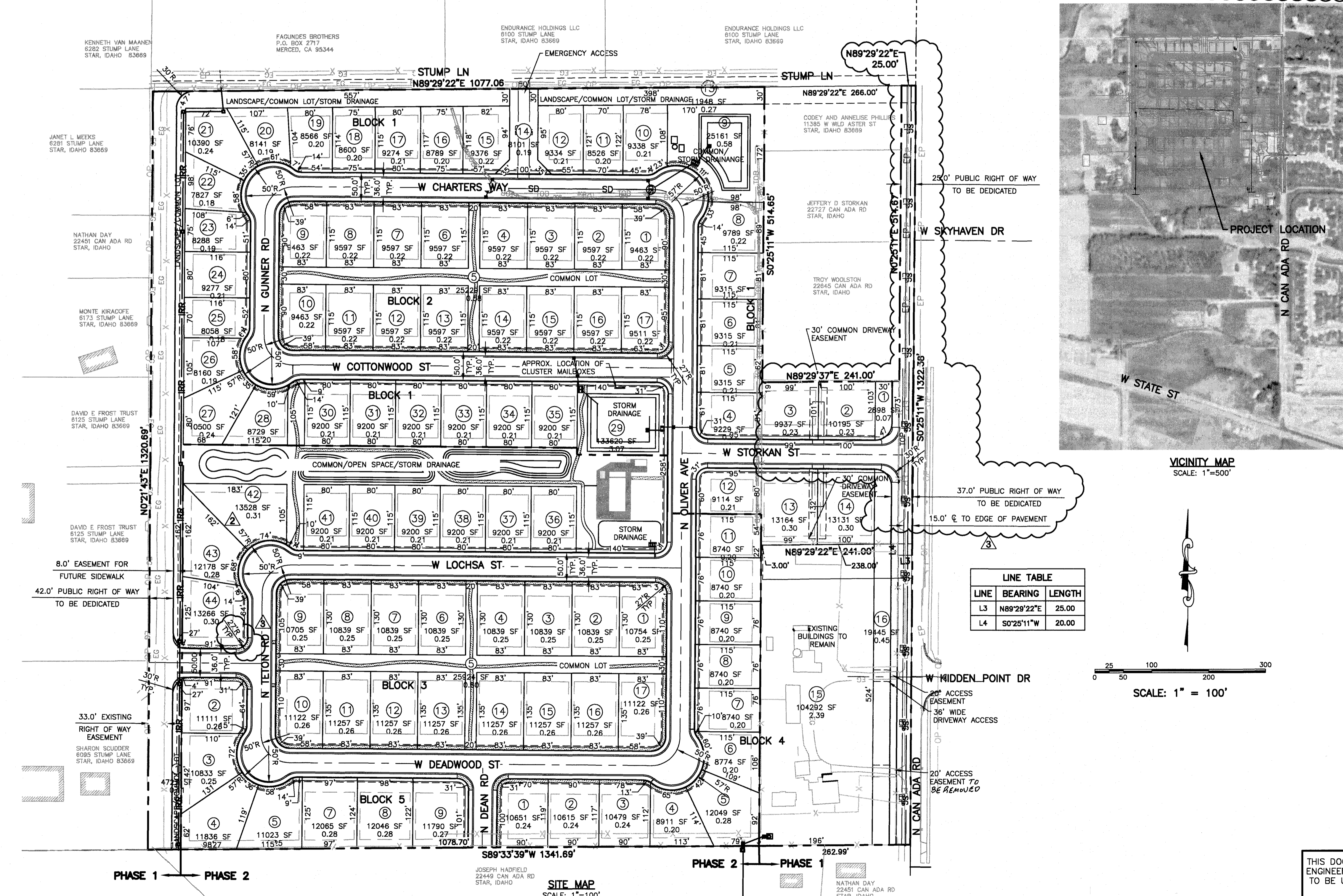
**LEAVITT & ASSOCIATES  
ENGINEERS, INC.**

**STRUCTURAL \* CIVIL  
SURVEYING**

1924 EAST STREET SOUTH, NAMPA, IDAHO 83851  
 PHONE (208) 863-9900 FAX (208) 863-9940  
 EMAIL NP@LEAVITTEENGINEERS.COM

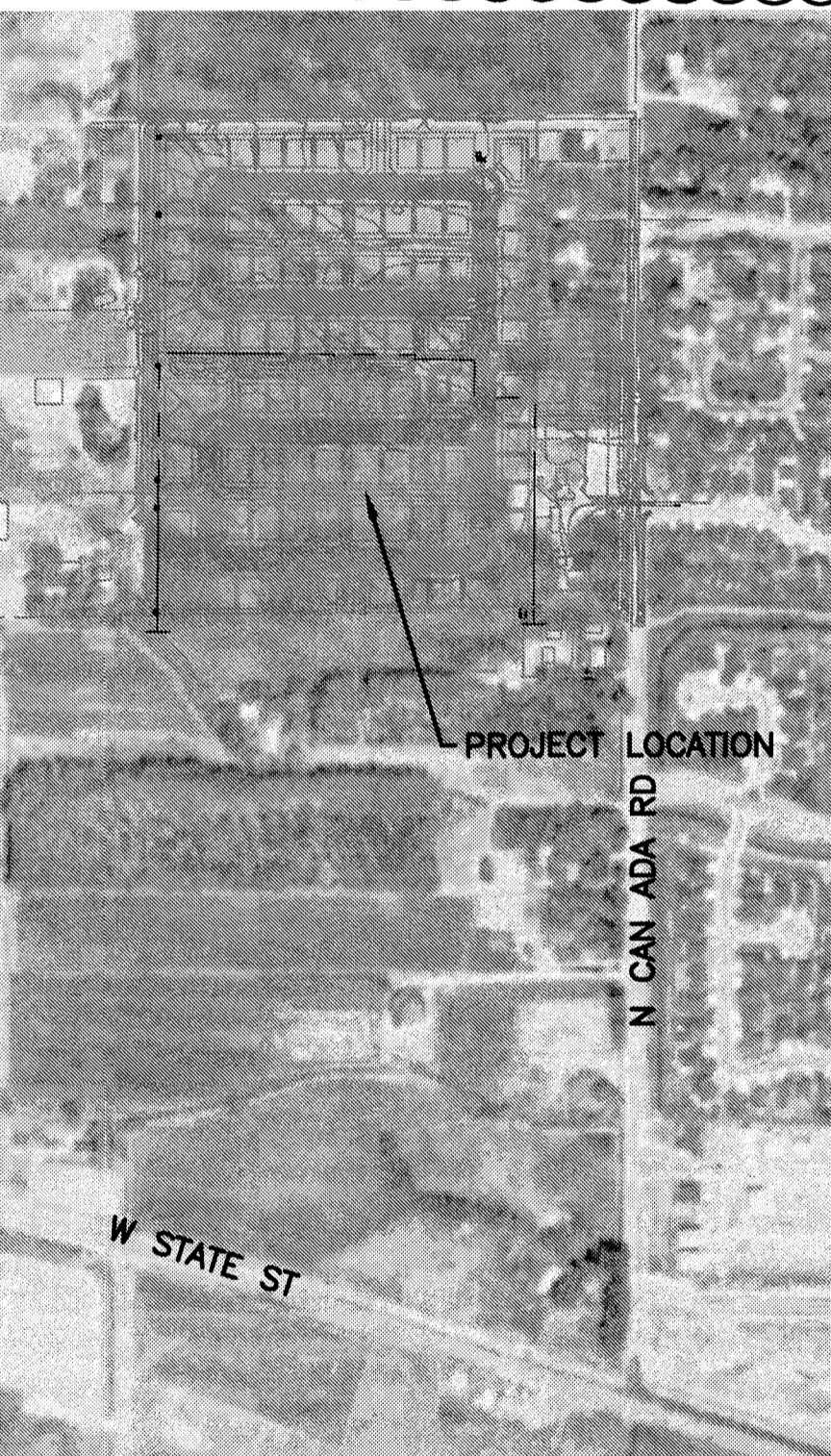
9395

Checked by: [Signature]  
 Date: 2/28/2024  
 Original signed: [Signature]  
 An original document is on file at the office of Leavitt & Associates Engineers, Inc.



**LINE TABLE**

LINE	BEARING	LENGTH
L3	N89°29'22"E	25.00'
L4	S0°25'11"W	20.00'



LINETYPES:	SYMBOLS:
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	CONSTRUCT CURB & GUTTER
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	INSTALL SANITARY SEWER MAIN
[Symbol]	INSTALL SEWER SERVICE
[Symbol]	EXISTING STORM DRAIN
[Symbol]	INSTALL STORM DRAIN MAIN
[Symbol]	EXISTING WATER MAIN
[Symbol]	INSTALL WATER MAIN
[Symbol]	APPROXIMATE JOINT TRENCH
[Symbol]	EXISTING PRESSURE IRR.
[Symbol]	INSTALL PRESSURE IRR. MAIN
[Symbol]	EXISTING GRAVITY IRRIGATION
[Symbol]	INSTALL GRAVITY IRR. MAIN
[Symbol]	LOT LINE
[Symbol]	BOUNDARY/PHASE LINE
[Symbol]	CENTER LINE
[Symbol]	EASEMENT LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	2547
[Symbol]	2550
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING OVERHEAD POWER
[Symbol]	EXISTING FIBER OPTICS
[Symbol]	EXISTING TELEPHONE
[Symbol]	G
[Symbol]	UP
[Symbol]	TOB
[Symbol]	TOP
[Symbol]	TOE
[Symbol]	EP
[Symbol]	EG
[Symbol]	SC
[Symbol]	SWALE FLOW LINE
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	INSTALL SANITARY SEWER MANHOLE
[Symbol]	EXISTING GRAVITY IRRIGATION MANHOLE
[Symbol]	INSTALL GRAVITY IRRIGATION MANHOLE
[Symbol]	EXISTING STORM DRAIN MANHOLE
[Symbol]	INSTALL STORM DRAIN MANHOLE
[Symbol]	EXISTING VALVE
[Symbol]	INSTALL WATER VALVE
[Symbol]	INSTALL IRRIGATION VALVE
[Symbol]	EXISTING WATER METER
[Symbol]	INSTALL WATER METER
[Symbol]	EXISTING BLOW-OFF VALVE
[Symbol]	INSTALL BLOW-OFF VALVE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	INSTALL FIRE HYDRANT
[Symbol]	STORM WATER FLOW
[Symbol]	INSTALL STREET LIGHT PER CITY STD
[Symbol]	EXISTING IRRIGATION PUMP-OUT
[Symbol]	INSTALL IRRIGATION PUMP-OUT
[Symbol]	EXISTING CATCH BASIN INLET
[Symbol]	CONSTRUCT CATCH BASIN INLET
[Symbol]	CONSTRUCT PEDESTAL RAMP
[Symbol]	TEST HOLE W/ PERCOLATION TEST
[Symbol]	TEST HOLE
[Symbol]	INSTALL STOP SIGN
[Symbol]	INSTALL STREET SIGN
[Symbol]	INSTALL 2-PARTY MAILBOX
[Symbol]	EXISTING TREE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING UTILITY POLE W/ GUY WIRE
[Symbol]	EXISTING ELECTRICAL BOX
[Symbol]	EXISTING TELEPHONE BOX
[Symbol]	INSTALL CLEAN OUT

**OLIVER ESTATES SUBDIVISION  
PRELIMINARY PLAT**

**OLIVER ESTATES SUBDIVISION  
STAR, IDAHO**

OWNER/DEVELOPER:  
**ALTECCA CONSTRUCTION**  
 503 S. THORNWOOD WAY  
 MERIDIAN, ID 83642  
 PHONE (208) 502-0758  
 DUANE@ALTECCA.COM

REV.	DATE	DESCRIPTION
1	03/20/24	REV. PER CHD4 COMM. DATED 1/17/2023
2	10/03/23	REV. PER CHD4 COMM. DATED 2/21/2023
3	04/05/22	UPDATED DENSITY AND AMENITIES
4	01/11/22	ISSUED FOR APPROVAL

Checked by: [Signature]  
 Date: 01/07/22  
 Original signed: [Signature]  
 An original document is on file at the office of Leavitt & Associates Engineers, Inc.

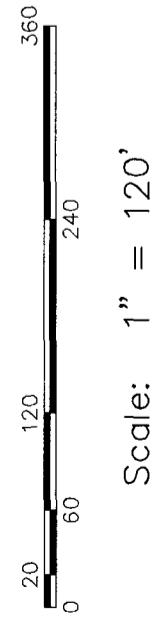
Scale: 1"=100'

Sheet Number: 1

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# Plat Showing Oliver Estates Subdivision No. 1

Situated in the Southeast Quarter of the Northeast Quarter of Section 12, Township 4 North, Range 2 West, Boise Meridian, City of Star, Canyon County, Idaho.  
2024



### Legend

- Found 1/2" Iron Pin, "PLS 5291", Reset with Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251"
- Found 5/8" Iron Pin, as Noted
- Found Aluminum Cap Monument
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 8251"
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG ESMT PLS 8251"
- ① Lot Number
- W.C. Witness Corner
- C37 Easement Dimension

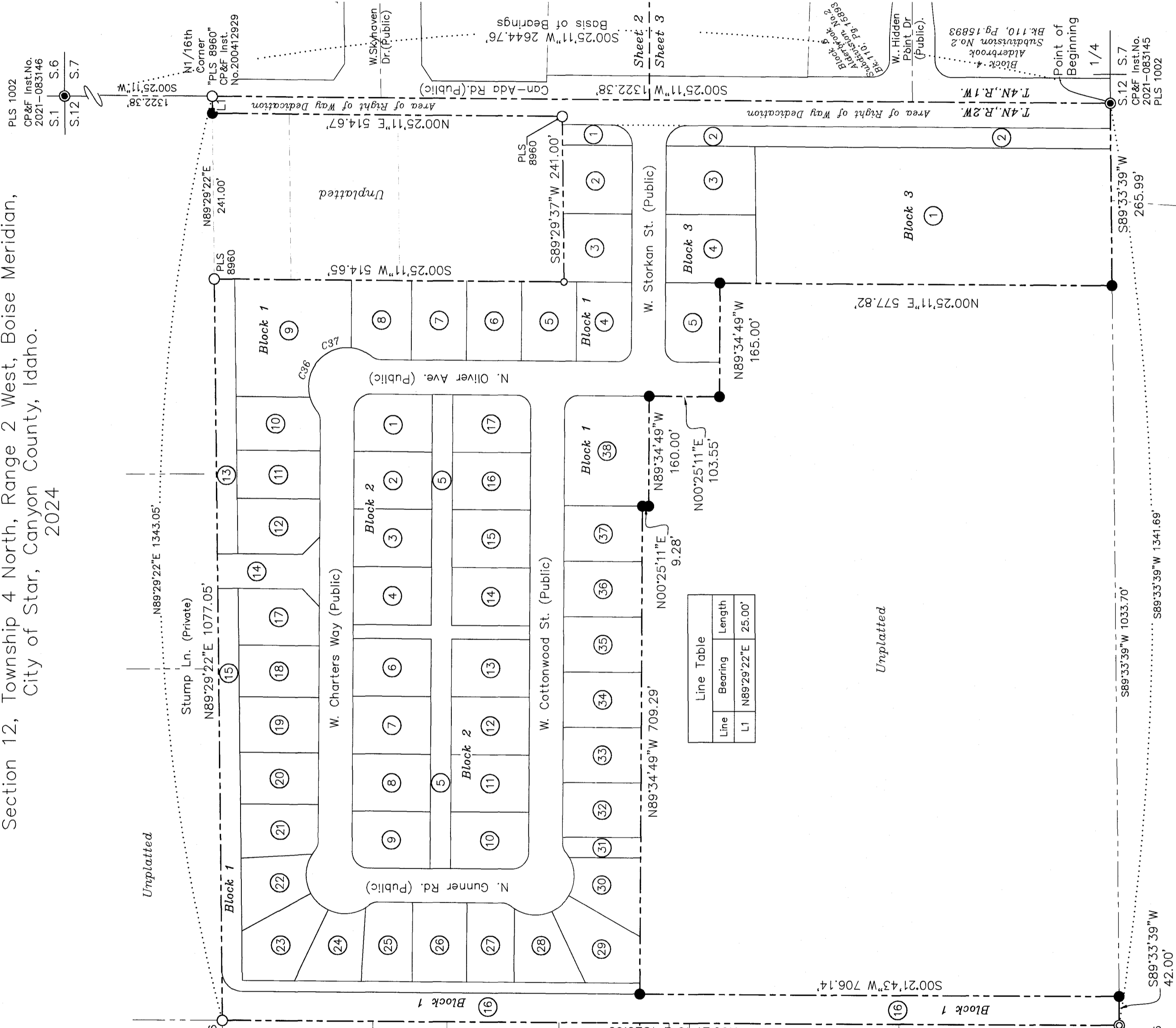
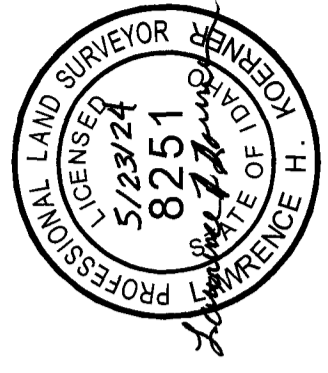
- Subdivision Boundary Line
- Lot/Parcel Line of Record
- Tie Line
- Right-of-Way Line
- Lot Line
- Section Line
- Centerline
- Easement Line (See Note 2)
- Access Easement Line (See Note 3)
- Sewer Lift Station Easement Area (See Note 14)
- Storm Drain Easement Area (See Note 14)
- Sewer and Water Easement Area (See Note 15)

### Reference Documents:

Deed Inst. No.'s: PRD 2019-034160, PRD 2019-021018, QCD 2007049782, QCD 2007049783, QCD 9830528, QCD 9830527, WD 2007003591, WD 9317958, WD 9306832, WD 9218131, & WD 746712.  
Easement Inst. No.'s: 2020-010023, JUMA 9016016, & 9310914.  
ROS No.'s: 568 (Add), 9901677, 9906387, 200433774, 2004144595, 2007049781, 2007041520, 200550837, & 9522639.  
Subdivisions: Tucana Sky Subdivision, Silkwood Subdivision, & Alderbrook Subdivision No. 2.

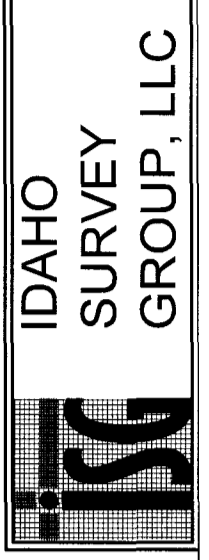
### Surveyor's Narrative:

The purpose of this survey is to subdivide the property shown hereon. This survey is a retracement of ROSs 9906387, 2004144595, 2007041520, & 2007049781. The monuments were found to be in substantial conformance with those surveys. The source of the Bearing is Record of Survey 2004144595, S0025'11"W between the section corner and the quarter-section corner. The bearing system is not a projection, it is based on a one-step transformation of WGS84 to fit the Basis shown above. The convergence angle at the northeast section corner is +0'00'22".



- ### Notes:
- Any Resubdivision of this Plat shall Comply with the Applicable Zoning Regulations in effect at the time of Resubdivision.
  - A Ten (10) foot wide Public Utilities, Lot Drainage and Pressure Irrigation, Easement is hereby designated along the front and the rear lot lines, and five (5) foot wide along each side of interior lot lines, unless otherwise noted.
  - Subject to an Existing Access Easement Instrument No's 791226, 746712, and Joint Use Maintenance Agreement 9016016.
  - Lots 1, 9, 13, 14, 15, 16, 31, & 38 of Block 1, Lot 5 of Block 2, and Lot 2 of Block 3 are Common Lots and are Subject to a Blanket Public Utilities, Lot Drainage and Pressure Irrigation Easement, and will be Owned and Maintained by the Home Owners Association (HOA).
  - Lots 13, 14, 15, and 16 of Block 1 are Reserved for future Roadway Right of Way.
  - All Storm Drainage Facilities Outside of Public Right-of-Ways shall be Owned and Maintained by the Home Owners Association (HOA), unless such Responsibility is Assumed by an Irrigation/Drainage District.
  - Irrigation water will be provided by Middleton Irrigation Association, Inc., via the Flake Ditch Company, Ltd., in Compliance with the Idaho Code Section 31-3805(1)(b). All Lots within this Subdivision will be entitled to Water Rights and will be Obligated for Assessments from the Middleton Irrigation Association, Inc. and Flake Ditch Company, Ltd.
  - This development recognizes Idaho Code, Title 22, Chapter 45 Right to Farm Act, Section 22-4503, 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 nuisance at the time it began or was constructed. The provisions of this section shall not apply when nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
  - Minimum Building Setbacks shall be in Accordance with the City of Star Applicable Zoning and Subdivision Regulations at the time of Issuance of Individual Building Permits or as Specifically Approved or Required, or as shown on this Plat.
  - The 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.
  - No Easement Created hereon shall Preclude the Construction and Maintenance of hard-surfaced Driveways, Landscaping, Parking or other such non-permanent Improvements.
  - All Easements are Parallel (or Concentric) to the Lines (or arcs) that they are Dimensioned from, unless otherwise Noted.
  - A Portion of Lot 9, Block 1 is Subject to a Storm Drainage Easement being Dedicated with this Plat.
  - A Portion of Lot 9, Block 1 is Subject to a Sewer Water Easement being Dedicated with this Plat as Shown hereon.

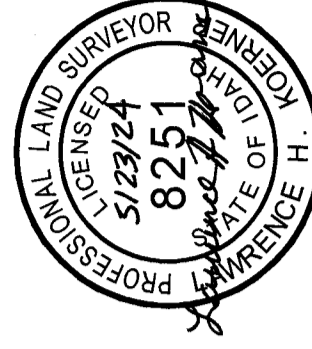
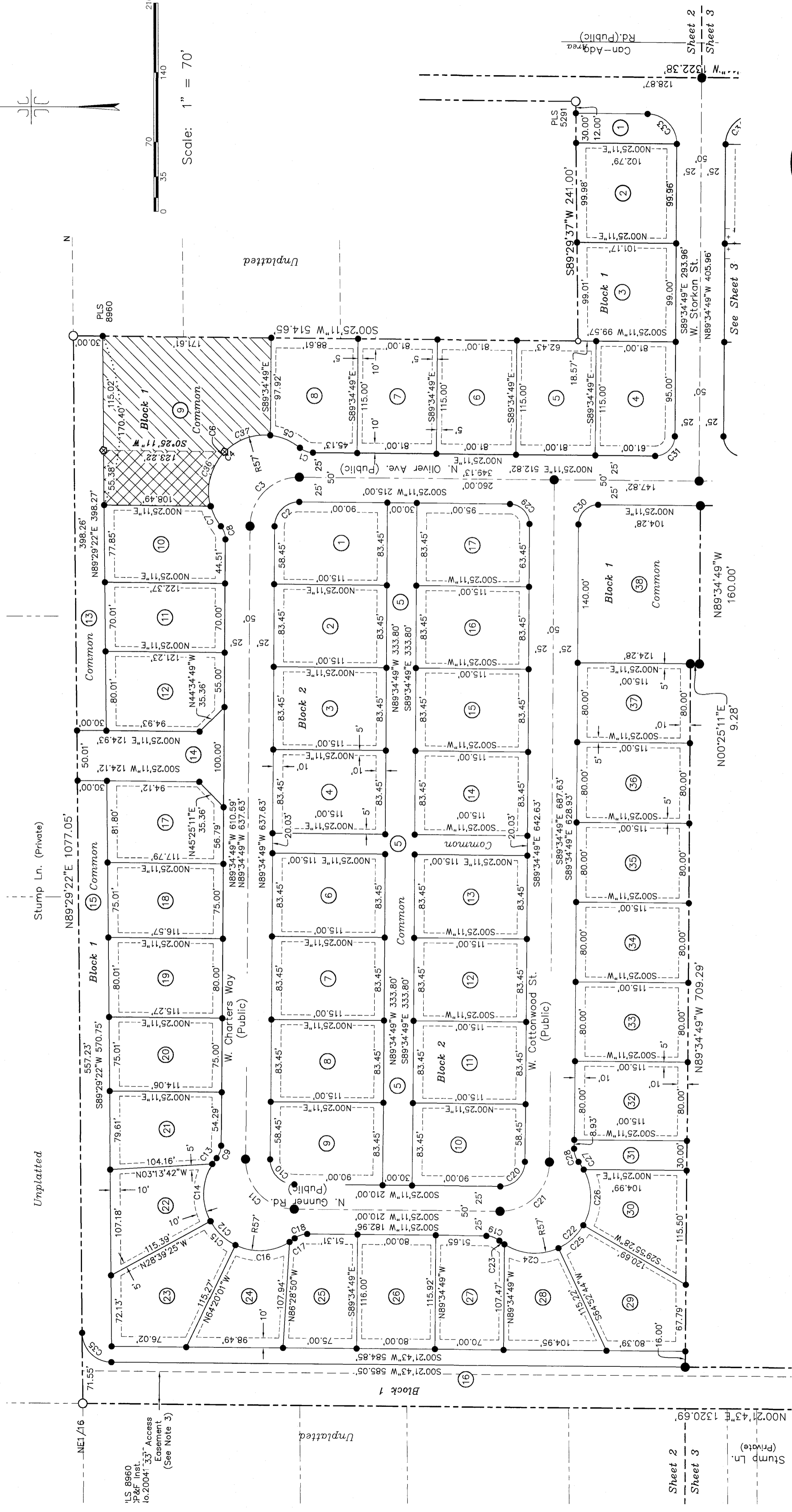
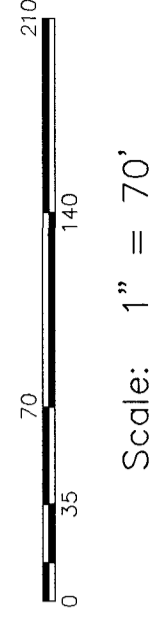
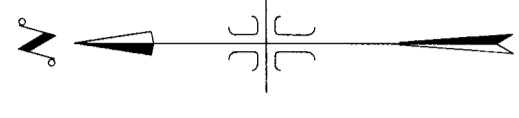
See Sheet 3 for Curve Tables.  
Book \_\_\_\_\_ Page \_\_\_\_\_



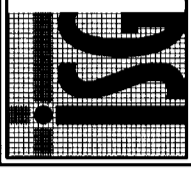
9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8870  
WWW.IDAHOSURVEY.COM

Job No. 21-304  
Sheet 1 of 5

# Oliver Estates Subdivision No. 1

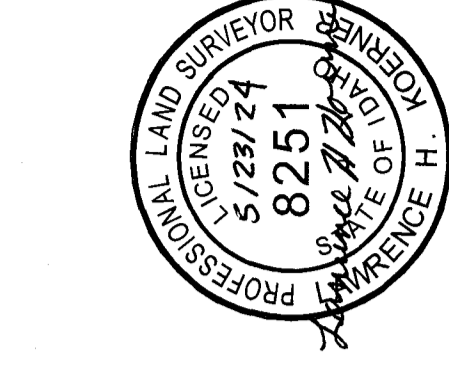
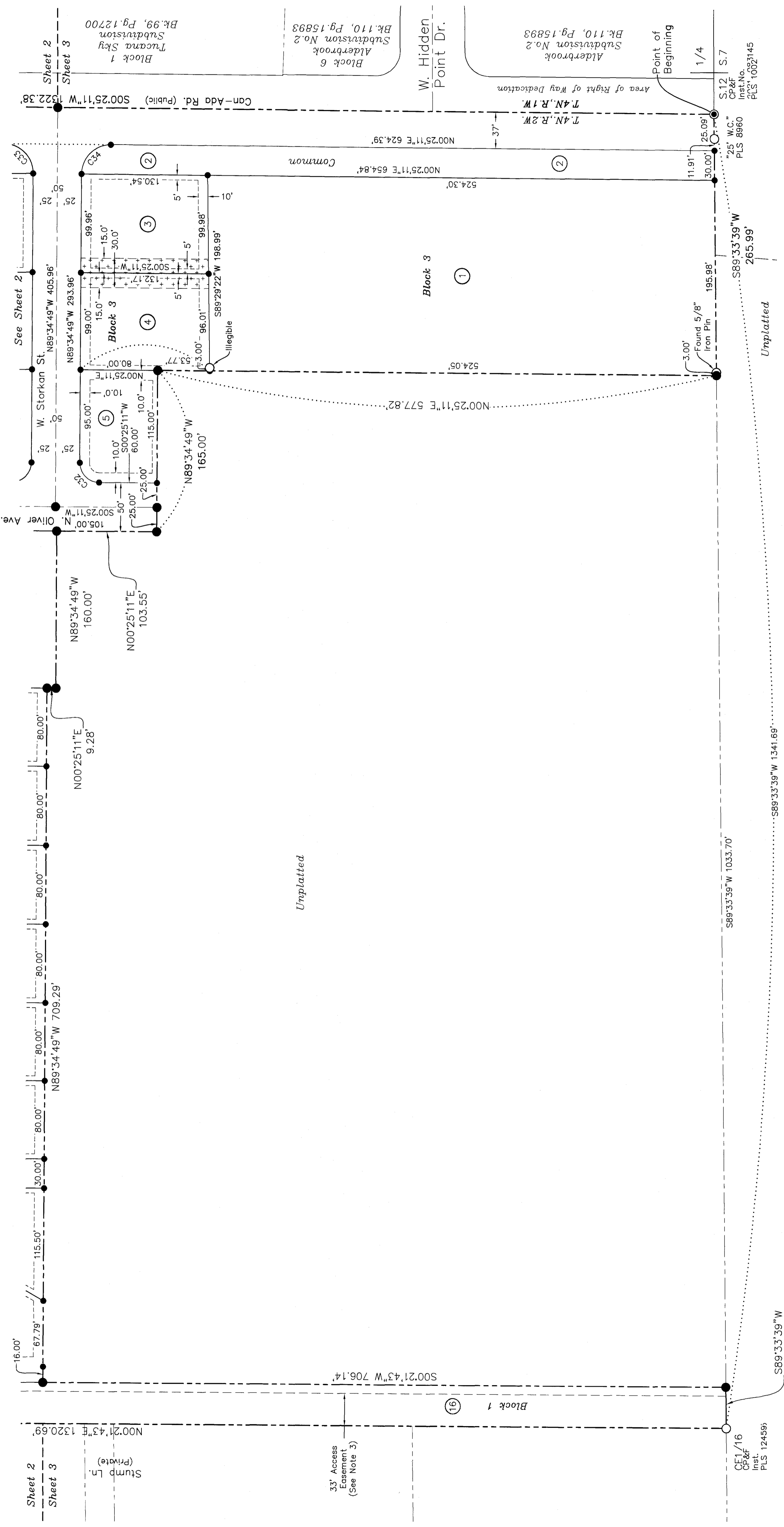


See Sheet 1 for Legend & Notes.  
See Sheet 3 for Curve Tables.


**IDAHO SURVEY GROUP, LLC**  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
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Sheet 2 of 5

# Oliver Estates Subdivision No. 1



Curve Table

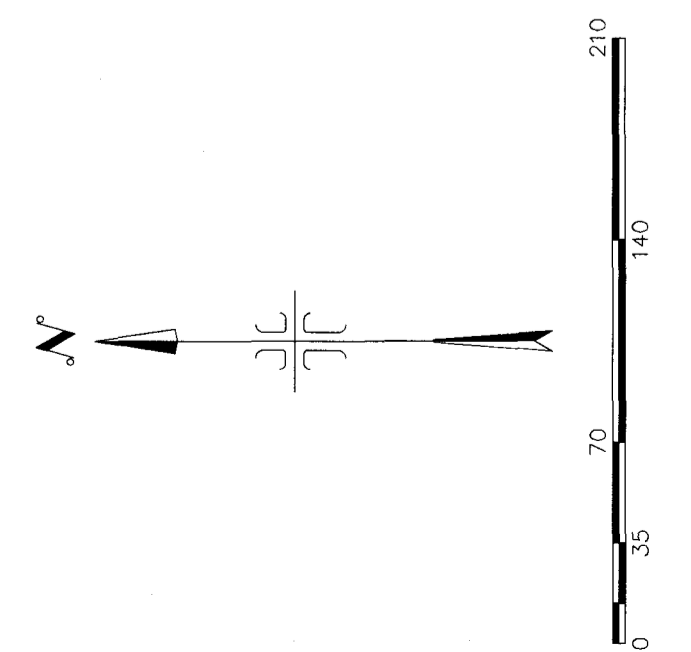
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C27	9.51'	57.00'	9°33'47"	N56°13'59"E	9.50'
C28	14.28'	21.00'	38°58'05"	S70°56'08"W	14.01'
C29	31.42'	20.00'	90°00'00"	N45°25'11"E	28.28'
C30	31.42'	20.00'	90°00'00"	N44°34'49"W	28.28'
C31	31.42'	20.00'	90°00'00"	S44°34'49"E	28.28'
C32	31.42'	20.00'	90°00'00"	S45°25'11"W	28.28'
C33	47.12'	30.00'	90°00'00"	N45°25'11"E	42.43'
C34	47.12'	30.00'	90°00'00"	N44°34'49"W	42.43'
C35	46.67'	30.00'	89°07'39"	S44°55'32"W	42.10'
C36	59.78'	57.00'	60°05'23"	N75°33'23"W	57.08'
C37	51.27'	57.00'	51°32'03"	N19°44'40"W	49.56'

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C14	60.53'	57.00'	60°50'51"	N88°14'00"W	57.73'
C15	35.49'	57.00'	35°40'36"	S43°30'17"W	34.92'
C16	57.71'	57.00'	58°00'28"	S03°20'15"E	55.28'
C17	6.44'	57.00'	6°28'10"	S35°34'34"E	6.43'
C18	13.69'	20.00'	39°13'50"	N19°11'44"W	13.43'
C19	14.28'	21.00'	38°58'05"	N19°54'14"E	14.01'
C20	39.27'	25.00'	90°00'00"	S44°34'49"E	35.36'
C21	78.54'	50.00'	90°00'00"	S44°34'49"E	70.71'
C22	167.07'	57.00'	167°56'11"	N44°34'49"W	113.37'
C23	6.35'	57.00'	6°22'48"	S36°11'52"W	6.34'
C24	57.83'	57.00'	58°07'45"	S03°56'36"W	55.38'
C25	34.77'	57.00'	34°57'16"	S42°35'54"E	34.24'
C26	58.61'	57.00'	58°54'35"	S69°31'50"E	56.06'

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	14.28'	21.00'	38°58'05"	S19°54'14"W	14.01'
C2	39.27'	25.00'	90°00'00"	N44°34'49"W	35.36'
C3	78.54'	50.00'	90°00'00"	N44°34'49"W	70.71'
C4	167.07'	57.00'	167°56'11"	S44°34'49"E	113.37'
C5	33.19'	57.00'	33°21'55"	N22°42'19"E	32.73'
C6	111.05'	57.00'	111°37'26"	N49°47'21"W	94.30'
C7	22.83'	57.00'	22°56'50"	S62°55'31"W	22.68'
C8	14.28'	21.00'	38°58'05"	N70°56'08"E	14.01'
C9	13.69'	20.00'	39°13'50"	S69°57'54"E	13.43'
C10	39.27'	25.00'	90°00'00"	S45°25'11"W	35.36'
C11	78.54'	50.00'	90°00'00"	S45°25'11"W	70.71'
C12	167.59'	57.00'	168°27'41"	N45°25'11"E	113.42'
C13	7.42'	57.00'	7°27'36"	N54°04'46"W	7.42'



See Sheet 1 for Legend & Notes.

Book Page

**IDAHO SURVEY GROUP, LLC**  
 9955 W. EMERALD ST  
 BOISE, IDAHO 83704  
 (208) 846-8570  
 WWW.IDAHOSURVEY

Job No. 21-304  
 Sheet 3 of 5

# Oliver Estates Subdivision No. 1

Certificate of Owners

Know all men by these presents that Jeffrey D. Storkan and Lisa A. Storkan (husband and wife), and the Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992, are the owners of the property described as follows:

The following Describes a Parcel of Land being a Portion of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 4 North, Range 2 West, Boise Meridian, City of Star, Canyon County, Idaho, and being more Particularly Described as follows:

BEGINNING at the Southeast Corner of the Southeast 1/4 of the Northeast 1/4 (East 1/4 Corner) of Section 12, Township 4 North, Range 2 West, Boise Meridian; From which, the Northeast Corner of said Section 12 bears, North 00°25'11" East, 2644.76 feet;

Thence along the Southerly Boundary Line of the Southeast 1/4 of the Northeast 1/4 of said Section, South 89°33'39" West, 265.99 feet to a set 5/8" Iron Pin 1SG PLS 8251;

Thence leaving said Southerly Boundary Line, North 00°25'11" East, 577.82 feet to a set 5/8" Iron Pin 1SG PLS 8251;

Thence, North 89°34'49" West, 165.00 feet to a set 5/8" Iron Pin 1SG PLS 8251;

Thence North 00°25'11" East, 103.55 feet to a set 5/8" Iron Pin 1SG PLS 8251;

Thence, North 89°34'49" West, 160.00 feet to a set 5/8" Iron Pin 1SG PLS 8251;

Thence, North 00°25'11" East, 9.28 feet to a set 5/8" Iron Pin 1SG PLS 8251;

Thence, North 89°34'49" West, 709.29 feet to a set 5/8" Iron Pin 1SG PLS 8251;

Thence, South 00°21'43" West, 706.14 feet to a set 5/8" Iron Pin 1SG PLS 8251" on the Southerly Boundary Line of the Southeast 1/4 of the Northeast 1/4 of said Section;

Thence along said Southerly Boundary Line, South 89°33'39" West, 42.00 feet Southwest Corner of the Southeast 1/4 of the Northeast 1/4 of said Section (Center-East 1/16<sup>th</sup> Corner) being Marked by a found 5/8" Iron Pin PLS 12459;

Thence leaving said Southerly Boundary Line, and along the Westerly Boundary Line of the Southeast 1/4 of the Northeast 1/4 of said Section, North 00°21'43" East, 1320.69 feet to the Northwest Corner of the Southeast 1/4 of the Northeast 1/4 (North-East 1/16<sup>th</sup> Corner) being Monument with a Found 5/8" Iron Pin PLS 8960;

Thence leaving said Westerly Boundary Line, and along the Northerly Boundary Line of the Southeast 1/4 of the Northeast 1/4 of said Section, North 89°29'22" East, 1077.05 feet to a found 5/8" Iron Pin PLS 8960;

Thence leaving said Northerly Boundary Line, and along a Line being 266.00 feet Westerly of and Parallel with the Easterly Boundary Line of the Southeast 1/4 of the Northeast 1/4 of said Section 12, South 00°25'11" West, 514.65 feet to a found 1/2" Iron Pin PLS 5291; Replaced with a set 5/8" Iron Pin 1SG PLS 8251;

Thence leaving said Parallel Line, North 89°29'37" East, 241.00 feet to a found 5/8" Iron Pin PLS 8960;

Thence along a Line being 25.00 feet Westerly of and Parallel with the Easterly Boundary Line of the Southeast 1/4 of the Northeast 1/4 of said Section 12, North 00°25'11" East, 514.67 feet to a set 5/8" Iron Pin 1SG PLS 8251" on the Northerly Boundary Line of the Southeast 1/4 of the Northeast 1/4 of said Section 12;

Thence leaving said Parallel Line, and along said Northerly Boundary Line, North 89°29'22" East, 25.00 feet to the North 1/16<sup>th</sup> Corner of said Section 12 which is being Monumented with a Found 5/8" Iron Pin PLS 8960;

Thence leaving said Northerly Boundary Line, and along the Easterly Boundary Line of the Southeast 1/4 Northeast 1/4 of said Section, South 00°25'11" West, 1322.38 feet to the POINT OF BEGINNING;

The above described parcel of land contains 21.76 acres, more or less.

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

In witness whereof, we have hereunto set our hands:

Jeffrey D. Storkan, individually and as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992

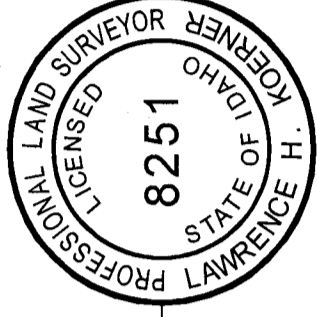
Carol A. Storkan, as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992

Lisa A. Storkan

Jill Ann Charters, as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992

Certificate of Surveyor

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



Lawrence H. Koerner 5/23/24 P.L.S. No. 8251  
Lawrence H. Koerner

Acknowledgment

State of \_\_\_\_\_ } S.S.  
County of \_\_\_\_\_

This record was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Jeffrey D. Storkan individually and as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992.

Notary Public, State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Acknowledgment

State of \_\_\_\_\_ } S.S.  
County of \_\_\_\_\_

This record was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Lisa A. Storkan.

Notary Public, State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Acknowledgment

State of \_\_\_\_\_ } S.S.  
County of \_\_\_\_\_

This record was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Carol A. Storkan as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992.

Notary Public, State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Acknowledgment

State of \_\_\_\_\_ } S.S.  
County of \_\_\_\_\_

This record was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Jill Ann Charters as a Co-Trustee of The Oliver Dean Storkan Testamentary Trust u/i/d March 31, 1992.

Notary Public, State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_



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BOISE, IDAHO 83704  
(208) 846-8570  
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Job No. 21-304  
Sheet 4 of 5



# Oliver Estates Subdivision No. 1

## Approval of Southwest District Health Department

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a qualified licensed professional engineer (QLPE) representing City of Star public works, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Southwest District Health \_\_\_\_\_ Date \_\_\_\_\_

## Approval of Canyon Highway District No. 4

Canyon Highway District No. 4 does hereby accept this plat, and the dedicated public streets, highways and rights-of-way as are depicted on this plat, in accordance with the provisions of Idaho Code Sections 50-1312, 50-1313, and 50-1330 and pursuant to its authority as set forth in the public agency coordination agreement Canyon Highway District No. 4 and the City of Star dated June 6, 2007. Private streets depicted on this plat are not maintained or under the jurisdiction of the highway district. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

## Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Star, Canyon County, Idaho, hereby approve this plat.

City of Star Engineer \_\_\_\_\_ Date \_\_\_\_\_

## Approval of City Council

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

City Clerk, Star, Idaho \_\_\_\_\_

## Certificate of County Surveyor

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

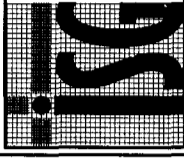
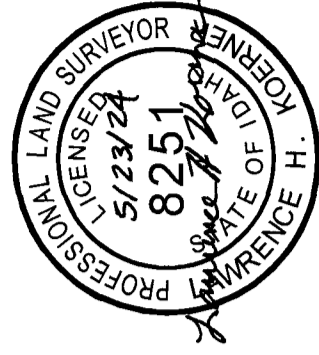
Canyon County Surveyor \_\_\_\_\_ Date \_\_\_\_\_

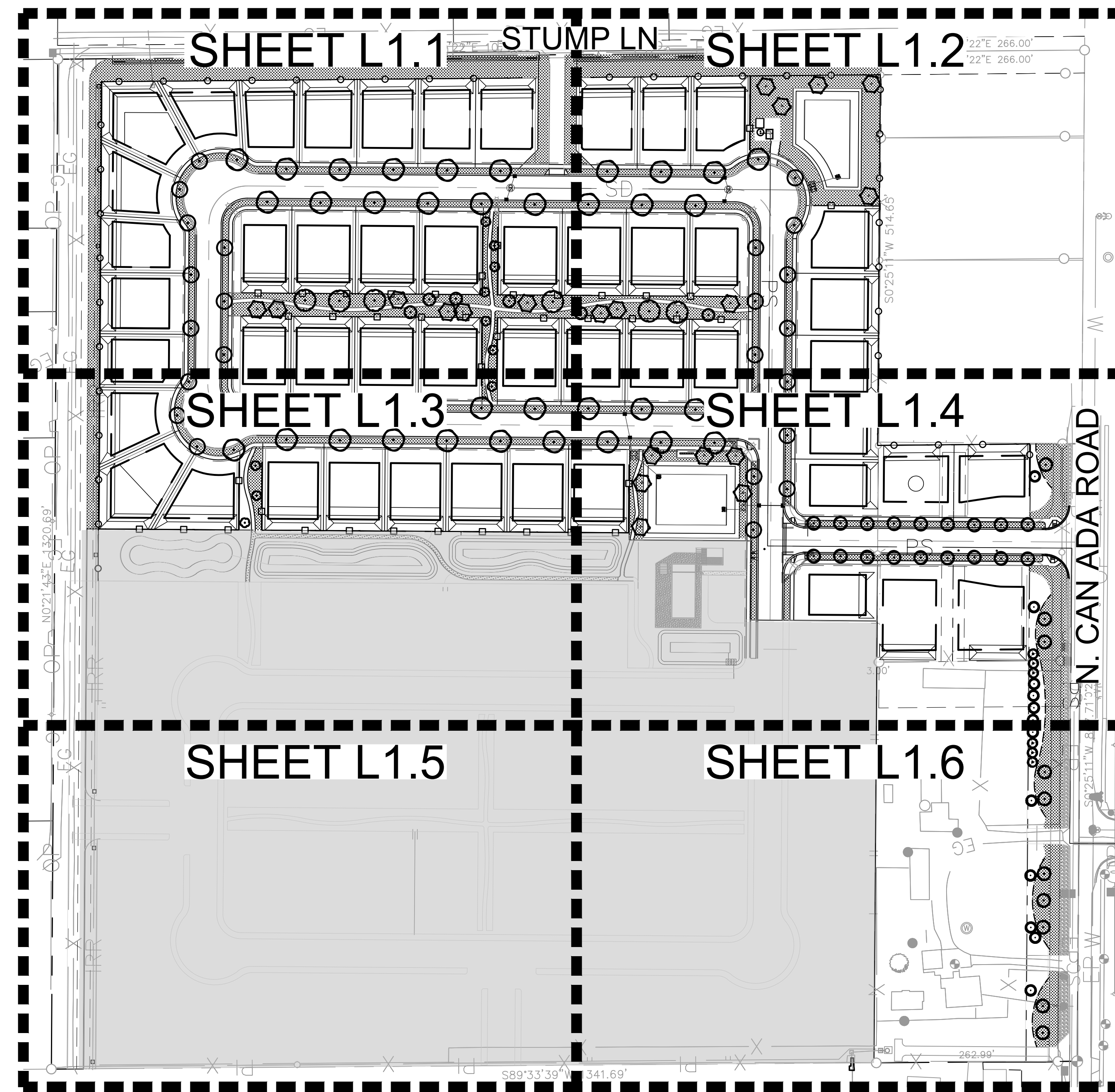
## Certificate of County Treasurer

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

Canyon County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

## County Recorder's Certificate





**OVERALL LANDSCAPE PLAN**

SCALE: 1" = 100'-0"

OLIVER ESTATES SUBDIVISION  
 A PARCEL OF LAND; 22491 CAN ADA RD  
 LOCATED IN  
 SECTION 12, T. 4N., R. 2W.,  
 STAR, CANYON COUNTY IDAHO  
 APRIL 2023



**VICINITY MAP**

SCALE: NTS

**SITE DEVELOPMENT FEATURES**

1. ANNEXATION: REQUIRED
2. PROPOSED ZONING: R-3 PUD
3. CURRENT ZONING: AG (AGRICULTURAL, CANYON COUNTY)
4. TOTAL AREA.....37.58 AC
5. TOTAL LOTS.....104
6. BUILDABLE LOTS.....88
7. EXISTING HOMES.....1
8. RIGHT OF WAY AREA.....6.41 AC
9. MINIMUM LOT SIZE.....8,112 SQFT.
10. GROSS LOTS PER ACRE.....2.37/AC
11. NET LOTS PER ACRE.....3.86/AC
12. AVERAGE BUILDABLE LOT AREA.....10,103 SQFT.
13. REQUIRED OPEN SPACE.....245,535 SQFT. (15.00%)
14. OPEN SPACE SHOWN.....262,195 SQFT. (16.02%)
15. REQUIRED QUALIFIED OPEN SPACE.....163,690 SQFT. (10.00%)
16. QUALIFIED OPEN SPACE SHOWN.....173,695 SQFT. (10.61%)

**LANDSCAPING INFORMATION**

1. ROADWAY LANDSCAPE BUFFERS: MUNICIPAL REQUIREMENT
  - 1.1. N. CAN ADA ROAD:
    - REQUIRED: 30' STREET BUFFER
    - STREET BUFFER LENGTH = 727' FT
    - STREET TREES REQUIREMENT: 1 TREE/25 FT OF BUFFER LENGTH
    - TOTAL REQUIRED = 29
    - TOTAL PROPOSED = 35
2. PATHWAY TREES: MUNICIPAL REQUIREMENT
  - REQUIRED: 1 TREE/100 FT. COMMON AREA PATHWAY PROVIDED
  - TOTAL REQUIRED = 30
  - TOTAL PROPOSED = 68
3. BUILDING LOT TREES: 92
  - PROPOSED: 1 STREET TREE/LOT; BY LOT OWNER/BUILDER.
  - TOTAL PROPOSED = 92
4. COMMON AREA TREES:
  - PROPOSED: 1 TREE/8,000 SQFT OF COMMON/OPEN SPACE
  - TOTAL PROPOSED = 207
  - TOTAL COMMON/OPEN SPACE TREES = 85
  - TOTAL STREET/PARKWAY TREES = 122 (1 TREE/70 FT)
5. NO MITIGATION NECESSARY - COORDINATE WITH THE CITY FORESTER IN THE FIELD BEFORE ANY EXISTING TREES ARE DAMAGED OR REMOVED.
6. AMENITIES PROVIDED:
  - POOL AND FACILITY
  - PATHWAY CONNECTIONS

SEE SHEETS:  
 L1.1-L1.6 FOR DETAILED LANDSCAPE PLANS  
 L2.0 FOR LANDSCAPE NOTES AND DETAILS.  
 L2.1 FOR SPECIFIC AREA ENLARGEMENTS.

**SOUTH BECK & BAIRD**

South Landscape Architecture P.C.  
 Dba South Beck & Baird Landscape Architecture P.C.

2002 S. Vista Ave  
 Boise, ID 83705  
 208.342.2999  
[info@sbbgo.com](mailto:info@sbbgo.com)  
[www.sbbgo.com](http://www.sbbgo.com)

Section 5, Item B.

**LEAVITT & ASSOCIATES ENGINEERS, INC.**

STRUCTURAL \* CIVIL SURVEYING

1324 FIRST STREET SOUTH Nampa, IDAHO 83651  
 PHONE (208)463-0333/463-7670 FAX (208)463-9040  
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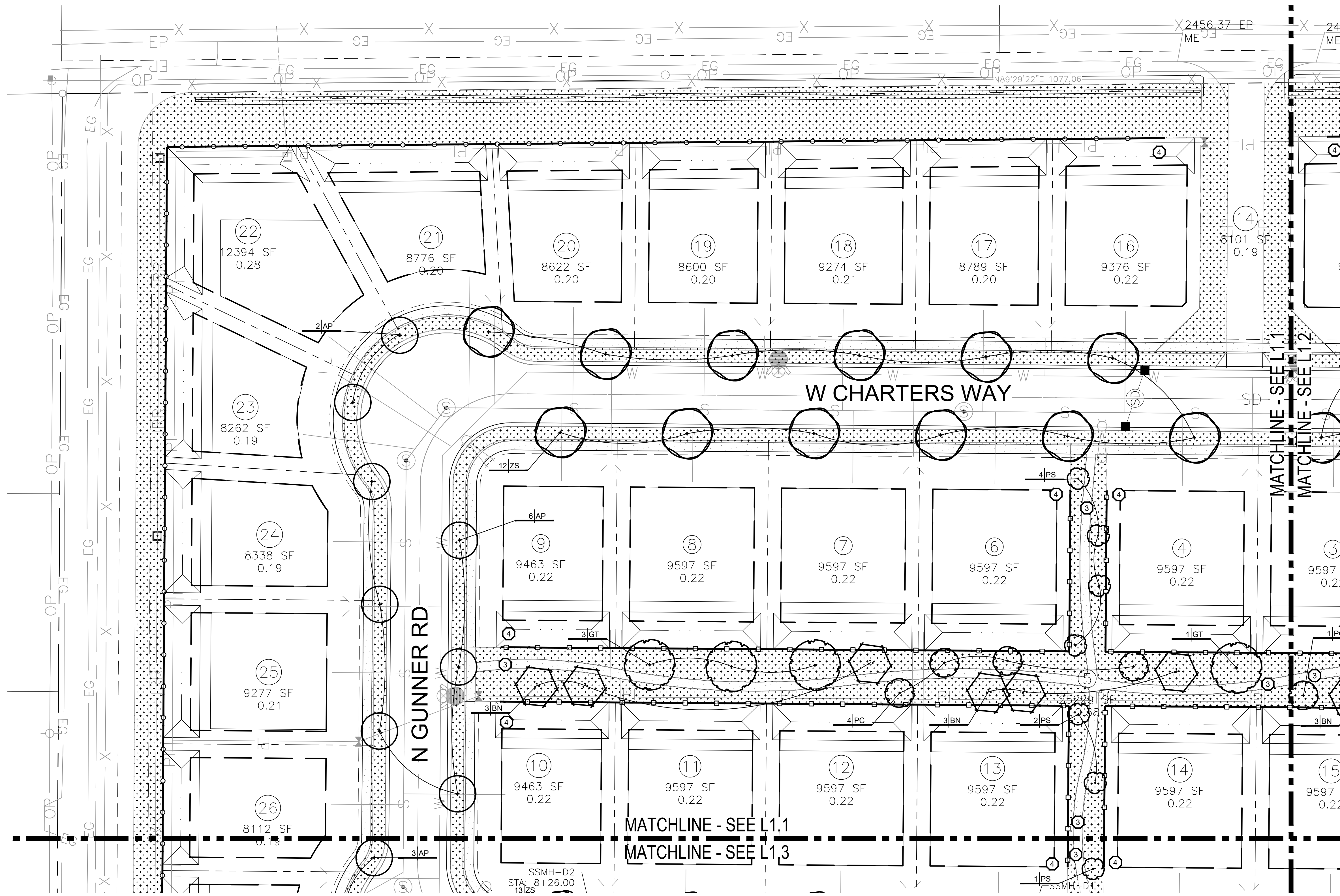
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<b>OLIVER ESTATES SUB. NO. 1 OVERALL LANDSCAPE PLAN</b>	Job Number: SBB22-104 Checked By: JGM Drawn By: JRB Designed By: JRB Delivery Date: 4/18/2023
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<b>OLIVER ESTATES SUBDIVISION</b> STAR, IDAHO	OWNER/DEVELOPER: <b>ALTECCA CONSTRUCTION</b> 503 S. THORNWOOD WAY MERIDIAN, ID 83642 PHONE (208) 502-0758 DUANE@ALTECCA.COM
--	--

No.	DATE	BY	DESIGN REVIEW MODIFICATION DESCRIPTION REVISIONS
1	05/09/24	SBB	

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### LANDSCAPE LEGEND

	PLANTS TO BE INSTALLED		RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
	CUT EDGE, SEE DETAIL 3/L2.0		NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 8/L2.0
	6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0		QUANTITY PLANT IDENTIFICATION KEY
	6" WROUGHT IRON FENCE, SEE DETAIL 6/L2.0		

### PLANT SCHEDULE

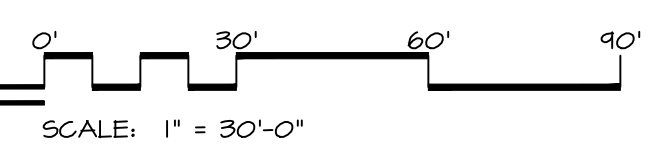
NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
<b>DECIDUOUS TREES</b> SEE DETAIL 2/L2.0				
AP	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AL	Amelanchier laevis 'JFS-Arb' Spring Flurry Serviceberry	2" B&B	28' hgt. 20' w	CLASS I
BN	Betula nigra River Birch	2" B&B multi-stem	40' hgt. 30' w	CLASS II
GT	Gleditsia triacanthos 'inermis' 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 35' w	CLASS II
PC	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'JFS-KW58' Pink Flair Cherry	2" B&B	25' hgt. 15' w	CLASS I
QR	Quercus robur x alba Streetspire Oak	2" B&B	45' hgt. 15' w	CLASS II
ZS	Zelkova serrata 'Halka' Halka Zelkova	2" B&B	45' hgt. 35' w	CLASS II
<b>CONIFEROUS TREES</b> SEE DETAIL 1/L2.0				
PB	Picea pungens 'Bacheri' Bacheri Spruce	6" B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	30' hgt. 15' w	CONIF.
CD	Cedrus deodara 'Aurea' Golden Deodar Cedar	8'-10" B&B	35' hgt. 20' w	CONIF.
<b>GROUND COVERS/ GRASSES/ PERENNIALS</b> SEE DETAIL 4/L2.0				
	Coreopsis verticillata 'TNCORSG Sunstar Gold Coreopsis	1 Gal.	2' hgt. x 2' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Sedum spectabile 'Black Beauty' Black Beauty Sedum	1 Gal.	2' hgt. x 2' wide	
	Penstemon x mexicali 'P008S' Red Rocks Penstemon	1 Gal.	2' hgt. x 3' wide	
	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
<b>SHRUBS</b> SEE DETAIL 5/L2.0				
	Buxus x 'Green Velvet' Green Velvet Boxwood	5 Gal.	4' hgt. x 4' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Baillhali' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Picea pungens 'Globoasa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolius 'Seaward' Summer Wine Ninebark	2 Gal.	5' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

### CALLOUT LEGEND

- 40' VISION TRIANGLE
- OPEN LAWN SPACE
- 5'-0" WIDE CONCRETE PATHWAY
- START FENCE LINE AT BUILDING SETBACK PER OWNER/BUILDER.

LANDSCAPE PLAN



**LEAVITT & ASSOCIATES ENGINEERS, INC.**  
STRUCTURAL \* CIVIL SURVEYING  
1324 FIRST STREET SOUTH, NAPERVIA, IDAHO 83651  
PHONE (208)463-0333/463-7670 FAX (208)463-9040  
EMAIL NP@LEAVITTEENGINEERS.COM

**OLIVER ESTATES SUB. NO. 1 OVERALL LANDSCAPE PLAN**

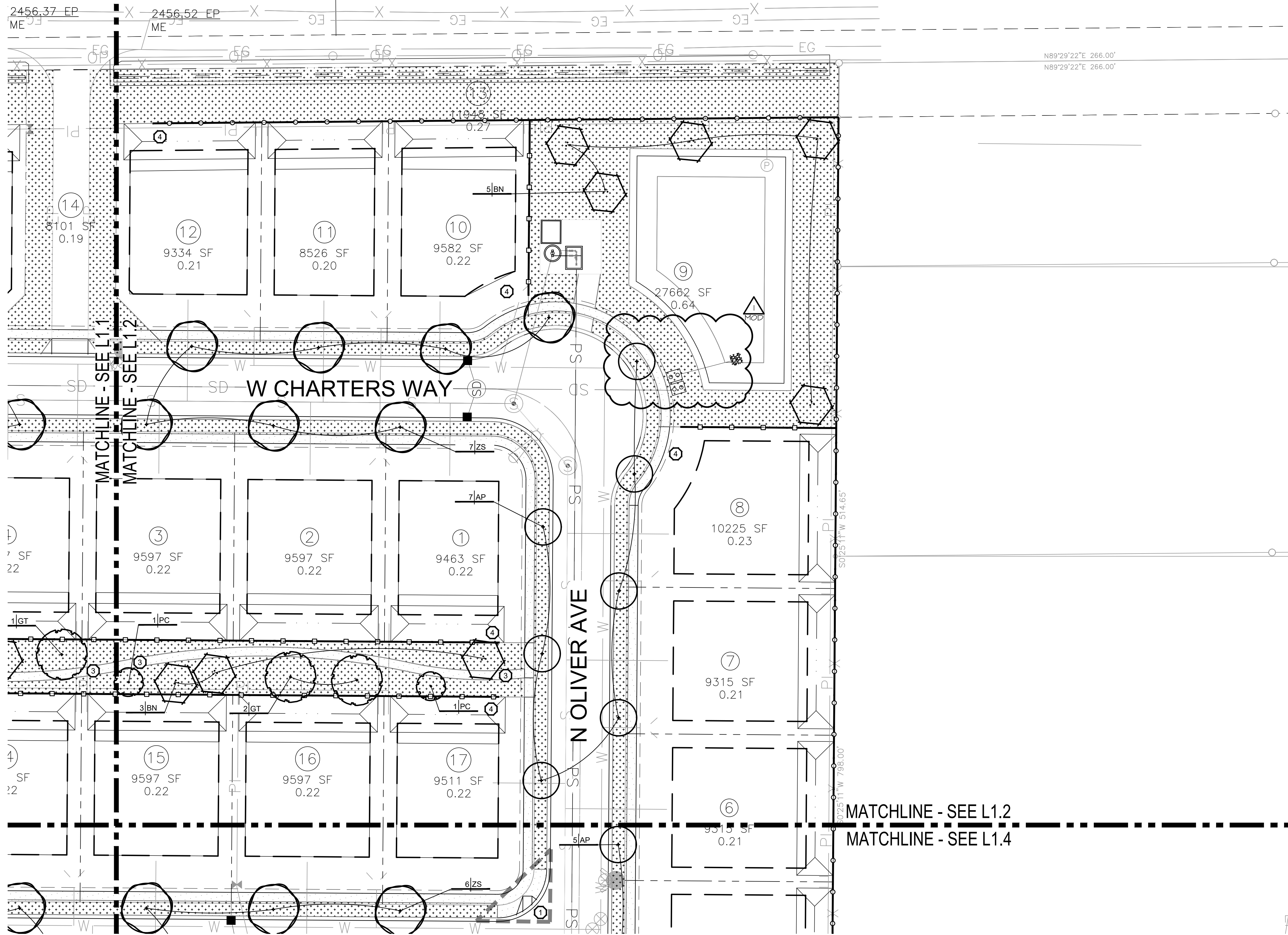
OWNER/DEVELOPER:  
**ALTECCA CONSTRUCTION**  
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PHONE (208) 502-0758  
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DESIGN REVIEW MODIFICATION DESCRIPTION REVISIONS

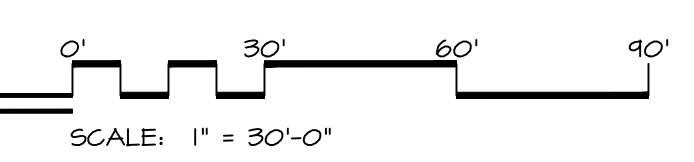
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**SOUTH BECK & BAIRD**  
South Landscape Architecture P.C.  
2002 S. Vista Ave  
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208.342.2999  
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LANDSCAPE PLAN



**LANDSCAPE LEGEND**

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- QUANTITY PLANT IDENTIFICATION KEY

**PLANT SCHEDULE**

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

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CD	Cedrus deodara 'Aurea' Golden Deodar Cedar	8'-10" B&B	35' hgt. 20' w	CONIF.
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**CALLOUT LEGEND**

- ① 40' VISION TRIANGLE
- ② OPEN LAWN SPACE
- ③ 5'-0" WIDE CONCRETE PATHWAY
- ④ START FENCE LINE AT BUILDING SETBACK PER OWNER/BUILDER.

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PHONE (208)463-0333/463-7670 FAX (208)463-9040  
EMAIL NP@LEAVITTEENGINEERS.COM

Original sealed by: [Signature]  
Date: [Date]

**OLIVER ESTATES SUB. NO. 1 OVERALL LANDSCAPE PLAN**

Job Number: SBB22-104  
Checked By: JGM  
Designed By: JRB  
Drawn By: JRB  
Delivery Date: 4/18/2023

**OLIVER ESTATES SUBDIVISION STAR, IDAHO**

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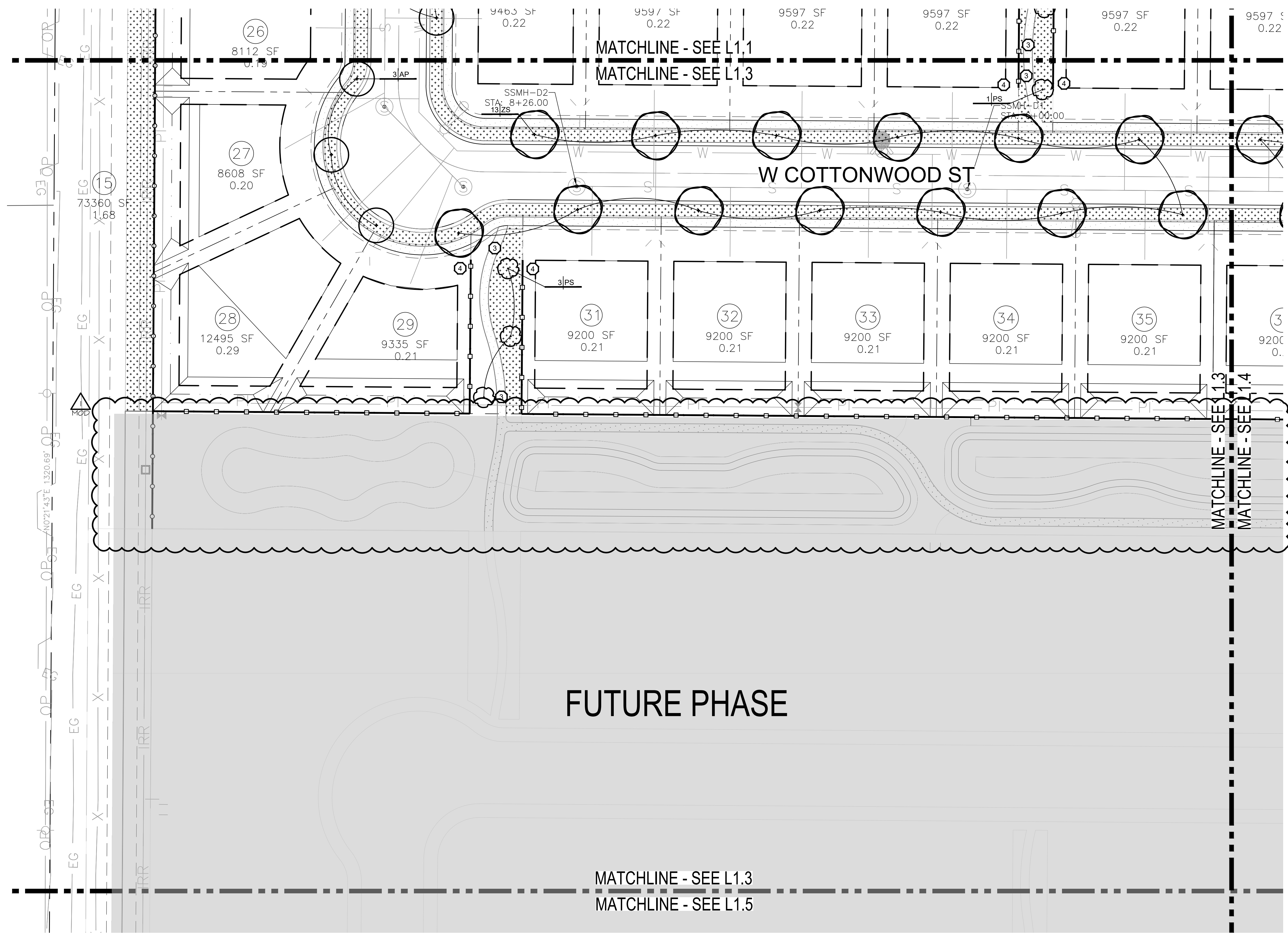
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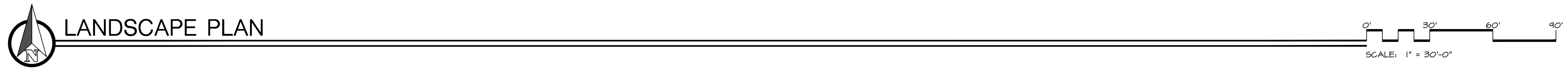
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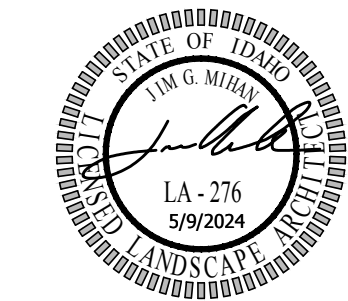
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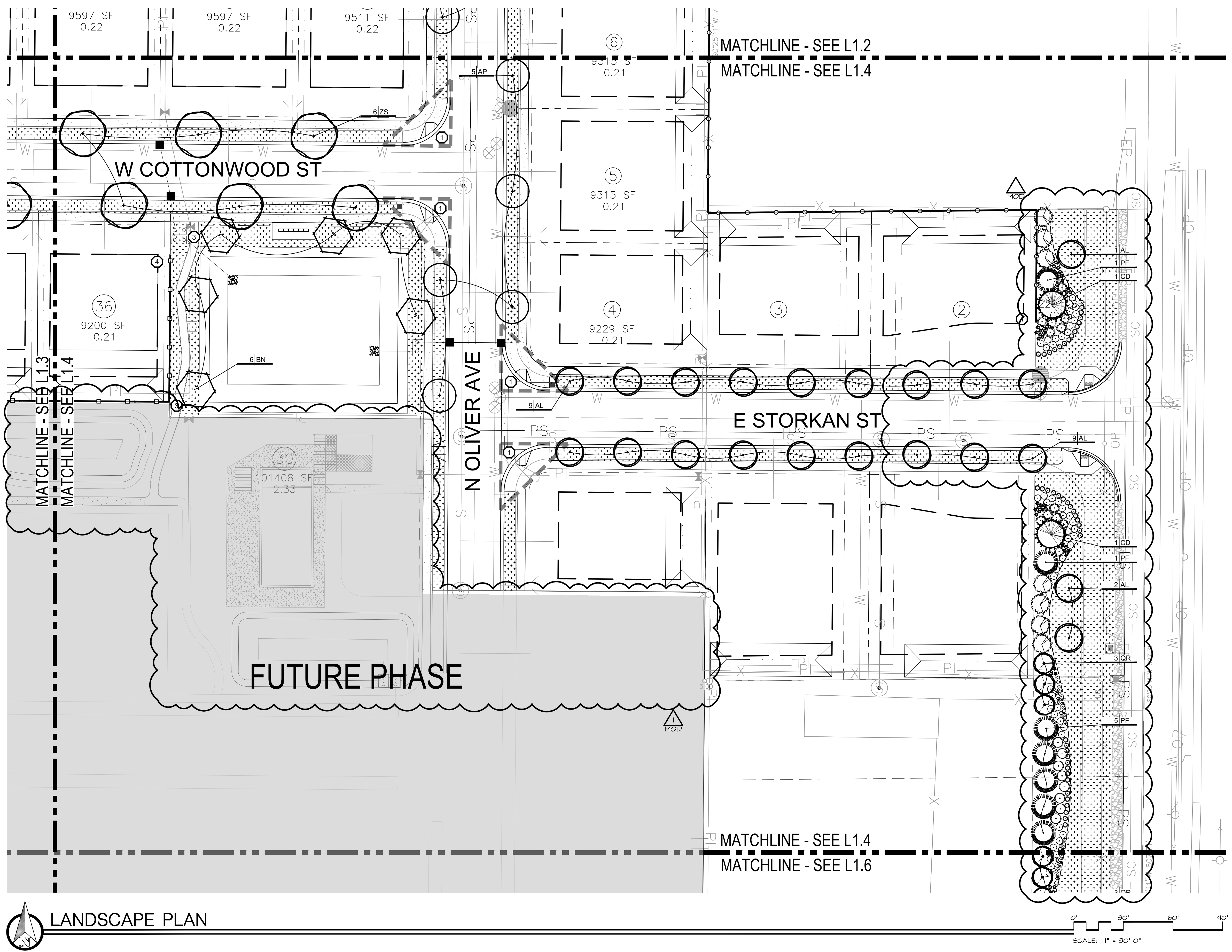
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### LANDSCAPE LEGEND

	PLANTS TO BE INSTALLED		RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
	CUT EDGE, SEE DETAIL 3/L2.0		NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 8/L2.0
	6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0		QUANTITY PLANT IDENTIFICATION KEY
	6" WROUGHT IRON FENCE, SEE DETAIL 6/L2.0		

### PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
<b>DECIDUOUS TREES</b> SEE DETAIL 2/L2.0				
AP	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
AL	Amelanchier laevis 'JFS-Arb' Spring Flurry Serviceberry	2" B&B	28' hgt. 20' w	CLASS I
BN	Betula nigra River Birch	2" B&B	40' hgt. 30' w	CLASS II
GT	Gleditsia triacanthos 'inermis' 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 35' w	CLASS II
PC	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
PS	Prunus sargentii 'JFS-KW58' Pink Flair Cherry	2" B&B	25' hgt. 15' w	CLASS I
QR	Quercus robur x alba Streetspire Oak	2" B&B	45' hgt. 15' w	CLASS II
ZS	Zelkova serrata 'Halka' Halka Zelkova	2" B&B	45' hgt. 35' w	CLASS II
<b>CONIFEROUS TREES</b> SEE DETAIL 1/L2.0				
PB	Picea pungens 'Bacheri' Bacheri Spruce	6" B&B	15' hgt. 8' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	30' hgt. 15' w	CONIF.
CD	Cedrus deodara 'Aurea' Golden Deodar Cedar	8'-10" B&B	35' hgt. 20' w	CONIF.
<b>GROUND COVERS/ GRASSES/ PERENNIALS</b> SEE DETAIL 4/L2.0				
o	Coreopsis verticillata 'NCORSG Sunstar Gold Coreopsis	1 Gal.	2' hgt. x 2' wide	
o	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
o	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
o	Sedum spectabile 'Black Beauty' Black Beauty Sedum	1 Gal.	2' hgt. x 2' wide	
o	Penstemon x mexicali 'P008S' Red Rocks Penstemon	1 Gal.	2' hgt. x 3' wide	
o	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
<b>SHRUBS</b> SEE DETAIL 5/L2.0				
o	Buxus x 'Green Velvet' Green Velvet Boxwood	5 Gal.	4' hgt. x 4' wide	
o	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
o	Cornus alba 'Baillhali' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
o	Picea pungens 'Globoosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
o	Physocarpus opulifolius 'Seaward' Summer Wine Ninebark	2 Gal.	5' hgt. x 6' wide	
o	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
o	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 4' wide	
o	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

### CALLOUT LEGEND

	40' VISION TRIANGLE
	OPEN LAWN SPACE
	5'-0" WIDE CONCRETE PATHWAY
	START FENCE LINE AT BUILDING SETBACK PER OWNER/BUILDER.

**LEAVITT & ASSOCIATES ENGINEERS, INC.**  
 STRUCTURAL \* CIVIL SURVEYING  
 1324 FIRST STREET SOUTH NAMPA, IDAHO 83651  
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 EMAIL NP@LEAVITTEENGINEERS.COM

Original sealed by: [Signature]  
 Date: 4/18/2023

**OLIVER ESTATES SUB. NO. 1 OVERALL LANDSCAPE PLAN**

Job Number: SBB22-104  
 Checked By: JGM  
 Drawn By: JRB  
 Delivery Date: 4/18/2023

**OLIVER ESTATES SUBDIVISION STAR, IDAHO**  
 OWNER/DEVELOPER:  
 ALTECCA CONSTRUCTION  
 503 S. THORNWOOD WAY  
 MERIDIAN, ID 83642  
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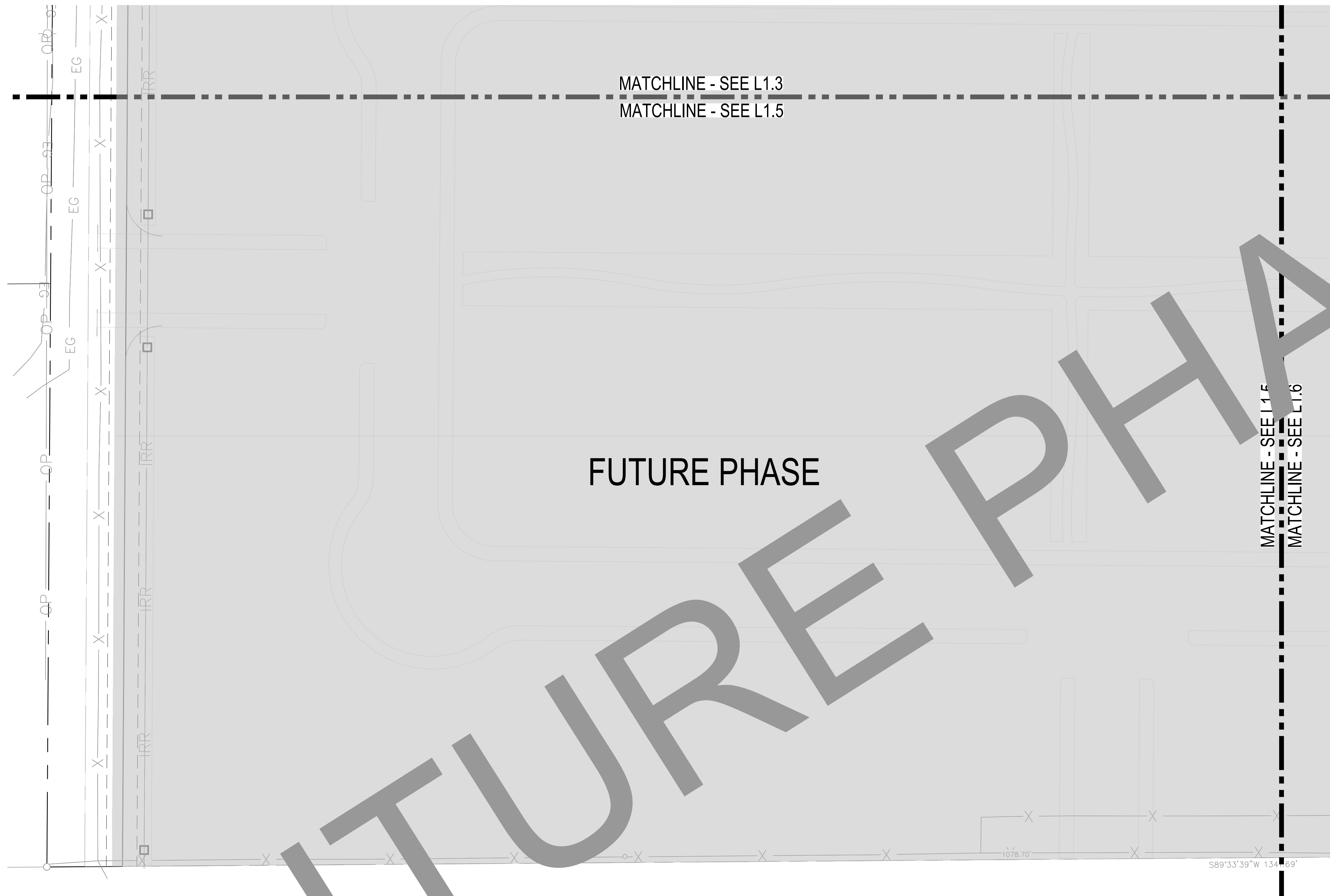
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 South Landscape Architecture P.C.  
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SCALE: 1"=30'  
 Sheet Number: L1.4



### LANDSCAPE LEGEND

	PLANTS TO BE INSTALLED		RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
	CUT EDGE, SEE DETAIL 3/L2.0		NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 8/L2.0
	6' SOLID TURF, SEE DETAIL 7/L2.0		QUANTITY IDENTIFICATION KEY
	6' WROUGH TURF, SEE DETAIL 8/L2.0		

### PLANT SCHEDULE

NOTE: All plants are to be installed at 100% Maturity

KEY	BOTANICAL	PLANTING	PLANT SIZE	CLASS
			SEE DETAIL 2/L2.0	
	Platanoides 'Columnna'	2" B&B	40' hgt. 25' w	CLASS II
	Parkway Maple			
AL	Amelanchier laevis 'JFS-2'	2" B&B	28' hgt. 20' w	CLASS I
	Spring Flurry Serviceberry			
BN	Petula nigra	2" B&B	40' hgt. 30' w	CLASS II
	River Birch			
GT	Quercus 'Skyline'	2" B&B	45' hgt. 35' w	CLASS II
	Black Oak			
PC	Prunus cerasifera 'Thundercloud'	2" B&B	20' hgt. 20' w	CLASS I
	Thundercloud Plum			
	Prunus sargentii 'JFS-KW58'	2" B&B	25' hgt. 15' w	CLASS I
	Pink Flair Cherry			
QR	Quercus robur x alba	2" B&B	45' hgt. 15' w	CLASS II
	Streetspire Oak			
ZS	Zelkova serrata 'Halka'	2" B&B	45' hgt. 35' w	CLASS II
	Halka Zelkova			

### CONIFEROUS TREES

SEE DETAIL 1/L2.0

PB	Picea pungens 'Bacheri'	6' B&B	15' hgt. 8' w	CONIF.
	Bacheri Spruce			
PF	Pinus flexilis 'Vanderwolf's Pyramid'	6' B&B	30' hgt. 15' w	CONIF.
	Vanderwolf's Limber Pine			
CD	Cedrus deodara 'Aurea'	8'-10' B&B	35' hgt. 20' w	CONIF.
	Golden Deodar Cedar			

### GROUND COVERS/ GRASSES/ PERENNIALS

SEE DETAIL 4/L2.0

	Coreopsis verticillata 'TNCORSG'	1 Gal.	2' hgt. x 2' wide
	Sunstar Gold Coreopsis		
	Calamagrostis x. acutiflora 'Overdam'	1 Gal.	3' hgt. x 2' wide
	Dwarf Feather Grass		
	Hemerocallis x 'Stella De Oro'	1 Gal.	18" hgt. x 2' wide
	Stella De Oro Daylily		
	Sedum spectabile 'Black Beauty'	1 Gal.	2' hgt. x 2' wide
	Black Beauty Sedum		
	Penstemon x mexicali 'P008S'	1 Gal.	2' hgt. x 3' wide
	Red Rocks Penstemon		
	Phlox subulata 'Candy Stripe'	1 Gal.	6" hgt. x 3' wide
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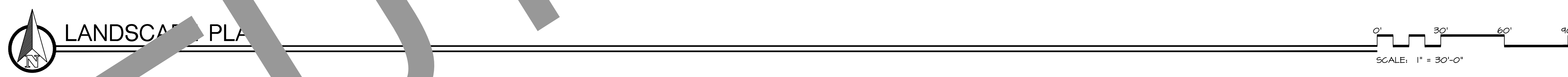
### SHRUBS

SEE DETAIL 5/L2.0

	Buxus x 'Green Velvet'	5 Gal.	4' hgt. x 4' wide
	Green Velvet Boxwood		
	Berberis thunbergii 'Helmond Pillar'	2 Gal.	3' hgt. x 2' wide
	Helmond Pillar Barberry		
	Cornus alba 'Bailhalo'	5 Gal.	6' hgt. x 6' wide
	Ivory Halo Dogwood		
	Picea pungens 'Globosa'	5 Gal.	4' hgt. x 6' wide
	Dwarf Globe Blue Spruce		
	Physocarpus opulifolius 'Seaward'	2 Gal.	5' hgt. x 6' wide
	Summer Wine Ninebark		
	Rosa x 'Noasplash'	2 Gal.	2' hgt. x 4' wide
	Pink Splash Groundcover Rose		
	Spiraea japonica 'Goldmound'	2 Gal.	3' hgt. 4' wide
	Goldmound Spirea		
	Viburnum plicatum tomentosum 'Mariesii'	5 Gal.	6' hgt. 10' wide
	Doublefile Viburnum		

### CALLOUT LEGEND

- 40' VISION TRIANGLE
- OPEN LAWN SPACE
- 5'-0" WIDE CONCRETE PATHWAY
- START FENCE LINE AT BUILDING SETBACK PER OWNER/BUILDER.



FUTURE PHASE

**LEAVITT & ASSOCIATES ENGINEERS, INC.**  
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 EMAIL NP@LEAVITTEENGINEERS.COM

Original sealed by: [Signature]  
 Date: [Date]

**OLIVER ESTATES SUB. NO. 1 OVERALL LANDSCAPE PLAN**

Job Number: JGM SBB22-104  
 Checked By: JRB  
 Drawn By: JRB  
 Delivery Date: 4/18/2023

**OLIVER ESTATES SUBDIVISION STAR, IDAHO**

OWNER/DEVELOPER:  
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 503 S. THORNWOOD WAY  
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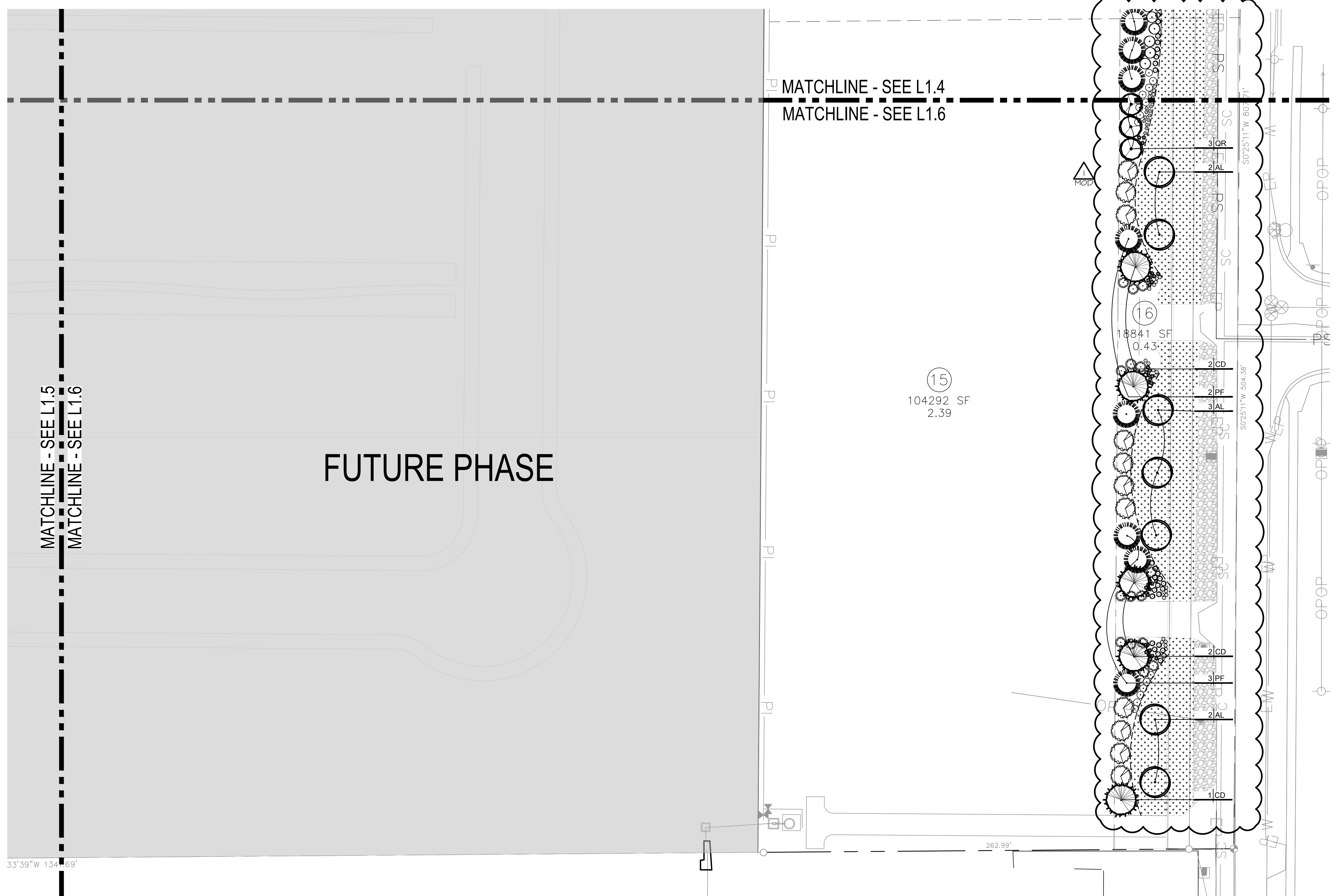
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### LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
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### PLANT SCHEDULE

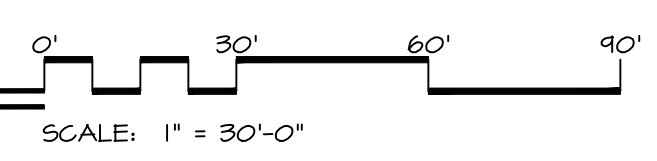
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	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

### CALLOUT LEGEND

- ① 40' VISION TRIANGLE
- ② OPEN LAWN SPACE
- ③ 5'-0" WIDE CONCRETE PATHWAY
- ④ START FENCE LINE AT BUILDING SETBACK PER OWNER/BUILDER.

## LANDSCAPE PLAN



**LEAVITT & ASSOCIATES ENGINEERS, INC.**  
STRUCTURAL \* CIVIL SURVEYING

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Redesign original: [Signature]

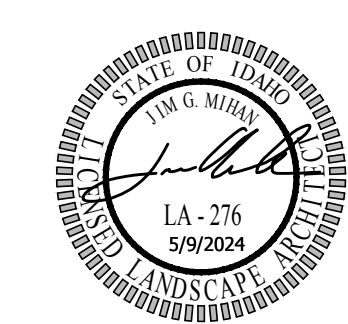
**OLIVER ESTATES SUB. NO. 1 OVERALL LANDSCAPE PLAN**

Job Number: SBB22-104  
Checked By: JGM  
Drawn By: JRB  
Delivery Date: 4/18/2023

**OLIVER ESTATES SUBDIVISION STAR, IDAHO**

OWNER/DEVELOPER:  
**ALTECCA CONSTRUCTION**  
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# LANDSCAPE SPECIFICATIONS

- SEE CIVIL ENGINEERING PLANS FOR ALL SITE CLEARING AND ROUGH GRADE WORK. FINISH GRADE 1" OF DESIGN GRADE. COORDINATE ALL LANDSCAPE WORK WITH CIVIL DRAWINGS. SEE ARCHITECTURAL SITE PLAN FOR ALL SITE ELEMENTS NOT SHOWN ON LANDSCAPE PLAN.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- CONTRACTOR SHALL REPORT TO OWNER'S REPRESENTATIVE ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK PRIOR TO BEGINNING WORK. COORDINATE WORK SCHEDULE AND OBSERVATIONS PRIOR TO CONSTRUCTION STARTUP.
- BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
- ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 - "AMERICAN STANDARD FOR NURSERY STOCK". ACCEPTANCE OF PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE. PLANT MATERIAL SHALL BE PROVIDED BY LICENSED NURSERY OR WHOLESALE GROWER. NO BARE ROOT STOCK ALLOWED. SEE DETAILS FOR FURTHER PLANTING REQUIREMENTS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- PLANT ALL TREES AND SHRUBS PER DETAILS. USE APPROVED PLANTING SOIL AS SPECIFIED IN PLANTING SOIL NOTES OR APPROVED EQUAL. USE WHEN BACK FILLING TREE AND SHRUB PITS.
- WATER PLANTS THOROUGHLY AFTER PLANTING.
- REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND TYPE AT NO COST TO OWNER. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN CERTIFIED BY OWNER'S REPRESENTATIVE. PLANTS NOT IN A HEALTHY GROWING CONDITION AFTER ONE (1) YEAR SHALL BE REPLACED AT NO COST TO OWNER EXCEPT FOR LOSS DUE TO CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR. INSPECTION AND ACCEPTANCE TO BE DONE BY OWNER'S REPRESENTATIVE.
- LIMIT SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
  - SPREAD PLANTING SOIL TO A COMPACTED DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
  - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
  - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED. UNCHANGED SUBGRADES: IF TURF OR SHRUBS ARE TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
    - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
    - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING PLANTING SOIL NOTES AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
    - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.
- MAINTAIN ALL LANDSCAPING FOR 30 DAYS AFTER COMPLETION OF LANDSCAPING OR UNTIL SUBSTANTIAL COMPLETION, WHICHEVER IS LATER. THIS WILL INCLUDE WATERING, MOWING, AND REPLACING LAWN THAT IS NOT IN A HEALTHY GROWING STATE.
- BEGIN PLANTING ONLY AFTER INSTALLATION AND ACCEPTANCE OF THE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM AND ACCEPTANCE OF FINISH GRADING BY OWNER'S REPRESENTATIVE.
- THE FOLLOWING LANDSCAPE INSPECTIONS SHALL BE MADE BY THE OWNER'S REPRESENTATIVE AFTER AT LEAST 48 HOURS NOTICE HAS BEEN GIVEN BY THE CONTRACTOR:
  - AFTER GRADING HAS BEEN COMPLETED AND BEFORE IRRIGATION HAS BEEN INSTALLED.
  - AFTER INSTALLING THE IRRIGATION MAINLINE.
  - AFTER IRRIGATION HAS BEEN COMPLETED AND BEFORE PLANTING HAS BEEN INSTALLED.
  - AFTER COMPLETION OF THE INSTALLATION OF ALL PLANT MATERIALS.
  - AFTER ALL WORK HAS BEEN COMPLETED (SUBSTANTIAL COMPLETION).
- ALL PLANTING BED AREAS SHALL BE COVERED IN A MINIMUM OF 3" DEPTH OF 1" MINUS CRUSHED AND WASHED BLACK AND TAN BASALT LANDSCAPE MULCH OVER DEWITT PRO 5 WEED FABRIC. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SAMPLE OF MULCH MATERIAL FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- AGRIFORM TABLETS(20-10-5) ARE TO BE ADDED TO THE PLANTED MATERIALS IN THE FOLLOWING QUANTITIES: 1 PER 1 GALLON SHRUB, 2 PER 2 OR 3 GALLON SHRUB, 3 PER 5 GALLON SHRUB, AND 6 PER TREE. DISTRIBUTE EQUALLY IN ROOT ZONE OF EACH PLANT.
- AFTER PLANTING, APPLY PRE-EMERGENT(ELANCO, XL, RONSTAR, SURFLAN, OR APPROVED EQUAL) PRIOR TO APPLICATION OF MULCH.
- UPON COMPLETION OF PLANTING OPERATION, CLEAR SITE OF DEBRIS, SUPERFLUOUS MATERIALS AND EQUIPMENT, ALL OF WHICH SHALL BE ENTIRELY REMOVED FROM PREMISES. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OR IRRIGATION ACTIVITIES AND PROPERLY DISPOSE OF OFF SITE.
- PROVIDE WRITTEN INSTRUCTIONS ON MAINTENANCE REQUIREMENTS TO OWNER.
- MAINTAIN TREES BY PRUNING, CULTIVATION AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES FREE OF INSECTS AND DISEASE.
- ALL PLANTING AREAS TO BE SEPARATED FROM ALL LAWN AREAS WITH APPROVED LANDSCAPE EDGING PER PLANS - SEE DETAIL.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

# RIGHT OF WAY LANDSCAPE NOTES

- COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- ANY PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET LOCAL JURISDICTIONAL STANDARDS.

# PLANTING SOIL NOTES

- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM. FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM.
  - STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 1/2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES OF PLANTING SOILS SHALL BE TESTED FOR ACIDITY, FERTILITY, ORGANIC MATTER AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY. SUBMIT TOPSOIL ANALYSIS TEST RESULTS FROM TESTING LABORATORY WITH RECOMMENDATIONS FOR IT TO MEET REQUIREMENTS TO THE LANDSCAPE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET.
- AT A MINIMUM, PREPARE SOIL IN ALL AREAS BY SPREADING A 15-15-15 FERTILIZER AT 7.5 POUNDS PER 1000 SQUARE FEET OF SURFACE AREA AND AN MANURE COMPOST (OR APPROVED EQUAL) AT 3 CUBIC YARDS PER 1000 SQUARE FEET OF SURFACE AREA OVER FINISH GRADE AND ROTO-TILL INTO TOP 6" OF SOIL. FOLLOW ALL IMPROVEMENT RECOMMENDATIONS OF SOIL TEST RESULTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
  - PROVIDE APPROVED IMPORTED TOPSOIL, OR
  - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
  - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
  - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, ORGANIC MATTER, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
- NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

# GENERAL NOTES

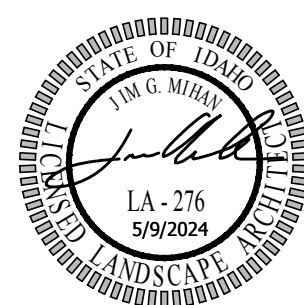
- CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES. PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK HOUND ALL PLANTING AREAS PRIOR TO PLANTING, TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) AND EXTRANEIOUS MATERIAL OR DEBRIS.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL, SUBSTITUTIONS FROM OWNER'S REPRESENTATIVE PRIOR TO ORDERING OR INSTALLATION. FAILURE TO COMPLY WILL REQUIRE THE REMOVAL OF MATERIALS AT NO COST TO THE OWNER AND REPLACED WITH APPROVED MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 3:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES.
- ALL ROCK MATERIALS TO BE OBTAINED FROM LOCAL SOURCE OR APPROVED EQUAL.

# WEED ABATEMENT

- ALL AREAS TO BE PLANTED OR HYDROSEEDDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH 'ROUND-UP' (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF 'ROUND-UP' TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.
- COORDINATE WITH CIVIL FOR ALL WEED ABATEMENT REQUIREMENTS

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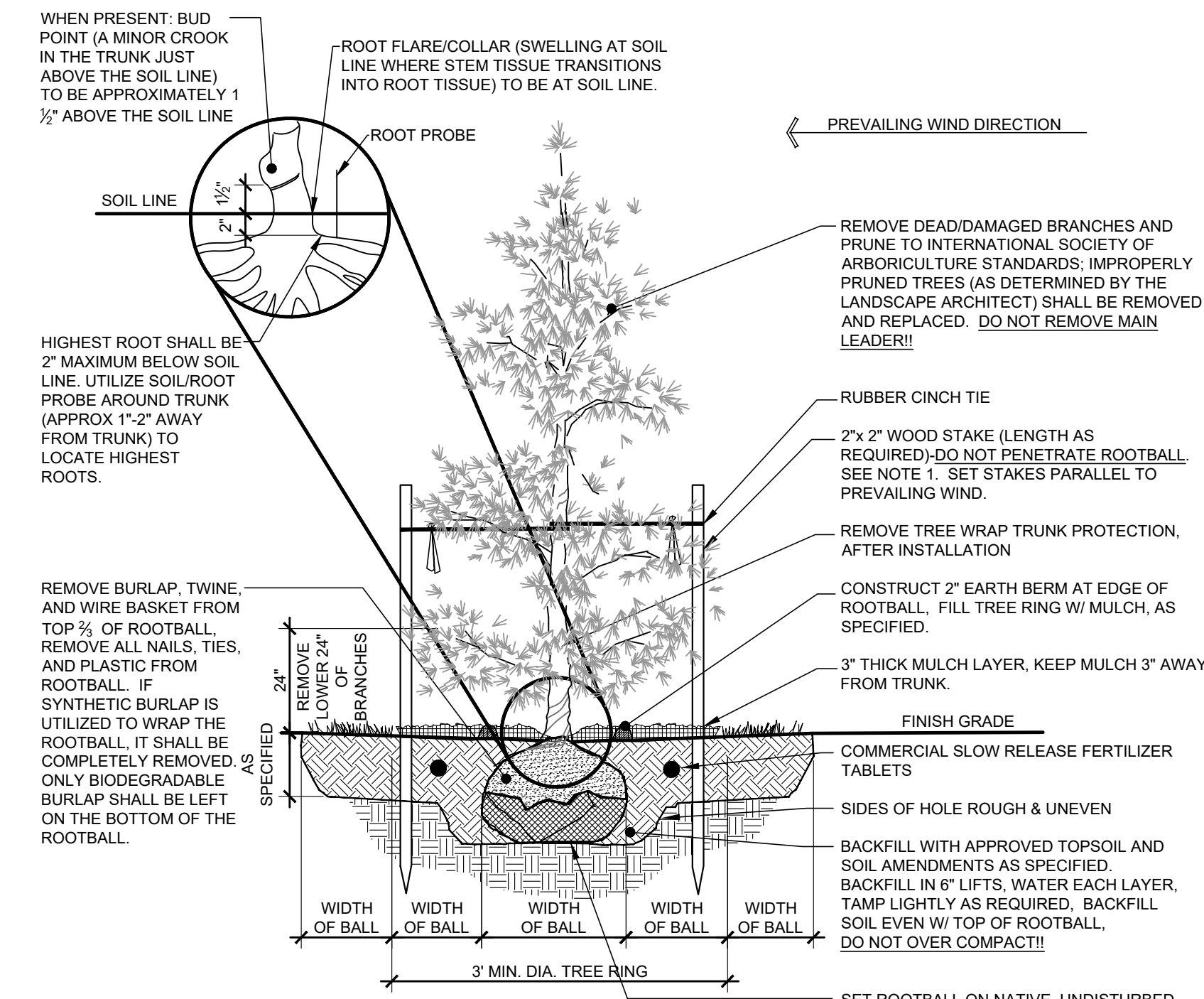
Original sealed by: \_\_\_\_\_  
 Date original signed: \_\_\_\_\_  
 An original document is on file at the office of South Beck & Baird Landscape Architecture, PC.

**OLIVER ESTATES SUB. NO. 1 OVERALL LANDSCAPE PLAN**  
 Job Number: JGM  
 SBB22-104  
 Checked By: JRB  
 Drawn By: JRB  
 Delivery Date: 4/18/2023

**OLIVER ESTATES SUBDIVISION STAR, IDAHO**  
 OWNER/DEVELOPER:  
**ALTECCA CONSTRUCTION**  
 503 S. THORNWOOD WAY  
 MERIDIAN, ID 83642  
 PHONE (208) 502-0758  
 DUANE@ALTECCA.COM

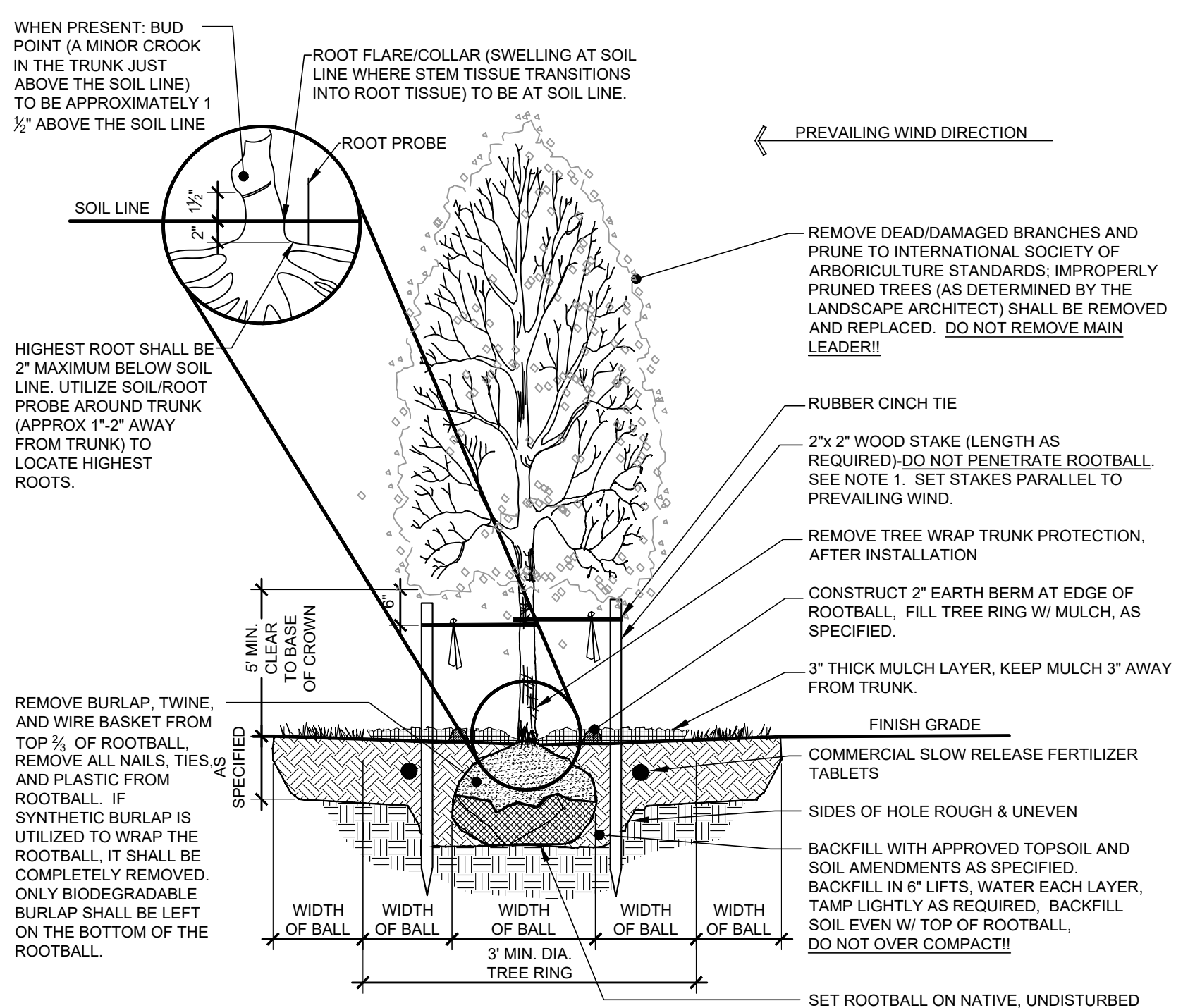
No.	05/09/24	SBB	DESIGN REVIEW MODIFICATION
DATE	BY	DESCRIPTION	REVISIONS

SCALE: NTS  
 Sheet Number: L2.0



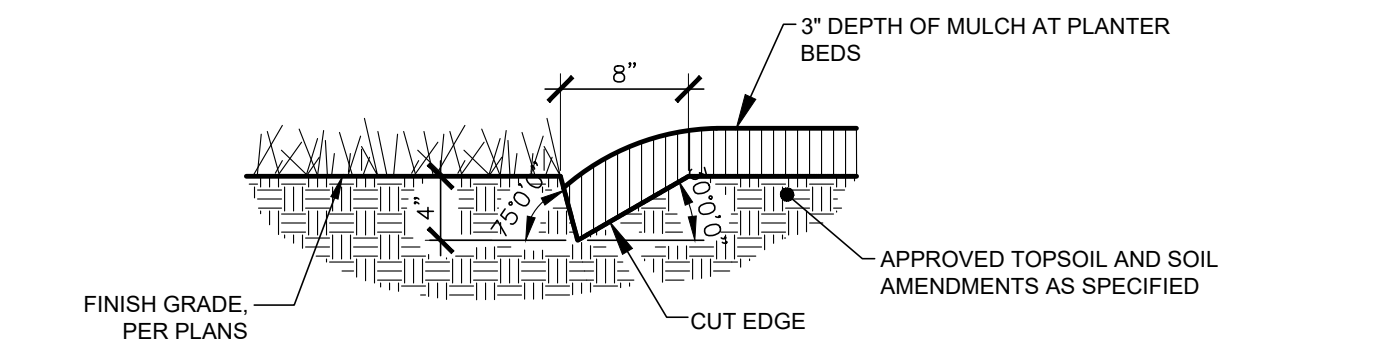
- NOTES:**
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
  2. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
  3. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
  4. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
  5. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

**1 CONIFEROUS TREE PLANTING** NOT TO SCALE

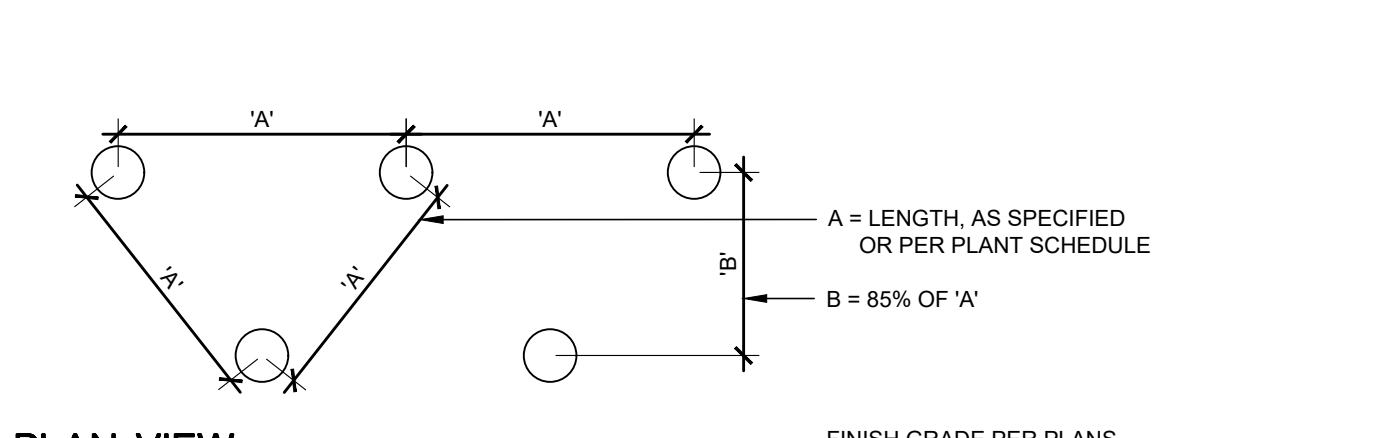


- NOTES:**
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
  2. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
  3. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
  4. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
  5. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
  6. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOF #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. EXTEND ROOT BARRIER TO 80% OF MATURE TREE CANOPY. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

**2 DECIDUOUS TREE PLANTING** NOT TO SCALE

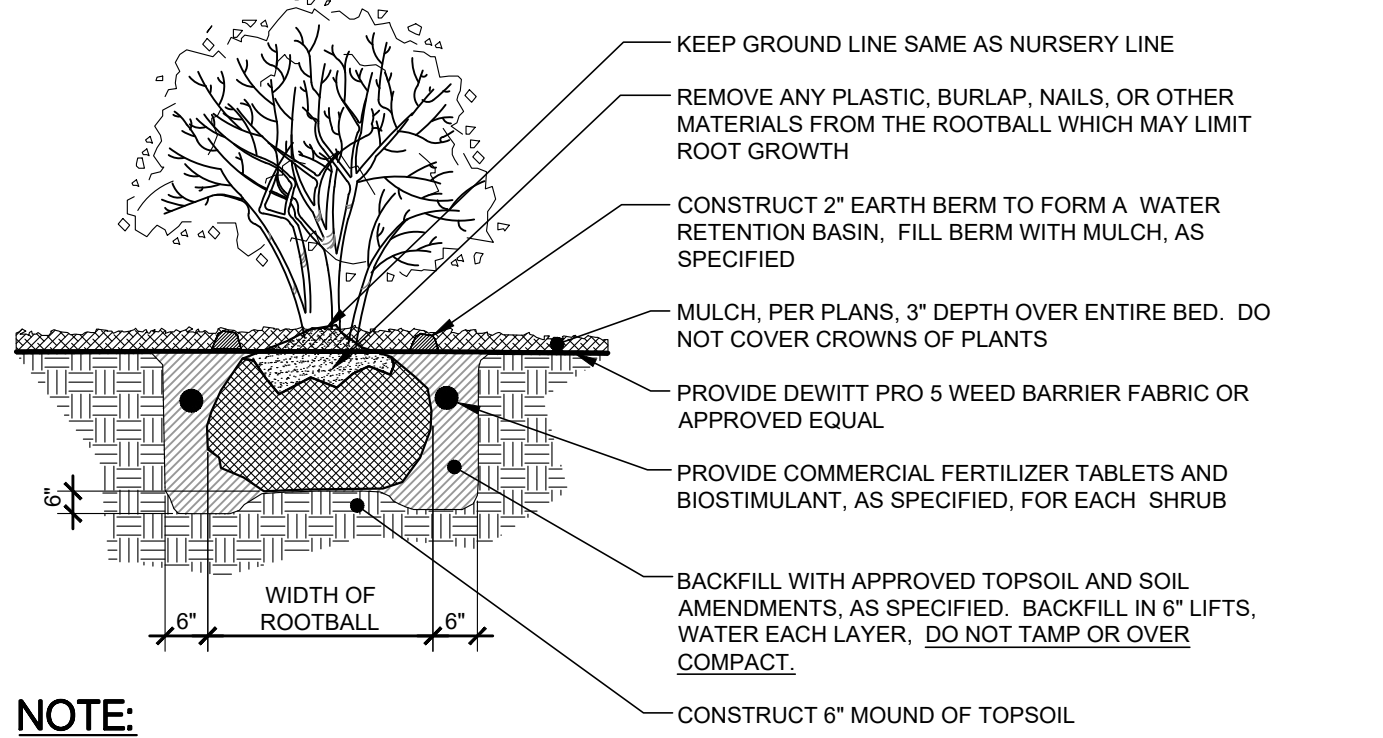


**3 PLANTER BED CUT EDGE** (TYPICAL AT TREES IN TURF AREAS) NOT TO SCALE



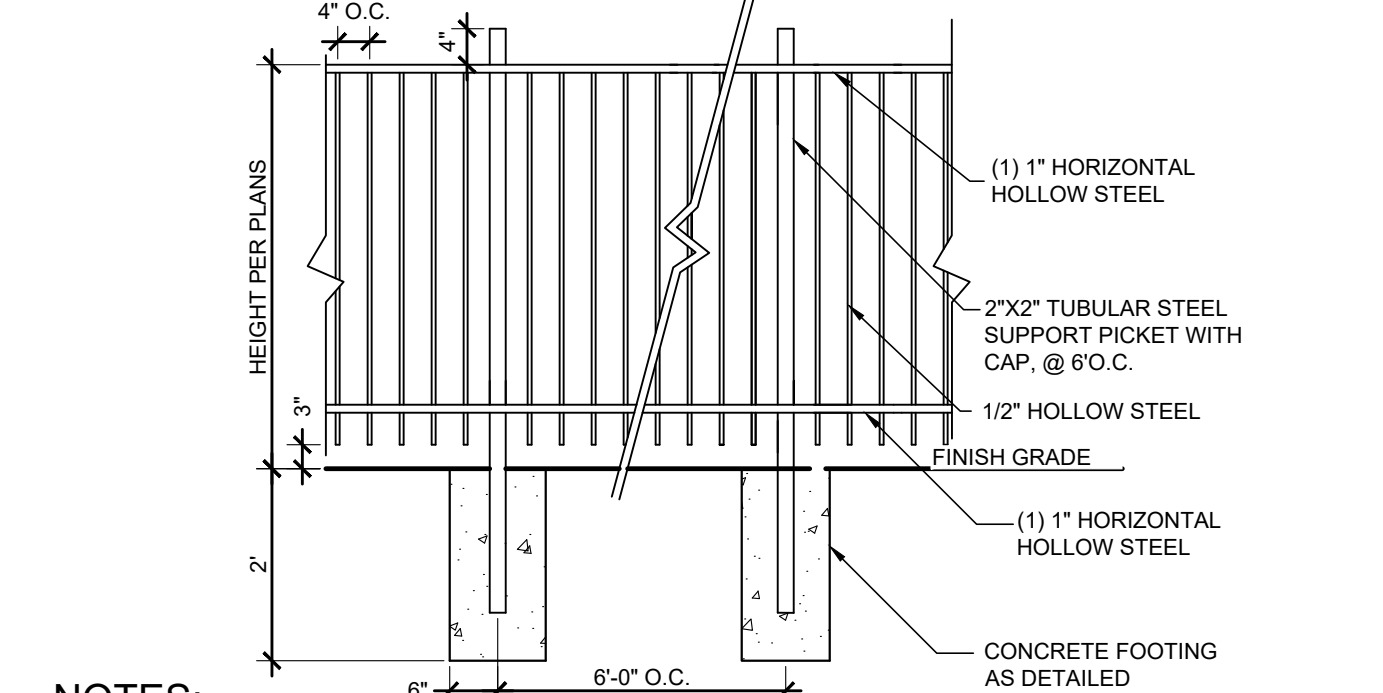
- NOTES:**
1. ALL GROUND COVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
  2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

**4 PERENNIAL & GROUND COVER PLANTING** NOT TO SCALE



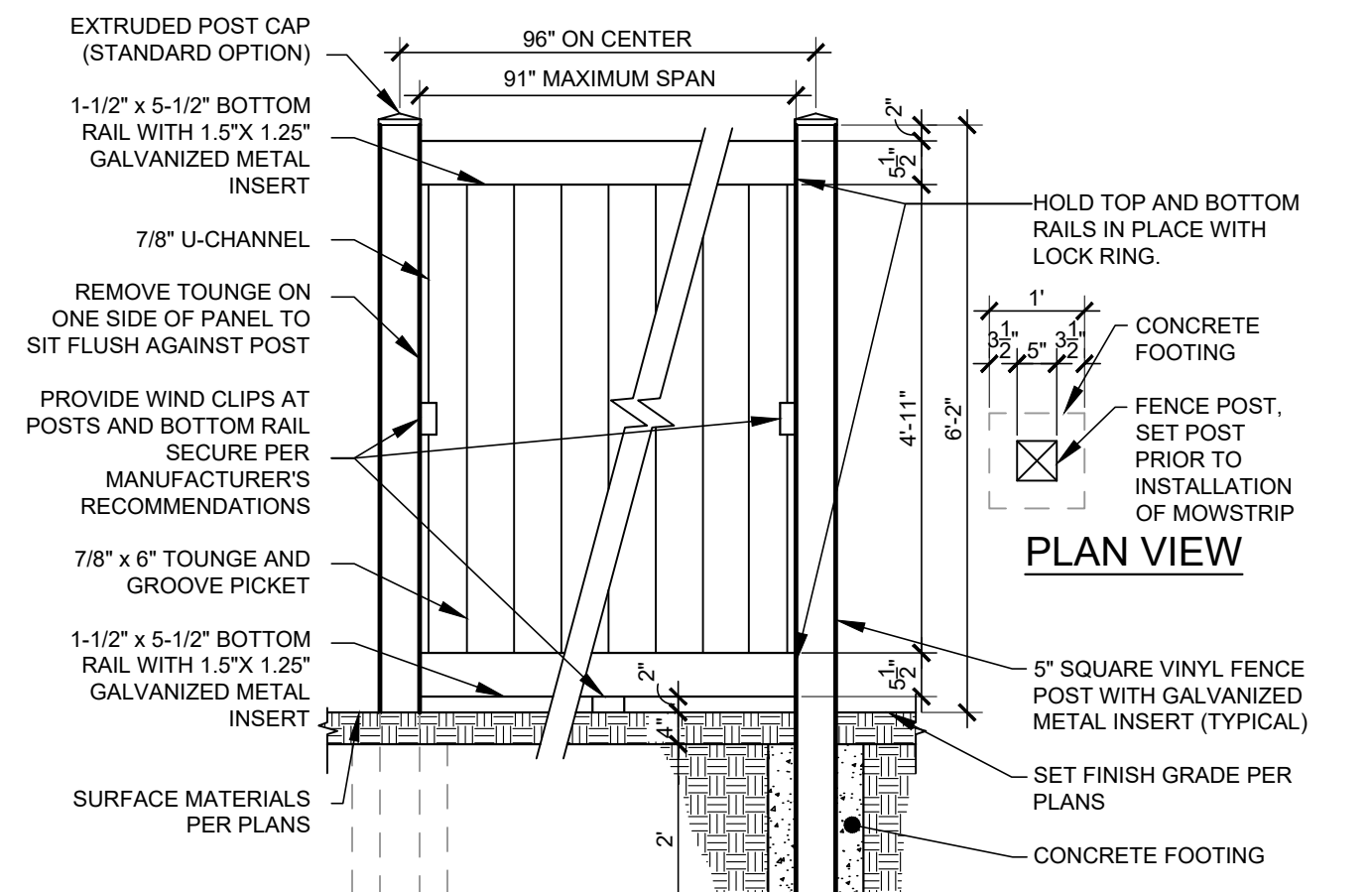
- NOTE:**
1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
  2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

**5 SHRUB PLANTING** NOT TO SCALE



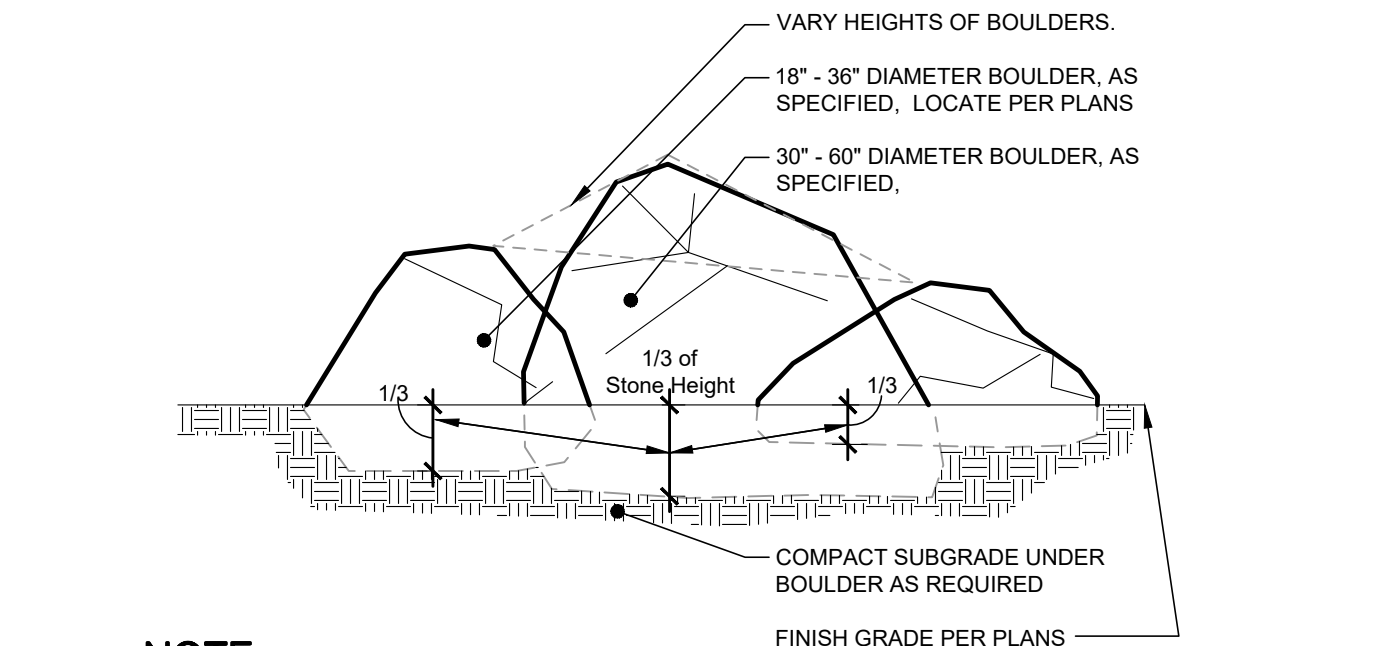
- NOTES:**
1. REFER TO PLANS FOR FENCE LOCATIONS.
  2. CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
  3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  4. WROUGHT IRON TO BE PAINTED WITH ELECTRO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

**6 WROUGHT IRON FENCE** Scale: 1/2"= 1'-0"



- NOTES:**
1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
  2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
  3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

**7 VINYL FENCE PANEL** SCALE: 1/2"= 1'-0"



- NOTE:**
1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
  2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION.
  3. CLEAN BOULDERS OF SOIL AND LOOSE DEBRIS.
  4. WHEN PLACING BOULDERS, BURY 1/3 TO 1/2 OF BOLDER BELOW FINISH GRADE.
  5. DO NOT SCAR OR DAMAGE BOULDERS.
  6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF (6), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).

**8 BOULDER INSTALLATION** NOT TO SCALE

**OLIVER ESTATES SUB. NO. 1 OVERALL LANDSCAPE PLAN**

OLIVER ESTATES SUBDIVISION STAR, IDAHO  
 OWNER/DEVELOPER: ALTECCA CONSTRUCTION  
 503 S. THORNWOOD WAY MERIDIAN, ID 83642  
 PHONE (208) 502-0758 DUANE@ALTECCA.COM

No.	DATE	BY	DESCRIPTION	REVISIONS
05/09/24	SBB		DESIGN REVIEW MODIFICATION	



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



Brad Little, Governor  
Jess Byrne, Director

July 24, 2024

Shawn L. Nickel  
Planning Director and Zoning Administrator  
Star City Hall  
P.O. Box 130  
Star, Idaho 83669  
[snickel@staridaho.org](mailto:snickel@staridaho.org)

Subject: Oliver Estates Final Plat Phase 1  
Files No. FP-24-08

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), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

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



June 5, 2024

Leavitt and Associates Engineering  
1324 First Street South  
Nampa, ID 83651  
Attention: Jimmy Church, P.E.

Star City Hall  
10769 West State Street  
Star, ID 83669  
Attention: Shawn Nickel

**RE: Oliver Estates Subdivision  
Improvement Drawings—Submittal 1**

Highway District No. 4 (HD4) has reviewed the first submittal of Oliver Estates Subdivision dated 9/20/23 and final plat dated 5/23/24. Please know, ACHD maintains Can-Ada Road. Any work on Can-Ada Road requires a utility permit from ACHD. This includes but no limited to pressure sewer install, water install, saw cut of pavement for frontage improvements and gravity irrigation connection at Stump/Can-Ada. Please see below the following comments:

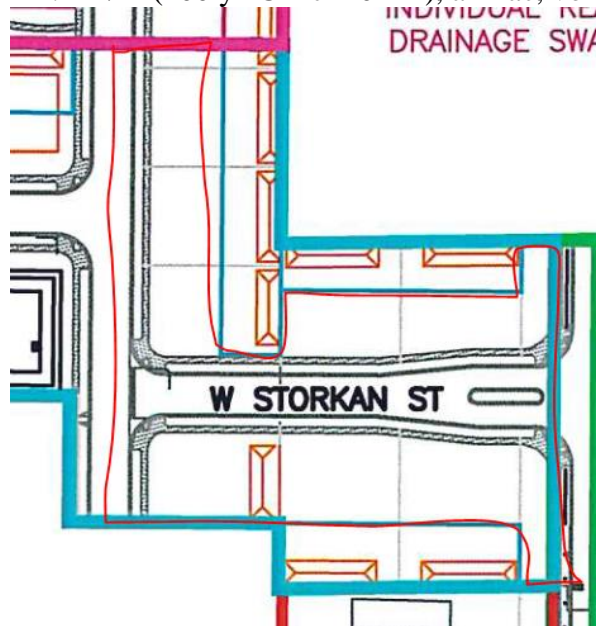
Final Plat

1. L1, Line table missing. Please add dimension
2. 1"=70' scale is cumbersome. Consider different scale
3. Revise Notes:
  - a. Common Lot Block 1 Lot 16= ROW
  - b. Block 1 lots 13-15 are not ROW
4. Width of Lot 16 Block 1 should be 42'. Lack of dimensioning is challenging given scale. Common lot adjacent to this right-of-way has an 8' sidewalk easement.
5. Add sheet showing details of Can-Ada road at north ROW limits
6. Add common driveway easement Block 1 Lots 2 & 3 and Block 3 lots 3 & 4.
7. Update references from Canyon Highway District No. 4 (CHD4) to Highway District No. 4 (HD4)
8. Add on certificate of owner's page, "The public streets and rights-of-ways shown on this plat are dedicated to the public forever."
9. Revise note 6 to match, "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."
10. Add note, "The Homeowners Association or adjacent property owner is responsible for maintaining sidewalk within the right-of-way and outside of the right-of-way including any and all amenities (lawns, landscaping, etc.) approved by the District to be within the public right-of-way. "
11. Add note, "Except for Lot 1 Block 3, no direct access to adjacent collectors and arterial roadways is allowed."
12. Show access easement for Lot 1 Block 3 across common lot.
13. Appears a PI station is located on Lot 1 Block 3. Should consider an access easement across common lot for that PI station and if need be easement for others to cross onto the property to maintain the PI station.
14. Extend easements across frontage of common lots 9, 14, 38 for sidewalk and PUDI

15. Block 1 lots 9 & 38. These are drainage ponds. Please show accordingly. Review Lot 9 location of sewer lift station and drainage pond
16. Setback of 70' applies from the east section line of Section 12. Setback also applies from the quarter-section line at the south boundary of the NE ¼--applicant can apply for waiver for this location.
17. Add note, "2' wide sidewalk easement is reserved adjacent to Can-Ada Road ROW. Except along Can-Ada Road, an eight (8) foot wide sidewalk easement is hereby reserved adjacent to residential lot lines common to a public right-of-way, and adjacent to Block 1 Lot 16."

Improvement Drawings

1. Landscape island at entry was removed from approved preliminary plat. Is this island desired? If desired, please coordinate with final plat.
2. What is intention related to landscaping of common lots adjacent to roads and landscape strip between curb and sidewalk?
  - a. Please provide landscape plan
3. Please add existing conditions and demo sheet to better depict changes.
4. Provide confirmation from irrigation district, star sewer and water, and Star City improvements are acceptable prior to HD4 plan acceptance.
5. Drainage calcs page 16 pipe sizing. Please review % of flow aka tributary area. For example at inlet 1, tributary area is 2 acres (see red line below) or 33% of total tributary area. Given  $C=0.62$ ,  $i=2.2$  in/hr (100 yr @  $T_c=20$ min),  $a=2$  ac, volume= 2.73 CFS



6. Please also apply findings into drawing.
7. ADS not accepted for storm drainage. Can use C-900 under roads and sidewalk. From S&G Traps to pond could consider gravity sewer pipe.
8. Please make sure to include all sheets (sheet 1.1 master utility index was missing)
9. Pedestrian curb ramp width=5'



Sheet 1

1. Show two section/quarter corners
2. Confirm NAD 83

Sheet 2

1. Add note, "Plant mix paving shall be class 3 with a nominal maximum aggregate size of ½". PG 64-28 (Performance Grade Asphalt Binder) shall be used. A minimum of 0.5% Anti-Stripping additive is specified."
2. General note 5 applies to Can-Ada Road only. Please reference Can-Ada Road in the note.
3. Change all references in all sheets from Canyon Highway District No. 4 (CHD4) to Highway District No.4 (HD4).
4. For interior roads provide pavement design using TI 7 and you can consider using max R-value of 33 for subgrade.
5. Please match Can-Ada Road improvements to ACHD improvements east side of road. 17' from CL, 3' gravel shoulder, drainage. Sidewalk by cash deposit. Back of sidewalk at ROW. Require 2' s/w easement to remain flat in common lot adjacent to Can-Ada.
6. Specify Max aggregate size of "6" pit run" in call outs.
7. Is there drainage retention planned for Stump Lane North/South?

Sheet 3

1. Where does Phase 2 drainage go? Uses pond #2?
2. Label sand and grease traps in plan view

Sheet 4

1. Review pipe type. By note Middleton Mill requires RCP, plans show PVC.
2. Add dimension line from road centerline to edge of pipe.
  - a. Show road centerline
  - b. Show section line
3. What is easement for the irrigation line?
4. Pump station access will need an easement across common lot. Furthermore, likely need easement for personnel to maintain said station.

Sheet 5

1. Confirm existing pipe condition with ACHD at crossing of Can-Ada Road. Remove and replace per ACHD direction.
2. Show irrigation easement on final plat and in improvement drawings
3. Irrigation pipe @ B2 and B3 to be C900 or class 3 RCP.
4. Please show proposed road elevation at the B2/B3 crossing
5. Plans called for 42' ROW dedication and 8' sidewalk easement. Irrigation ditch appears in the way. Thoughts on shifting pipe east and use an easement so building lot size not reduced?
6. Remove fence in Stump North/South
7. Top of Box B6 and B7 appears to be below ground

Sheet 6

1. Frontage improvements match ACHD (east side of Can-Ada), 17' of pavement measured from CL, 3' gravel shoulder. Sidewalk via cash deposit. Do please provide 2' easement adjacent to Can-Ada Road ROW for sidewalk easement.
  - a. ACHD dedicated ROW from section line but made improvements measured from centerline. In the event ACHD does not shift road 4' east to align on section line at future rebuild provide 2' easement in common lot will gain an additional 2' of space to develop said road.
2. Frontage improvements only apply from sta 8+56.84-10+31.25. Include pavement taper north of 10+31.25 and south of 8+56.84
3. Include type 3 barricade south of 8+56.84
4. Curb for Storkan and driveway approach is still required
5. Which line is ROW?
6. Please call out all radii at TBC
7. Remove ped ramps that direct peds to cross Can-Ada. No ped crossing at this location
8. In road profile can you show profile of road at saw cut and profile of road at EP?
9. Please show in plan view existing centerline and section line.

Sheet 7

1. Review 25 mph rate of curvature for stopping sight distance of sag and crest curves in AASHTO and apply to all sheets.
2. Ped x-ing across Oliver does not have a ramp to receive ped. Please add ramp.
3. Show grades% of ped x-ing of Oliver
4. KN 21= c-900
  - a. SD pipes under roads and sidewalks shall be c-900. Leaving S&G traps into pond can use gravity sewer pipe.
5. Please show storm drainage pipe in road profile. All sheets
6. No mail delivery allowed along Can-Ada Road. Use cluster box within subdivision. No mail delivery along Storkan

Sheet 8

1. Please reference concrete sidewalk approach standard drawing from ISPWC for emergency access approach or given rolled curb are there other options?
2. Is there a plan view of Stump Lane swale construction or just cross section? Please add plan view as well.
3. KN 7 applies for Stump N/S as well
4. Review 18" pipe vertical scale
5. SDMH has two 12" inverts in. Consider clarifying this in profile view notation
6. SD pipes under roads and sidewalks shall be c-900. Leaving S&G traps into pond can use gravity sewer pipe.
7. Review lot numbers, some missing
8. See Sheet 5 comments regarding irrigation
9. Add vertical curve at 15+97.53

Sheet 9

1. Review ped x-ing grades. Appears at 9% for ped ramp located on north side of road

Sheet 10

1. Plan view of sewer lines are wiped-out. Please remove wipe out or text box with white fill as it covers the sewer line linetype.

Sheet 13

1. Water profile not included. Please reaffirm General Water note 3 regarding 4' of cover

Sheet 14

1. Provide water valve @ Oliver crossing

Sheet 17

1. Can pressure sewer be located at edge of shoulder widening?
  - a. Location should allow install without closing the SB lane.
2. Show existing and proposed road surface in profile. Perhaps this is shown but callouts and linetype did not show.
3. Provide 4' cover measured from top of pavement

Sheet 18

1. Please provide 2' of 2% or flatter slope behind sidewalk. Unable to confirm slope from this point. Please know, max 3:1 applies. Please depict this information for staff confirmation.

Sheet 19

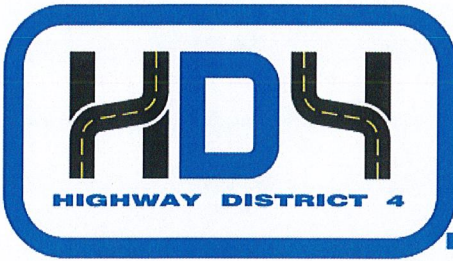
1. Show striping of Can-Ada road
2. Include type 3 barricade south of 8+56.84
3. Type 3 barricade at stub road, "Roadway to be extended in the future"
4. Add street names to all inside corners
5. Striping of fog line that was saw cut.

If you have any questions please call.

Regards,



Lenny Riccio, P.E.  
Assistant Engineer  
Transportation Planner



July 30, 2024

City of Star Planning & Zoning Commission & City Council  
PO Box 130  
Star, Idaho 83669  
Attention: Shawn Nickel, Administrator

**RE: Oliver Estates Subdivision Phase No. 1  
FP-24-08 Final Plat**

Highway District No. 4 (HD4) has received a request to consider and comment on the above referenced development application within the City of Star, Idaho. HD4 offers the following comments in this matter:

**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.

**Final Plat**

1. HD4 requires construction and approval of all public roadway and drainage improvements for subdivision developments prior to approval of the final plat. Bonding for these improvements is not available under current HD4 development policy. As of the date of this letter, construction plans for the development are not yet approved, and no construction of public road improvements to serve the development has begun.
2. HD4 has provided comments to the applicant and/or their representatives on the final plat and improvement drawings submitted for review (attached for reference). It is expected that modifications to the final plat and improvement plans will be made prior to plan approval and construction of roadway improvements.
3. Upon satisfactory completion of roadway and drainage improvements to serve the development, HD4 will consider approval of the final plat, and provide notice to the City of any action by the HD4 Board.

Please feel free to contact me with any questions on this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Chris Hopper', is written over a horizontal line.

Chris Hopper, P.E.  
District Engineer

File: Star\_Can Ada Rd- Oliver Estates Subdivision



**CITY OF STAR**  
**LAND USE STAFF REPORT**

**TO:** Mayor & Council

**FROM:** City of Star Planning Department *Shen T. Muth*

**MEETING DATE:** August 6, 2024

**FILE(S) #:** VAC-24-02- Vacation of Utility Easements located on Lots 20 & 21, Block 1 of Starpointe Subdivision

**OWNER/APPLICANT/REPRESENTATIVE**

<b>Property Owner:</b>	<b>Representative:</b>
DSCS Trust, Craig Shoemaker, Trustee 22282 Trigger Ranch Lane Star, Idaho 83669	Dean Briggs, Briggs Engineering Inc. 5999 W. State Street, Suite A Garden City, Idaho 83703

**REQUEST**

**Request:** The Applicant is seeking approval of a vacation of existing utility easements for Lots 20 and 21, Block 1 of Starpointe Subdivision.

**PROPERTY INFORMATION**

**Property Location:** The subject properties are located at 8568 & 8590 W. Happy Day Drive, generally located on the west side of N. Star Road between W. Chinden Blvd and W. Joplin Road. Ada County Parcel No's. R8108660400 & R8108660420.

**APPLICATION REQUIREMENTS**

Application Submitted & Fees Paid                      June 14, 2024

**STAFF REVIEW AND RECOMMENDATIONS**

Based upon the information provided to staff in the application, staff finds that the proposed vacation of easements meets the requirements, standards and intent of the Comprehensive Plan and Zoning Ordinance. Staff recommends that Council approve the requested vacation as part of their consent agenda.

**COUNCIL ACTION**

The Council may **approve**, **conditionally approve**, **deny** or **table** this request for vacation of easements.

*Council considers the following:*

1. This application complies with the framework of Star’s Comprehensive Plan;
2. The vacations do not create any landlocked property;
3. The vacations do not restrict access to any parcel;
4. The vacations do not reduce the quality of public services to any parcel of land.

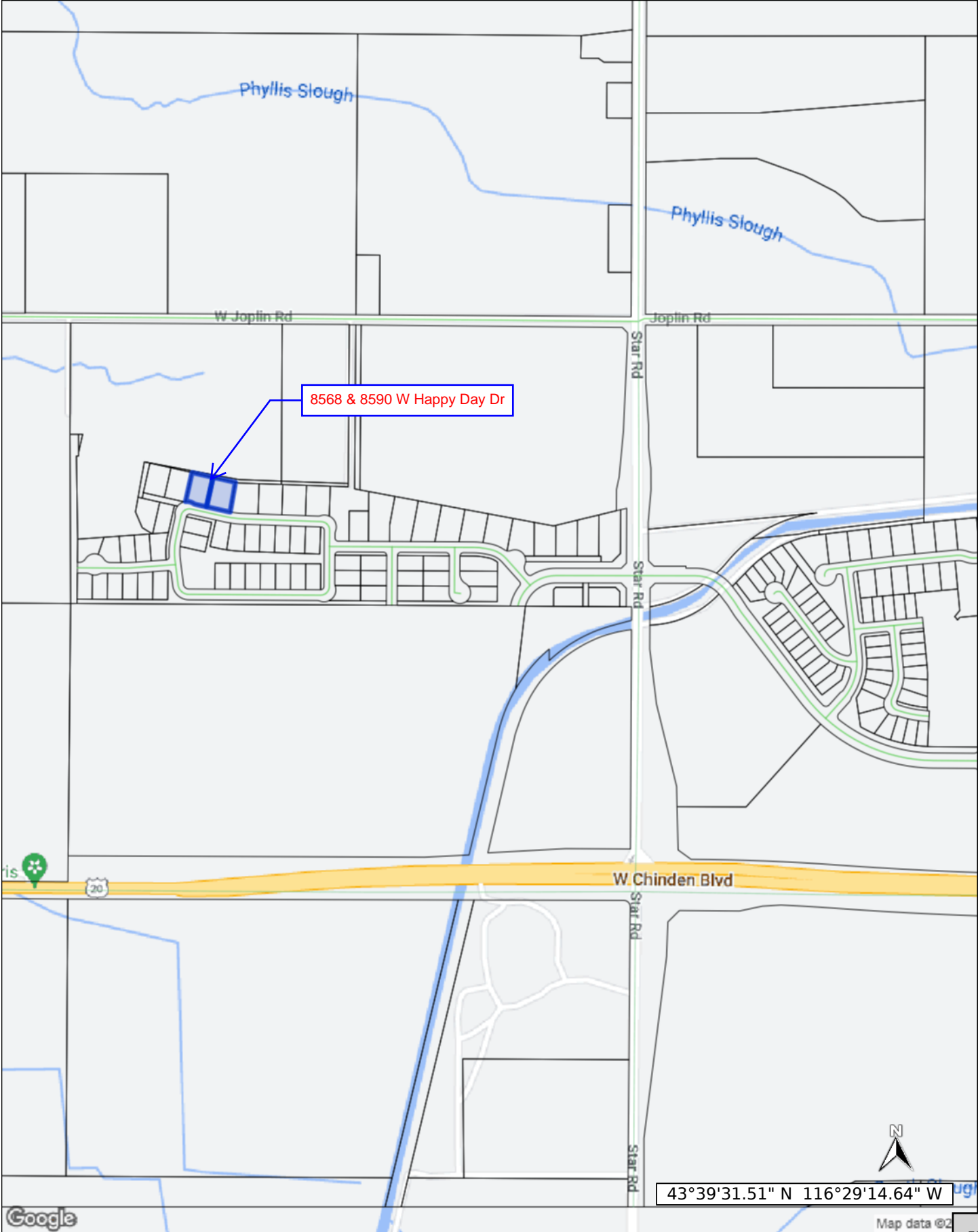
**PROPOSED CONDITIONS OF APPROVAL**

1. The applicant shall comply with all requirements of the City Engineer.
2. The applicant shall comply with any requirements of the Star Sewer & Water District.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File VAC-24-02 Easement Vacation for Lots 20 & 21, Block 1 of Starpointe Subdivision on \_\_\_\_\_, 2024.

# 8568 & 8590 W Happy Day Dr, Lot Line Adjustment



**BRIGGS ENGINEERING, Inc.**

**CIVIL / STRUCTURAL / LAND SURVEY**

5999 W State St, Ste A  
Garden City, Idaho 83703  
(208) 344-9700x1  
dean@briggs-engineering.com

14 June 2024

City of Star  
Planning and Development Services  
10769 W State St.  
P.O. Box 130  
Star, Idaho 83669-6046

**RE: *Application for Easement Abandonment for Lot Line Adjustment  
8568 & 8590 W Happy Day Dr.***

Dear Planning Staff,

On behalf of the Owner DSCS Trust, Craig Shoemaker, Trustee, please accept this application for a platted common lot line easement vacation. This application is submitted in accordance with the City of Star’s Zoning Code.

**Lot Line Easement**

Application is being requested for removal of the interior lot line property drainage and irrigation easement for the consolidation of Lots 20 & 21, Block 1 in Starpointe Subdivision. This application is being submitted in accordance with the zoning ordinance for the City of Star. No special exceptions are requested.

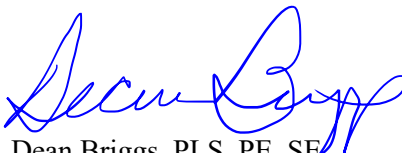
The entities having rights over the easement area requested to be vacated are the Starpointe Homeowners Association and the City of Star. Boise-Kuna Irrigation District and Creason Lateral Association, Inc. have indicated they have no written easement over the said easement and cannot supply a letter relinquishing an easement they do not possess. The Starpoint Homeowners Association has provided a letter relinquishing their rights to said easement. By virtue of this application process the city can remove the platted easement for lot drainage across this area as it will be unnecessary when the lots are combined into one building parcel.

This consolidation of two lots requires the interior lot line easement to be removed to fully utilize the parcel. I look forward to working with staff and receiving approval for this application.

If you have any questions, please don’t hesitate to contact me at [dean@briggs-engineering.com](mailto:dean@briggs-engineering.com) or at 208-344-9700.

Thanks for your assistance with this application.

Sincerely,  
**BRIGGS ENGINEERING, Inc.**



Dean Briggs, PLS, PE, SE  
Project Manager

Cc: Northern Construction





# VACATION APPLICATION

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

FILE NO.: <u>VAC-24-02</u>
Date Application Received: <u>6-14-24</u> Fee Paid: <u>\$980.00</u>
Processed by: _____

## Applicant Information:

**PRIMARY CONTACT IS:** Applicant \_\_\_ Owner \_\_\_ Representative X

Applicant Name:

BRIGGS ENGINEERING, INC, DEAN BRIGGS

Applicant Address: 5999 W STATE ST, STE A, GARDEN CITY, ID Zip: 83703

Phone: 208.344.9700 X1 Email: DEAN@BRIGGS-ENGINEERING.COM

Owner Name:

DSCS TRUST, CRAIG SHOEMAKER, TRUSTEE

Owner Address: 22282 Trigger Ranch Lane, Star, ID Zip: 83669

Phone: 208-921-8958 Email: shoeprop@gmail.com

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

Contact: DEAN BRIGGS Firm Name:

BRIGGS ENGINEERING, INC

Address: 5999 W STATE ST, STE A, GARDEN CITY, ID Zip: 83703

Phone: 208.344.9700 X1 Email: DEAN@BRIGGSENGINEERING.COM

## Property Information:

Site Location:

8568 & 8590 W HAPPY DAY DRIVE

Parcel Number(s):

R8108660400 & R8108660420

Approved Zoning Designation: R-3-DA

## Application Requirements:

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

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with the Planning Department required prior to submittal.	
X	Completed and signed Vacation Application	
X	Fee	

X	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit this application is required.	BN
X	Narrative fully describing the proposed request including the following: <ul style="list-style-type: none"> <li>• Particular circumstances regarding the request to vacate</li> <li>• Names of the persons affected by the proposed vacation</li> </ul>	BN

X	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	
X	Legal description of platted area or property to be vacated (with engineers seal). <ul style="list-style-type: none"> <li>• Submit two (2) paper and one (1) electronic copy</li> </ul>	BN
X	Copy of recorded deed.	BN
X	Electronic copy of vicinity map showing the location of subject property	BN
X	Electronic copy of site plan or plat showing the proposed vacation	BN
	Submit <b>recorded</b> copy of Survey to the Star City Planning Department prior to any building permits being issued.	

**FEE REQUIREMENT:**

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

  
 \_\_\_\_\_  
 Applicant/Representative Signature

  
 \_\_\_\_\_  
 Date

**\*\*Note:** All presentation boards, material boards, and documentation that are a part of the public hearing shall become property of the City of Star.



c/o Development Services Inc.  
9601 W State Street, Suite 203  
Boise, ID 83714  
208-939-6000 [www.dev-services.com](http://www.dev-services.com)

June 14, 2024

SUBJECT: Request for the Vacation of Easement located on Lot 20 and Lot 21, Block 1 Starpointe Subdivision, situated in the Northwest ¼ of the Southeast ¼ of Section 19, T4N, R1W, City of Star, Ada County, Idaho

To Whom It May Concern:

Starpointe Homeowners Association has reviewed the request for the subject vacation and has determined that it has no objections with respect to these areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of Starpointe Homeowners Association that this vacation shall not reduce our rights to any other existing easement or rights we have on this site or in this area.

Sincerely

Starpointe Homeowners Association

DocuSigned by:

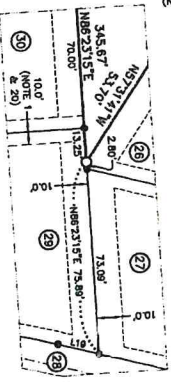
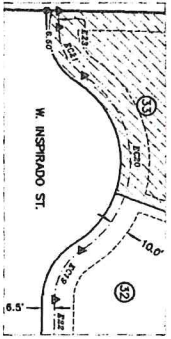
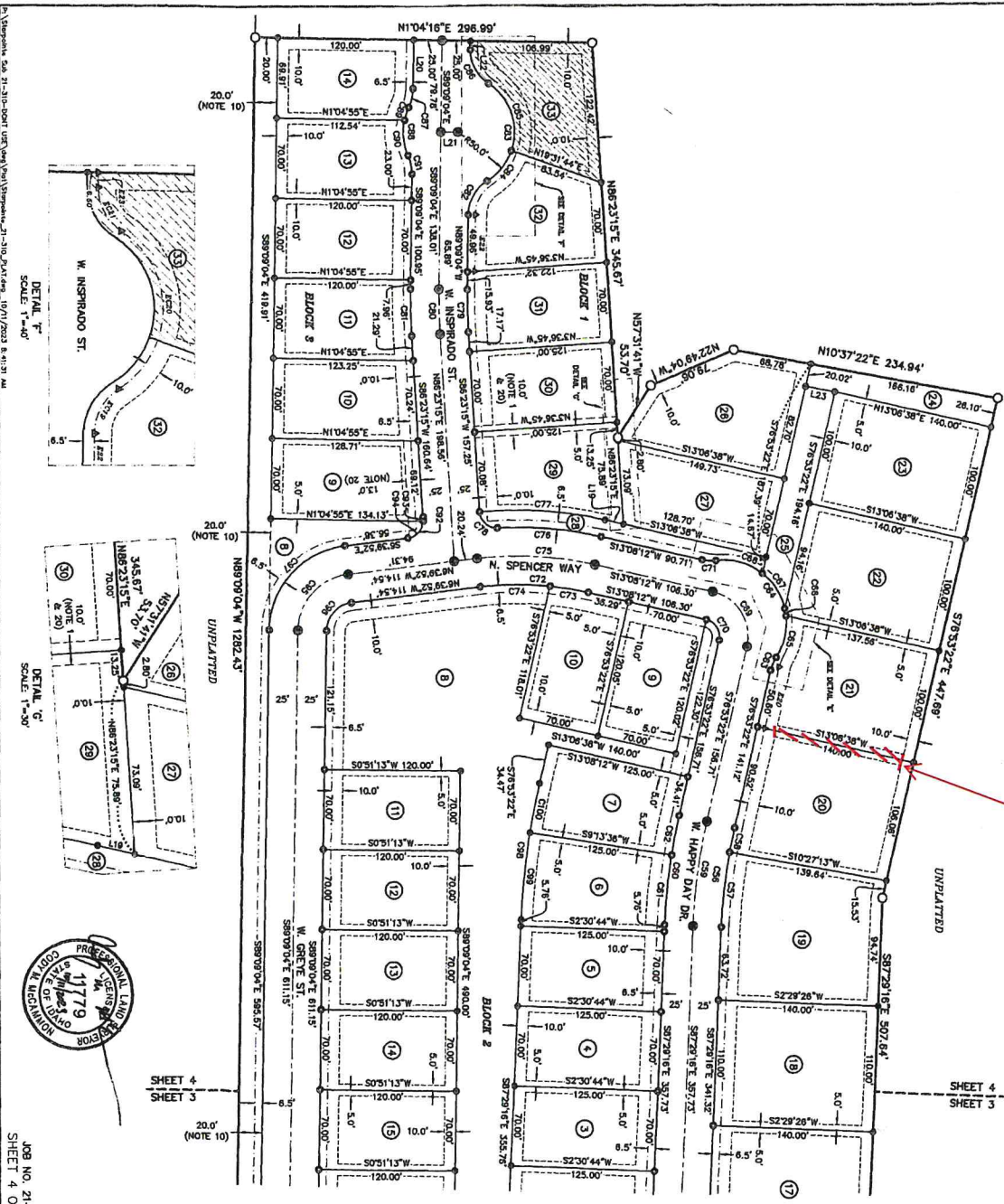
A handwritten signature in black ink, appearing to read "GAW", enclosed in a blue DocuSign signature box.

51560BF48F3649B...

Graye Wolfe, President

STARPOINTE SUBDIVISION

Esasement to be vacated.

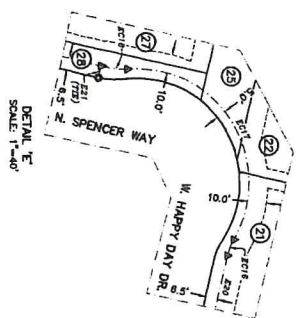


JOB NO. 24-310  
SHEET 4 OF 7

SEE SHEET 2 FOR NOTES  
SEE SHEET 5 FOR LINE & CURVE TABLES

BOOK PAGE  
IDaho SURVEY GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 944-8570



- LEGEND
- FOUND 5/8" IRON PIN W/ PLS 11779 UNLESS OTHERWISE NOTED
  - SET 1/2" IRON PIN WITH CAP
  - SET 5/8" IRON PIN WITH CAP
  - SET 1" METALLURGICALLY TREATED COPPER DISK MONUMENT, PLS 11779 CALCULATED POINT
  - ① LOT NO.
  - SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - EASEMENT LINE (NOTE 1)
  - EASEMENT LINE AS NOTED
  - ACAD PERMANENT EASEMENT (NOTE 9)
  - STORM DRAIN EASEMENT (NOTE 11)
  - TIE LINE
  - EASEMENT DIMENSION

Common Lot Line Easement to be Vacated

ROS No, \_\_\_\_\_, Ada County, Idaho

A parcel of land being a portion of Lots 20 and 21, Block 1, Starpointe Subdivision filed in records of Ada County in Book of Plats 127 at pages 20400 through 20406, in the Northeast One-quarter of the Southeast One-quarter of Section 19, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a small rebar marking the Northwest Corner of said Lot 21, thence South 76°53'22" East 100.00 feet along the northerly boundary of said lot to a small rebar marking the northeast corner of said lot; thence South 13°06'38" West 10.00 feet along a line common to said Lots 20 & 21 to a point, also said point being the POINT OF BEGINNING;

Thence South 76°53'22" East 5.00 feet along a line parallel to and 10 feet southwesterly of the northerly boundary of said Lot 20 to a point;  
Thence South 13°06'38" West 113.5 feet along a line parallel to and 5 feet southeasterly of the westerly boundary of said Lot 20 to a point;  
Thence North 76°53'22" West 10.00 feet along a line parallel to and 16.50 feet northeasterly of the southerly boundary of said lots 20 and 21 being also the northerly right of way of W Happy Day Dr. to a point;  
Thence North 13°06'38" East 113.50 feet along a line parallel to and 5.00 feet northwesterly of the easterly boundary of said Lot 21 to a point;  
Thence South 76°53'22" East 5.00 feet along a line parallel to and 10 feet southwesterly of the northerly boundary of said Lot 21 to the POINT OF BEGINNING.







# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star Planning Department *Shen T. Muth*

**MEETING DATE:** August 6, 2024

**FILE(S) #:** VAC-24-03- Vacation of Utility Easements located on Lot 11, Block 2 of Starpointe Subdivision

### OWNER/APPLICANT/REPRESENTATIVE

**Property Owner:**

W. West Development  
1409 N. Main Street  
Meridian, Idaho 83642

**Representative:**

Randy Clarno, Criterion Land Management  
1861 S. Wells Ave, Suite 200  
Meridian, Idaho 83642

### REQUEST

**Request:** The Applicant is seeking approval of a vacation of existing utility easements for Lot 11, Block 2 of Starpointe Subdivision.

### PROPERTY INFORMATION

**Property Location:** The subject properties are located at 8554 W. Graye Street, generally located on the west side of N. Star Road between W. Chinden Blvd and W. Joplin Road. Ada County Parcel No. R8108660880.

### APPLICATION REQUIREMENTS

Application Submitted & Fees Paid                      July 1, 2024

**STAFF REVIEW AND RECOMMENDATIONS**

Based upon the information provided to staff in the application, staff finds that the proposed vacation of easements meets the requirements, standards and intent of the Comprehensive Plan and Zoning Ordinance. Staff recommends that Council approve the requested vacation as part of their consent agenda.

**COUNCIL ACTION**

The Council may **approve, conditionally approve, deny** or **table** this request for vacation of easements.

*Council considers the following:*

- 1. This application complies with the framework of Star’s Comprehensive Plan;
- 2. The vacations do not create any landlocked property;
- 3. The vacations do not restrict access to any parcel;
- 4. The vacations do not reduce the quality of public services to any parcel of land.

**PROPOSED CONDITIONS OF APPROVAL**

- 1. The applicant shall comply with all requirements of the City Engineer.
- 2. The applicant shall comply with any requirements of the Star Sewer & Water District.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File VAC-24-03 Easement Vacation for Lot 11, Block 2 of Starpointe Subdivision on \_\_\_\_\_, 2024.





# VACATION APPLICATION

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

FILE NO.: <b>VAC-24-03</b>	Date Application Received: <b>07/01/2024</b>	Fee Paid: <b>\$980</b>
Processed by: _____		

## Applicant Information:

**PRIMARY CONTACT IS:** Applicant  Owner  Representative

Applicant Name:

Criterion Land Management  
 Applicant Address: 1861 S Wells Ave, Suite 200, Meridian, ID Zip: 83642  
 Phone: 208-229-2021 Email: receptiondesk@criterionland.com

Owner Name:

W West Development  
 Owner Address: 1409 N Main St, Meridian, ID 83642 Zip: 83642  
 Phone: 208-229-2021 Email: \_\_\_\_\_

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

Contact: Randal Clarno Firm Name: Criterion Land Management  
 Address: 1861 S wells Ave Suite 200, Meridian, ID Zip: 83642  
 Phone: 208-229-2021 Email: randy@criterionland.com

## Property Information:

Site Location: StarPointe  
 Parcel Number(s): R 8108660880 and R 8108660820  
 Approved Zoning Designation: \_\_\_\_\_

## Application Requirements:

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

Applicant (√)	Description	Staff (√)
	Pre-application meeting with the Planning Department required prior to submittal.	
	Completed and signed Vacation Application	<b>BN</b>
	Fee	<b>BN</b>

	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit this application is required.	BN
	Narrative fully describing the proposed request including the following: <ul style="list-style-type: none"> <li>• Particular circumstances regarding the request to vacate</li> <li>• Names of the persons affected by the proposed vacation</li> </ul>	BN

	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	BN
	Legal description of platted area or property to be vacated (with engineers seal). <ul style="list-style-type: none"> <li>• Submit two (2) paper and one (1) electronic copy</li> </ul>	BN
	Copy of recorded deed.	BN
	Electronic copy of vicinity map showing the location of subject property	BN
	Electronic copy of site plan or plat showing the proposed vacation	BN
	Submit <b>recorded</b> copy of Survey to the Star City Planning Department prior to any building permits being issued.	

**FEE REQUIREMENT:**

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

  
 Applicant/Representative Signature

6/17/24  
 Date

**\*\*Note:** All presentation boards, material boards, and documentation that are a part of the public hearing shall become property of the City of Star.

**AFFIDAVIT OF LEGAL INTEREST**

STATE OF Idaho )  
 ) ss  
COUNTY OF Ada )

I W West Development LLC, 1409 N Main St  
(name) (address)

Meridian, ID 83642  
(city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property described on the attached, and I grant my permission to Criterion Land Management,  
(name)  
1861 S Wells Ave Ste 200, Meridian, ID 83647  
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: A portion of Lot 11, Block 2 Starpointe Subdivision

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: Vacation Application

Dated this 14th day of June, 2024.  
[Signature]  
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

Noelle Muller  
Notary Public for Idaho  
Residing at: 1861 S Wells Ave Ste 200, Meridian, ID 83642  
My Commission Expires: 10/28/2028





**June 19<sup>TH</sup>, 2024**

**Narrative:**

The easements are being vacated in conjunction with the elimination of lot lines and to ensure there will be underlying encumbrances to the future development of the site. The persons affected would be the utility companies in easement. These companies have produced letters stating they have no objections to vacating the easement.

*Description for  
Easement Vacation  
May 13, 2024*

A portion of Lot 11, Block 2, Starpointe Subdivision as filed in Book 127 of Plats at Pages 20400 through 20406, records of Ada County, Idaho, situated in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho and more particularly described as follows:

Commencing at the Southwest corner of said Lot 11; thence on the west boundary line of said Lot 11, North 00°51'13" East, 16.50 feet to the **POINT OF BEGINNING**;

thence continuing North 00°51'13" East, 103.50 feet to the Northwest corner of said Lot 11;

thence South 89°09'04" East, 70.00 feet to the Northeast corner of said Lot 11;

thence on the east boundary line of said Lot 11, South 00°51'13" West, 103.50 feet to the permanent public utilities, irrigation and property drainage easement as shown on said Starpointe Subdivision;

thence on said easement line the following five (5) courses and distances:

North 89°09'04" West, 5.00 feet;

North 00°51'13" East, 93.50 feet;

North 89°09'04" West, 60.00 feet;

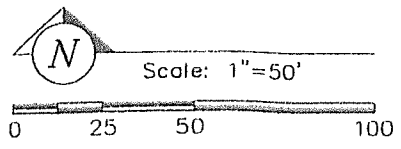
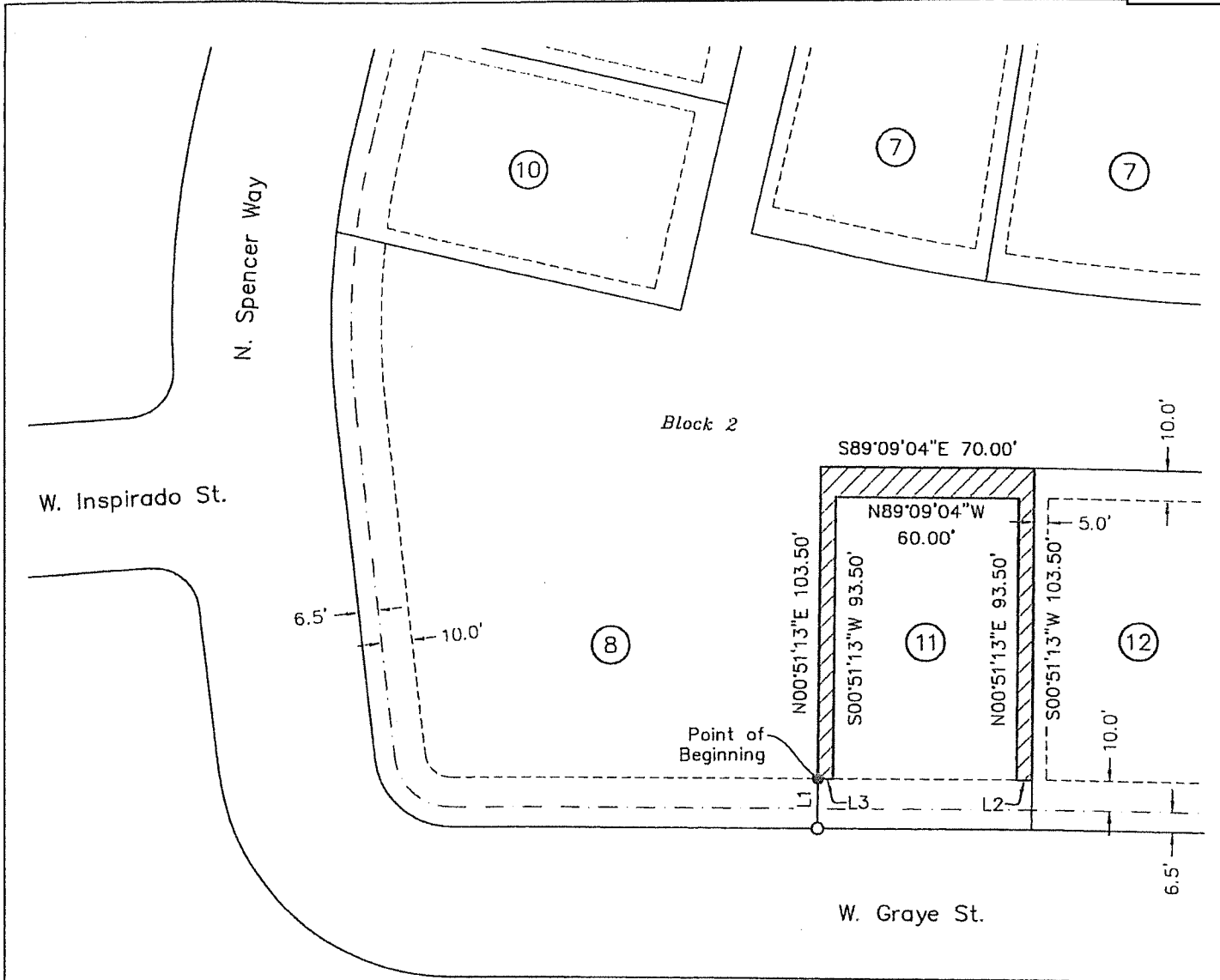
South 00°51'13" West, 93.50 feet;

North 89°09'04" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 1,635 square feet, more or less.

End of Description.





Line Table		
Line	Bearing	Length
L1	N00°51'13"E	16.50'
L2	N89°09'04"W	5.00'
L3	N89°09'04"W	5.00'

- Legend**
- Permanent Public Utilities, Irrigation and Property Drainage Easement Line
  - ACHD Permanent Easement Line
  - Lot Number

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**IDAHO SURVEY GROUP, LLC**  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

**Exhibit Drawing for Easement Vacation Starpointe Subdivision**

A portion of Lot 11, Block 2, Starpointe Subdivision situated in the NW1/4 of the SE1/4 of Section 19, T.4N., R.1W., B.M., City of Star, Ada County, Idaho.

Job No. 21-310
Sheet No. 1
Dwg. Date 5/13/2024

*Description for*  
**Easement Vacation**  
*May 13, 2024*

A portion of Lot 11, Block 2, Starpointe Subdivision as filed in Book 127 of Plats at Pages 20400 through 20406, records of Ada County, Idaho, situated in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho and more particularly described as follows:

Commencing at the Southwest corner of said Lot 11; thence on the west boundary line of said Lot 11, North 00°51'13" East, 16.50 feet to the **POINT OF BEGINNING**;

thence continuing North 00°51'13" East, 103.50 feet to the Northwest corner of said Lot 11;

thence South 89°09'04" East, 70.00 feet to the Northeast corner of said Lot 11;

thence on the east boundary line of said Lot 11, South 00°51'13" West, 103.50 feet to the permanent public utilities, irrigation and property drainage easement as shown on said Starpointe Subdivision;

thence on said easement line the following five (5) courses and distances:

North 89°09'04" West, 5.00 feet;

North 00°51'13" East, 93.50 feet;

North 89°09'04" West, 60.00 feet;

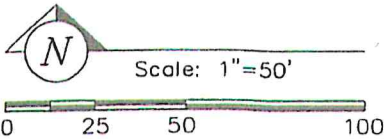
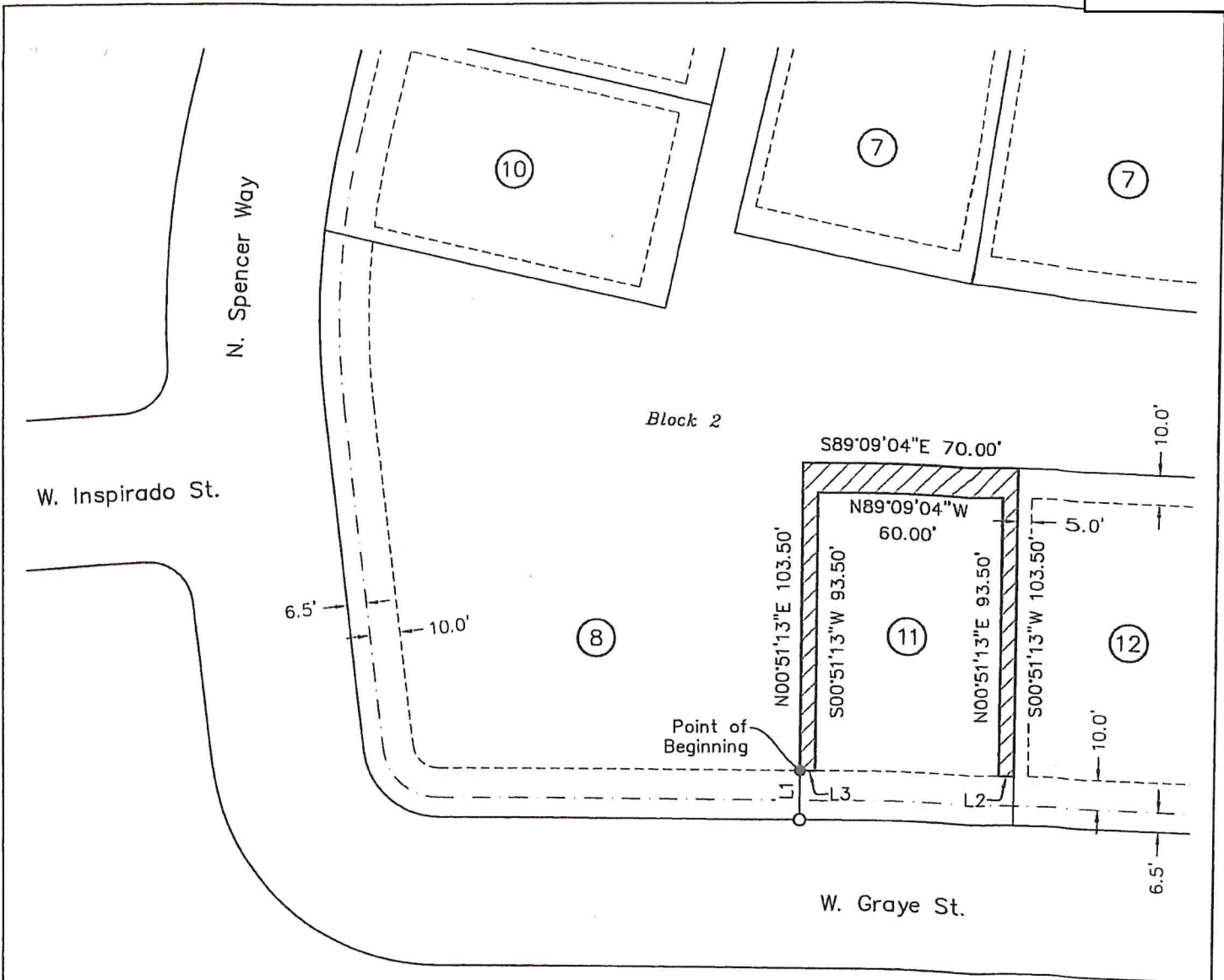
South 00°51'13" West, 93.50 feet;

North 89°09'04" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 1,635 square feet, more or less.

End of Description.





Line Table		
Line	Bearing	Length
L1	N00°51'13"E	16.50'
L2	N89°09'04"W	5.00'
L3	N89°09'04"W	5.00'

- Legend**
- Permanent Public Utilities, Irrigation and Property Drainage Easement Line
  - ACHD Permanent Easement Line
  - Lot Number

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**IDAHO SURVEY GROUP, LLC**  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

**Exhibit Drawing for Easement Vacation Starpointe Subdivision**

A portion of Lot 11, Block 2, Starpointe Subdivision situated in the NW1/4 of the SE1/4 of Section 19, T.4N., R.1W., B.M., City of Star, Ada County, Idaho.

Job No. 21-310
Sheet No. 1
Dwg. Date 5/13/2024



*Description for  
Parcel 1  
April 6, 2024*

Lots 8 and 11, Block 2, Starpoint Subdivision as filed in Book 127 of Plats at Pages 20400 through 20406, records of Ada County, Idaho, situated in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho and more particularly described as follows:

**BEGINNING** at the southeast corner of said Lot 11;

thence on the northerly right-of-way line of W. Graye Street the following two (2) courses and distances:

North 89°09'04" West, 191.15 feet;

35.99 feet on the arc of a curve to the right having a radius of 25.00 feet, a central angle of 82°29'12", and a long chord which bears North 47°54'28" West, 32.96 feet to the easterly right-of-way line of N. Spencer Way;

thence on said easterly right-of-way line the following two (2) courses and distances:

North 06°39'52" West, 114.54 feet;

61.25 feet on the arc of a curve to the right having a radius of 275.00 feet, a central angle of 12°45'37", and a long chord which bears North 00°17'03" West, 61.12 feet to the southwest corner of Lot 10, Block 2 of said Starpoint Subdivision;

thence South 76°53'22" East, 118.01 feet to the southeast corner of said Lot 10;

thence North 13°06'38" East, 140.00 feet to the northeast corner of Lot 9, Block 2 of said Starpoint Subdivision;

thence North 76°53'22" West, 120.02 feet to the northwest corner of said Lot 9;

thence on the easterly right-of-way line of N. Spencer Way, 23.56 feet on the arc of a curve to the right having a radius of 15.00 feet, a central angle of 90°00'00", and a long chord which bears North 58°06'38" East, 21.21 feet to the southerly right-of-way line of W. Happy Day Drive;

thence on said southerly right-of-way line, South 76°53'22" East, 122.30 feet to the northwest corner of Lot 7, Block 2 of said Starpoint Subdivision ;

thence South 13°08'12" West, 125.00 feet to the southwest corner of said Lot 7;



thence on the southerly lot lines of Lots 1 through 7, Block 2 of said Starpointe Subdivision the following three (3) courses and distances:

South 76°53'22" East, 34.47 feet;

120.23 feet on the arc of a curve to the left having a radius of 650.00 feet, a central angle of 10°35'54", and a long chord which bears South 82°11'19" East, 120.06 feet;

South 87°29'16" East, 355.76 feet to the southeast corner of said Lot 1;

thence North 02°30'44" East, 125.00 feet to the northeast corner of said Lot 1;

thence on the southerly right-of-way line of W. Happy Day Drive the following two (2) courses and distances:

South 87°29'16" East, 1.96 feet;

23.13 feet on the arc of a curve to the right having a radius of 15.00 feet, a central angle of 88°20'29", and a long chord which bears South 43°19'02" East, 20.90 feet to the westerly right-of-way line of N. Fireball Avenue;

thence on said westerly right-of-way line the following two (2) courses and distance:

South 00°51'13" West, 259.69 feet;

23.56 feet on the arc of a curve to the right having a radius of 15.00 feet, a central angle of 90°00'00", and a long chord which bears South 45°51'13" West, 21.21 feet to the southeast corner of Lot 17, Block 2 of said Starpointe Subdivision;

thence North 00°51'13" East, 120.00 feet to the northeast corner of said Lot 17;

thence on the northerly lot lines of Lots 12 through 17, Block 2 of said Starpointe Subdivision, North 89°09'04" West, 420.00 feet to the northeast corner of said Lot 11;

thence South 00°51'13" West, 120.00 feet to the **POINT OF BEGINNING**.

Containing 71,784 square feet or 1.648 acres, more or less.

End of Description.





June 5, 2024

Sent via email to [receptiondesk@critterionland.com](mailto:receptiondesk@critterionland.com)

Criterion Land Management  
%Noelle Muller  
1861 S. Wells Ave., Ste. 200  
Meridian, ID 83642

Subject: Relinquishment of Public Utility Easement / Block 2, Lot 11, Starpointe Subdivision,  
Ada County, ID

Dear Noelle:

This is in response to the relinquishment request submitted to Idaho Power Company and received in our office June 3, 2024, regarding the possible relinquishment of a public utility easement (PUE) located at Block 2, Lot 11, Starpointe Subdivision, Ada County. The attached Exhibits more specifically identifies the requested area for relinquishment.

Idaho Power's review of your request indicated that we do not have facilities located within the requested area. As such, Idaho Power agrees to relinquish our interest in the PUE along the east, north, and west parcel boundaries while retaining the frontage (southerly boundary) of Lot 11, Block 2, Starpointe Subdivision, in order to combined lots 8 and 11 as identified in the attached exhibits.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Megan Kelly".

Megan Kelly  
Associate Real Estate Specialist  
Idaho Power | Corporate Real Estate  
208-388-5263 | [easements@idahopower.com](mailto:easements@idahopower.com)

1221 W. Idaho St (83702)  
P.O. Box 70  
Boise, ID 83707

*Description for  
Easement Vacation  
May 13, 2024*

A portion of Lot 11, Block 2, Starpointe Subdivision as filed in Book 127 of Plats at Pages 20400 through 20406, records of Ada County, Idaho, situated in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho and more particularly described as follows:

Commencing at the Southwest corner of said Lot 11; thence on the west boundary line of said Lot 11, North 00°51'13" East, 16.50 feet to the **POINT OF BEGINNING**;

thence continuing North 00°51'13" East, 103.50 feet to the Northwest corner of said Lot 11;

thence South 89°09'04" East, 70.00 feet to the Northeast corner of said Lot 11;

thence on the east boundary line of said Lot 11, South 00°51'13" West, 103.50 feet to the permanent public utilities, irrigation and property drainage easement as shown on said Starpointe Subdivision;

thence on said easement line the following five (5) courses and distances:

North 89°09'04" West, 5.00 feet;

North 00°51'13" East, 93.50 feet;

North 89°09'04" West, 60.00 feet;

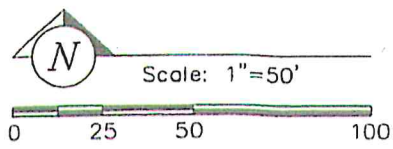
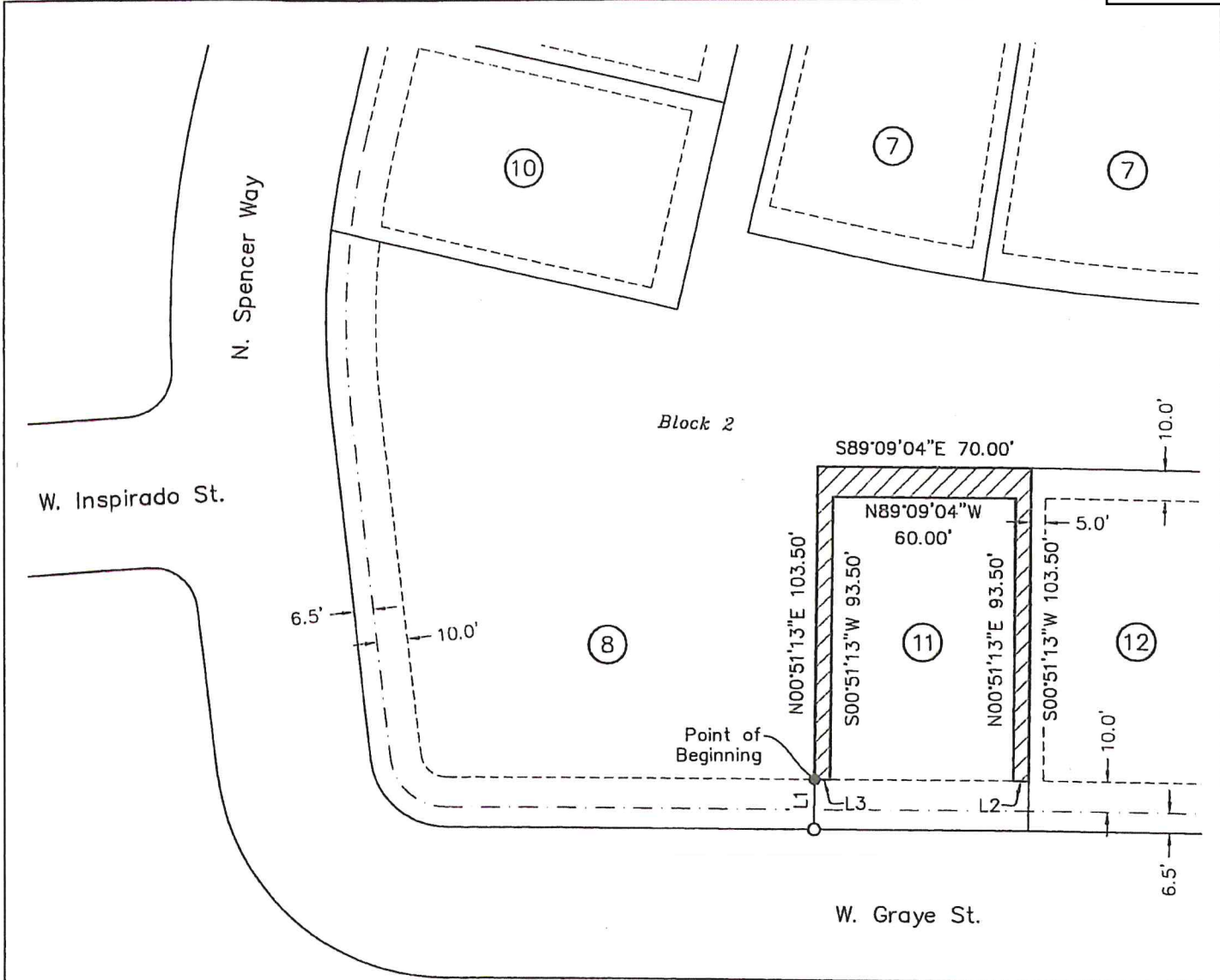
South 00°51'13" West, 93.50 feet;

North 89°09'04" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 1,635 square feet, more or less.

End of Description.





Line Table		
Line	Bearing	Length
L1	N00°51'13"E	16.50'
L2	N89°09'04"W	5.00'
L3	N89°09'04"W	5.00'

- Legend**
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  - Lot Number

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**IDAHO SURVEY GROUP, LLC**  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

**Exhibit Drawing for  
 Easement Vacation  
 Starpointe Subdivision**

A portion of Lot 11, Block 2, Starpointe Subdivision situated in the NW1/4 of the SE1/4 of Section 19, T.4N., R.1W., B.M., City of Star, Ada County, Idaho.

Job No. 21-310
Sheet No. 1
Dwg. Date 5/13/2024



June 5, 2024

Sent via email to [receptiondesk@critterionland.com](mailto:receptiondesk@critterionland.com)

Criterion Land Management  
%Noelle Muller  
1861 S. Wells Ave., Ste. 200  
Meridian, ID 83642

Subject: Relinquishment of Public Utility Easement / Block 2, Lot 11, Starpointe Subdivision,  
Ada County, ID

Dear Noelle:

This is in response to the relinquishment request submitted to Idaho Power Company and received in our office June 3, 2024, regarding the possible relinquishment of a public utility easement (PUE) located at Block 2, Lot 11, Starpointe Subdivision, Ada County. The attached Exhibits more specifically identifies the requested area for relinquishment.

Idaho Power's review of your request indicated that we do not have facilities located within the requested area. As such, Idaho Power agrees to relinquish our interest in the PUE along the east, north, and west parcel boundaries while retaining the frontage (southerly boundary) of Lot 11, Block 2, Starpointe Subdivision, in order to combined lots 8 and 11 as identified in the attached exhibits.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Megan Kelly".

Megan Kelly  
Associate Real Estate Specialist  
Idaho Power | Corporate Real Estate  
208-388-5263 | [easements@idahopower.com](mailto:easements@idahopower.com)

1221 W. Idaho St (83702)  
P.O. Box 70  
Boise, ID 83707

*Description for  
Easement Vacation  
May 13, 2024*

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Commencing at the Southwest corner of said Lot 11; thence on the west boundary line of said Lot 11, North 00°51'13" East, 16.50 feet to the **POINT OF BEGINNING**;

thence continuing North 00°51'13" East, 103.50 feet to the Northwest corner of said Lot 11;

thence South 89°09'04" East, 70.00 feet to the Northeast corner of said Lot 11;

thence on the east boundary line of said Lot 11, South 00°51'13" West, 103.50 feet to the permanent public utilities, irrigation and property drainage easement as shown on said Starpointe Subdivision;

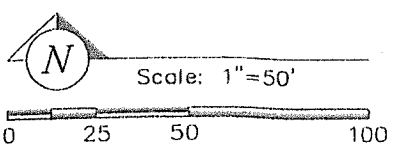
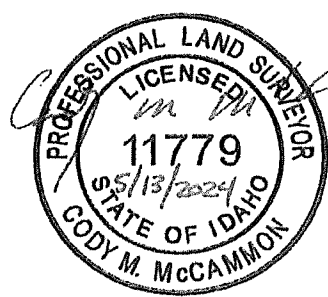
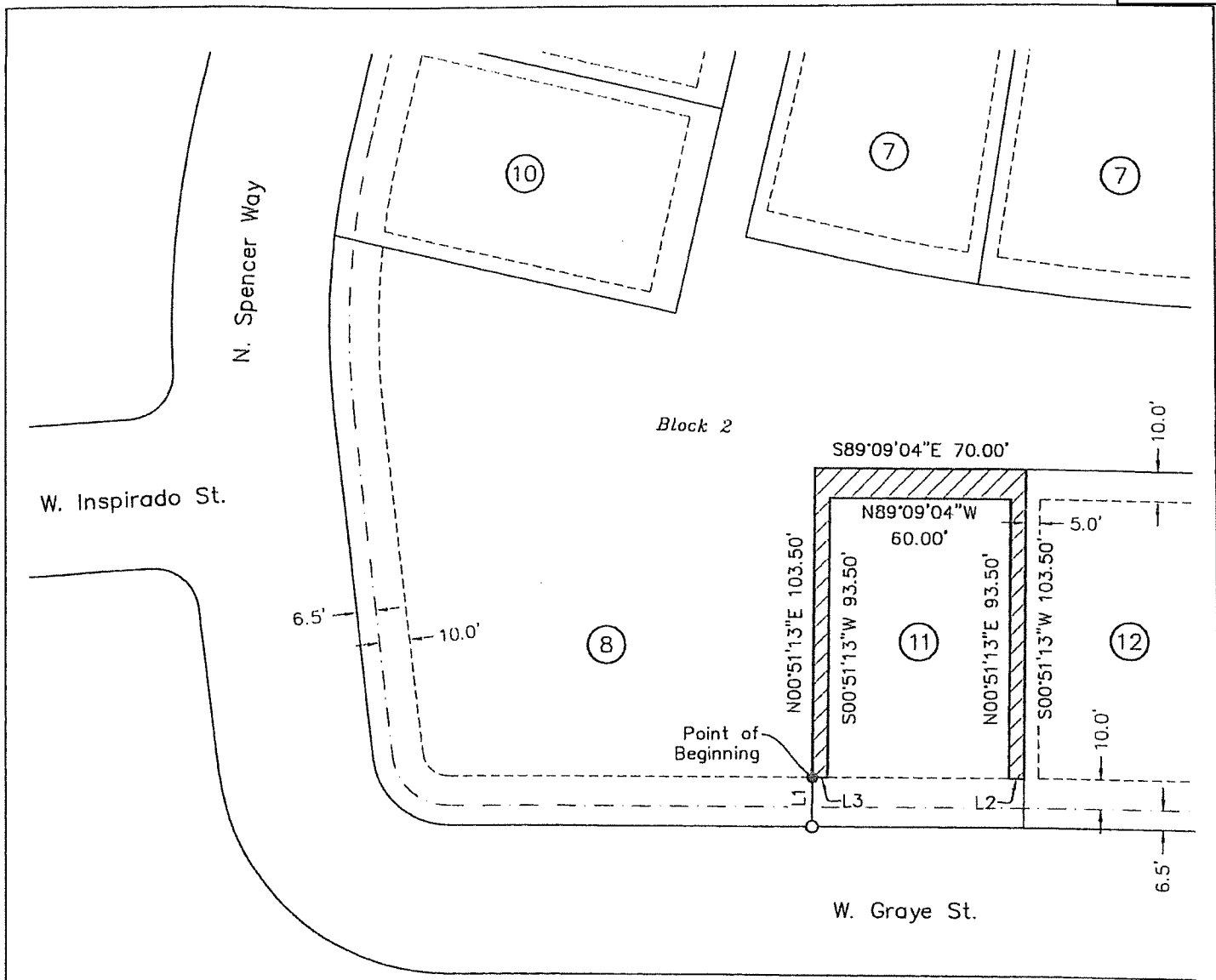
thence on said easement line the following five (5) courses and distances:

- North 89°09'04" West, 5.00 feet;
- North 00°51'13" East, 93.50 feet;
- North 89°09'04" West, 60.00 feet;
- South 00°51'13" West, 93.50 feet;
- North 89°09'04" West, 5.00 feet to the **POINT OF BEGINNING**.

Containing 1,635 square feet, more or less.

End of Description.





Line Table		
Line	Bearing	Length
L1	N00°51'13"E	16.50'
L2	N89°09'04"W	5.00'
L3	N89°09'04"W	5.00'

- Legend**
- Permanent Public Utilities, Irrigation and Property Drainage Easement Line
  - ACHD Permanent Easement Line
  - Lot Number

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**IDAHO SURVEY GROUP, LLC**  
 9955 W. EMERALD ST  
 BOISE, IDAHO 83704  
 (208) 846-8570

**Exhibit Drawing for Easement Vacation Starpointe Subdivision**

A portion of Lot 11, Block 2, Starpointe Subdivision situated in the NW1/4 of the SE1/4 of Section 19, T.4N., R.1W., B.M., City of Star, Ada County, Idaho.

Job No. 21-310  
 Sheet No. 1  
 Dwg. Date 5/13/2024





c/o Development Services Inc.  
9601 W State Street, Suite 203  
Boise, ID 83714  
208-939-6000 [www.dev-services.com](http://www.dev-services.com)

June 13, 2024

SUBJECT: Request for the Vacation of Easements located on Lot 8 and Lot 11, Block 2 Starpointe Subdivision, situated in the Northwest ¼ of the Southeast ¼ of Section 19, T4N, R1W, City of Star, Ada County, Idaho

To Whom It May Concern:

Starpointe Homeowners Association has reviewed the request for the subject vacation and has determined that it has no objections with respect to these areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of Starpointe Homeowners Association that this vacation shall not reduce our rights to any other existing easement or rights we have on this site or in this area.

Sincerely

Starpointe Homeowners Association

DocuSigned by:  
  
51560BF48F3649B...  
Graye Wolfe, President

9945 W. EMERALD  
BOISE, IDAHO 8  
(208) 466-8570

IDAHO  
SURVEY  
GROUP, LLC

BOOK PAGE

JOB NO. 21-310  
SHEET 4 OF 7

24-121 REZONING

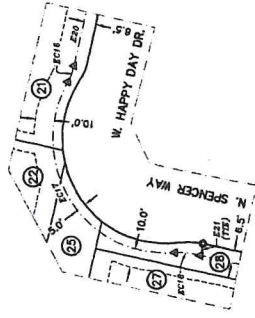
# STARPOINTE SUBDIVISION



SCALE: 1" = 60'

### LEGEND

- FOUND 5/8" IRON PIN W/ PLS 11779 UNLESS OTHERWISE NOTED
- SET 1/2" IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779 CALCULATED POINT
- ① LOT NO.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1)
- EASEMENT LINE, AS NOTED
- ACID PERMANENT EASEMENT (NOTE 8)
- STORM DRAIN EASEMENT (NOTE 11)
- EASEMENT DIMENSION
- 10'-43.63' ± 100.00'

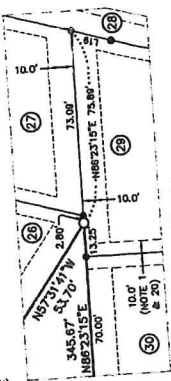


DETAIL 'E'  
SCALE: 1"=40'

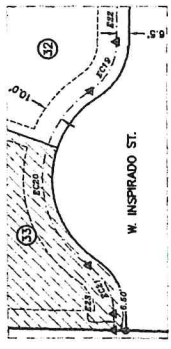
SEE SHEET 2 FOR NOTES  
SEE SHEET 5 FOR LINE & CURVE TABLES.



Easement to be vacated.



DETAIL 'G'  
SCALE: 1"=30'



DETAIL 'F'  
SCALE: 1"=40'



© Starpointe, Sub. 21-310-001 (US) West Park Subdivisions 21-310-501.dwg, 10/17/2018, 8:41:31 AM



May 23, 2024

Noelle Muller  
Criterion Land Management  
1861 S Wells Avenue, Suite 200  
Meridian, Idaho 83642

Re: **Star Sewer and Water District**  
**StarPointe Lot 11 Easement Vacation**

Dear Ms. Muller

The District has reviewed request the Easement Vacation for the StarPointe Lot 11 for conformance with the Star Sewer and Water District policies and procedures as well as are Standard Specifications. The District currently does not have any utilities located within the Easement purposed to be vacated. Additionally, we do not have any intent to construct utilities in this easement.

Upon completion of our review the District find your proposal to vacate said easement acceptable.

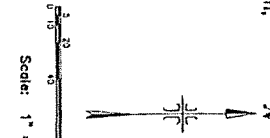
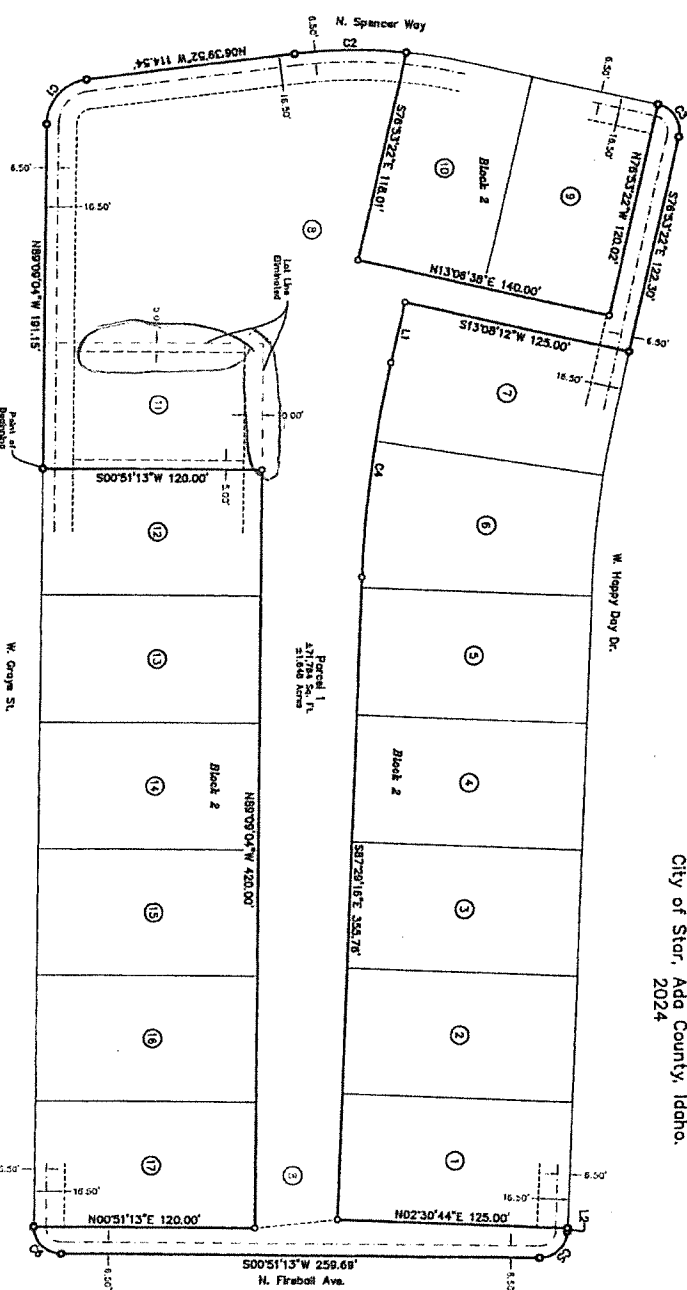
Very truly yours,

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan".

Ryan V. Morgan, P.E.  
District Engineer

Property Boundary Adjustment Record of Survey for  
**West Development LLC**  
 Lots 8 and 11, Block 2, Starpointe Subdivision situated in the Northwest 1/4 of  
 the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian,  
 City of Star, Ada County, Idaho, 2024

ROS No. \_\_\_\_\_



**Legend**  
 Adjusted Property boundary line  
 Lot line Extended  
 Existing Lot/Right-of-Way line  
 Easement line (Dotted)  
 Easement line (Dashed)  
 Survey of Record (P.S. 11779)  
 Easement line (Dotted)  
 Easement line (Dashed)  
 Easement line (Dotted)  
 Easement line (Dashed)  
 Easement line (Dotted)  
 Easement line (Dashed)  
 Easement line (Dotted)  
 Easement line (Dashed)

Course	Length	Bearing	Area	Cumulative Length
C1	33.87'	S60°21'12"E	1174.52 sq ft	33.87'
C2	61.83'	S74°13'17"E	1249.37 sq ft	95.70'
C3	22.85'	S80°02'07"E	492.00 sq ft	118.55'
C4	120.32'	S80°02'07"E	14371.97 sq ft	238.87'
C5	23.15'	S80°02'07"E	520.19 sq ft	262.02'
C6	31.58'	S80°02'07"E	725.13 sq ft	293.60'

- Notes:**
- This property is currently zoned R-3-20A.
  - Permanent public utility, irrigation and property/lot exchange easement as noted on the plat of Starpointe Subdivision.
  - Irrigation and lot exchange easement as noted on the plat of Starpointe Subdivision.
  - ASPP Permanent Easement - Instrument No. 2023-03851X.
  - Uniform building setbacks and the lot dimensions with the City of Boise and approved building permits, or as shown in the Record of Survey.
  - The recording of this Record of Survey does not make the title map a written conveyance of any real property and does not constitute any other action or commitment of any party to building permits and the fixtures thereof.

**Statement of Authority:**

The signature of the surveyor is a true and correct copy of the original Record of Survey as shown on the plat of Starpointe Subdivision and as recorded in the public records of Ada County, Idaho. The survey was made in accordance with the provisions of the Idaho Professional Land Surveyors Act, Chapter 54, Title 54, Idaho Code, and the Rules and Regulations of the Board of Professional Land Surveyors, Ada County, Idaho.

**Abstract of Deeds:**

In the event of the subject property, hereby approve in the property boundary adjustment.  
 W. West Development LLC on Idaho Unified Land County  
 Cory K. Walsh Sr., Owner

**Abstract of Deeds:**

In the event of the subject property, hereby approve in the property boundary adjustment.  
 W. West Development LLC on Idaho Unified Land County  
 Cory K. Walsh Sr., Owner

**Abstract of Deeds:**

In the event of the subject property, hereby approve in the property boundary adjustment.  
 W. West Development LLC on Idaho Unified Land County  
 Cory K. Walsh Sr., Owner

Notary Public, State of Idaho  
 My Comm. Expires \_\_\_\_\_  
 My Comm. Expires \_\_\_\_\_



**IDAHO SURVEY GROUP, LLC**  
 9955 IVEMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-6870  
 WWW.IDAHOSSURVEY.COM





May 17, 2024

Criterion Land Management, LLC  
1861 S Wells Ave. Ste. 200  
Meridian, ID 83642

**RE: STARPOINTE SUBDIVISION**

**Located in Sec 19, T4N., R1W., B.M., Star,**

**Ada County, Idaho**

This letter is to advise that Intermountain Gas has no objections in the vacation of easement with regards to L8 and L11, Block 2, within the subdivision of Starpointe Sub. Located in Sec 19, T4N., R1W., B.M., Star, Ada County, Idaho.

If you have any additional questions, please feel free to contact us.

Sincerely,

Intermountain Gas Co.

*Monica Taylor*

Monica Taylor  
ESR Technician  
Nampa District  
Office Ph.  
208-468-6711  
Fax 208-468-6726



Re: Vacation of Easements-- --

Dear:

Cable One Inc dba Sparklight has reviewed the proposed utility easement vacation for Starpointe Subdivision. Based on this review we have no objections to the proposed vacation of public utility easements.

Sincerely,

Signature: Aranda Moore

Date: 6/26/2024

# Electronic Record of Contracts

This document was generated as a record of certain contracts created, accepted and stored electronically.



## Summary of Contracts

This document contains the following contracts.

Title	ID
Easements / Right of Way (Criterion Land Management, LLC and Cable One, Inc.)	ca29ee1f-0405-4e2f-a265-ca2faee1f172

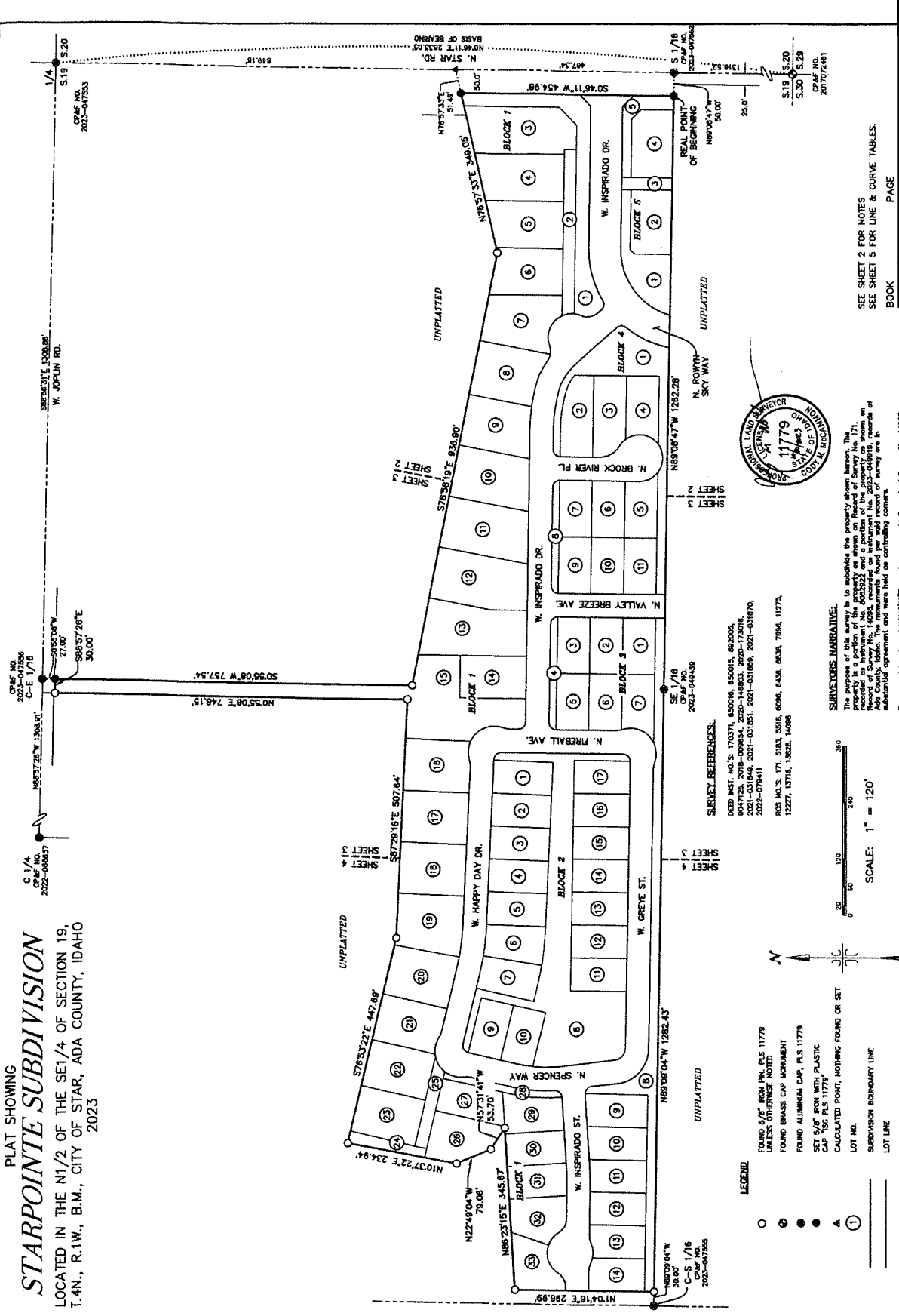
## Contract signed by:

<b>Amanda Moore</b>	Signer ID: eb487b1d-bb09-4796-907a-53e9a325e280
	Email: amanda.moore@sparklight.biz
Date / Time:	Jun 26, 2024 at 4:53 PM EDT
IP Address:	24.116.124.244
User Agent:	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/126.0.0.0 Safari/537.36 Edg/126.0.0.0



PK 121 78240

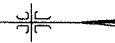
PLAT SHOWING  
**STARPOINTE SUBDIVISION**  
 LOCATED IN THE N1/2 OF THE SE1/4 OF SECTION 19,  
 T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO  
 2023



**SURVEY REFERENCES:**  
 DCD INST. NO.'S: 170371, 650016, 650015, 882005, 804723, 2019-009554, 2020-144803, 2020-173018, 2021-031840, 2021-031851, 2021-031869, 2021-031870, 2022-079411  
 ROS NO.'S: 171, 5183, 5518, 6096, 6436, 6536, 7866, 1127A, 12227, 13716, 13828, 14098

**SURVEYORS' NARRATIVE:**  
 The purpose of this survey is to subdivide the property above named. The survey was conducted on 10/10/2023 and a portion of the property as shown on the plat is shown on Survey No. 14098 recorded in Instrument No. 2023-049438, the records of Ada County, Idaho. The survey was conducted in accordance with the standards of professional land surveying and was held on contracting corners.

The record bearing of N046°11'E as shown on said Record of Survey No. 14098 was used between the found monuments for the controlling section corner of this survey. The bearings of the lines shown on this plat were measured on 10/10/2023 and 10/10/2023. The bearings of the lines shown on this plat were measured on 10/10/2023 and 10/10/2023. The bearings of the lines shown on this plat were measured on 10/10/2023 and 10/10/2023.



SCALE: 1" = 120'

- LEGEND**
- FOUND 5/8" IRON PIN, PLS 11779
  - FOUND 5/8" IRON PIN, PLS 11779
  - FOUND BRASS CAP MONUMENT
  - FOUND ALUMINUM CAP, PLS 11779
  - SET 5/8" IRON WITH PLASTIC CAP 'ISS' PLS 11779
  - ▲ CALCULATED POINT, NOTHING FOUND OR SET
  - ① LOT NO.
  - SURVEY BOUNDARY LINE
  - LOT LINE
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - SURVEY TIE LINE

SEE SHEET 2 FOR NOTES  
 SEE SHEET 5 FOR LINE & CURVE TABLES.

BOOK PAGE  
 IDAHO SURVEY GROUP, LLC  
 156

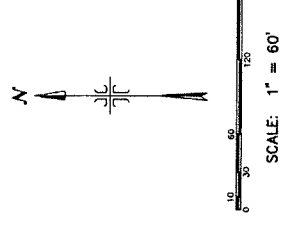
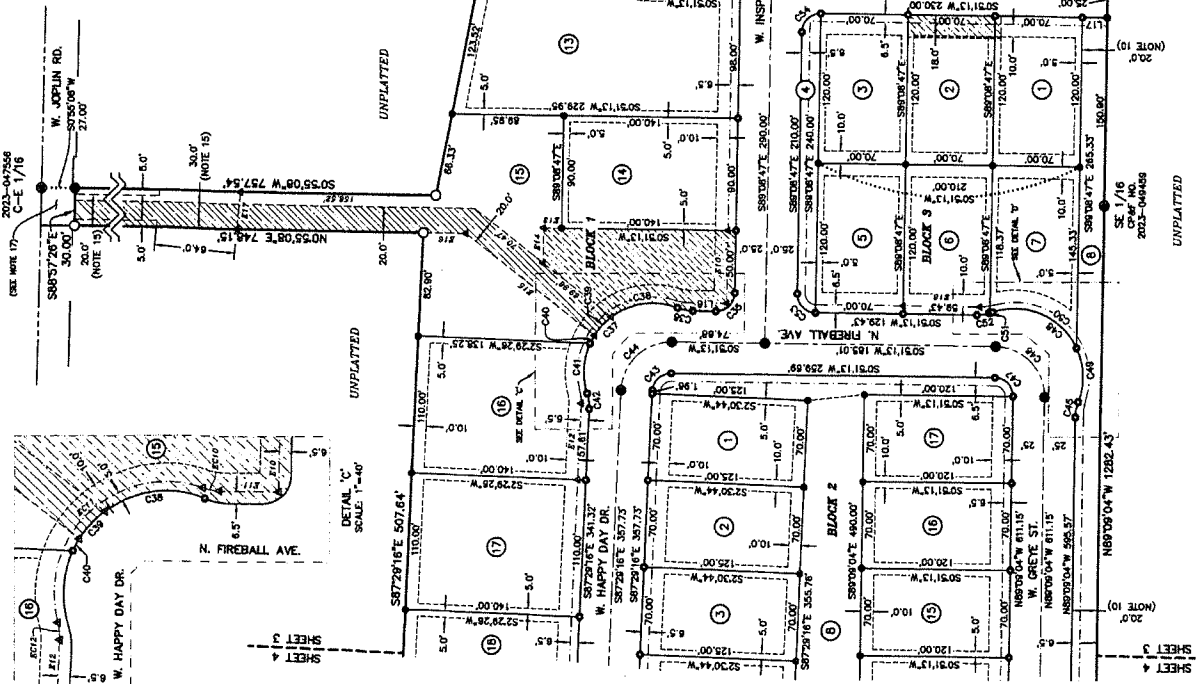
JOB NO. 21-310  
 SHEET 1 OF 7

BOSS W. EBERHART, P.E.  
 BOISE, IDAHO 83704  
 (208) 946-6070



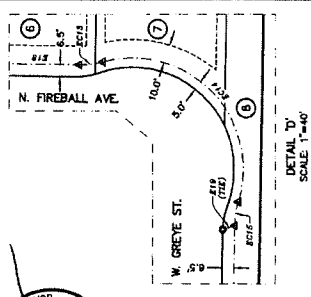
PL 12-17-20-20-20

# STARPOINTE SUBDIVISION



### LEGEND

- FOUND 5/8" IRON PIN W/ PLS 11779 UNLESS OTHERWISE NOTED
- SET 1/2" IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- SET 1/2" IRON PIN WITH CAP
- COPPER DISK IMPRINT, PLS 11779
- ▲ CALCULATED POINT
- ① LOT NO.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1)
- EASEMENT LINE, AS NOTED
- ACID PERMANENT EASEMENT (NOTE 9)
- STAR SEWER AND WATER DISTRICT EASEMENT (NOTE 9)
- STORM DRAIN EASEMENT (NOTE 11)
- ACID TEMPORARY EASEMENT (NOTE 12)
- THE LINE
- EASEMENT DIMENSION



SEE SHEET 2 FOR NOTES  
SEE SHEET 5 FOR LINE & CURVE TABLES.

BOOK PAGE

**ISG**  
IDAHO SURVEY GROUP, LLC

5965 W. EMERALD ST.  
BOISE, IDAHO 83720  
(208) 848-8270

JOB NO. 21-310  
SHEET 3 OF 7

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

Idaho State Board of Professional Land Surveyors, 21-310, P.45, 46a, 46.01, 46.02, 46.03, 46.04, 46.05, 46.06, 46.07, 46.08, 46.09, 46.10, 46.11, 46.12, 46.13, 46.14, 46.15, 46.16, 46.17, 46.18, 46.19, 46.20, 46.21, 46.22, 46.23, 46.24, 46.25, 46.26, 46.27, 46.28, 46.29, 46.30, 46.31, 46.32, 46.33, 46.34, 46.35, 46.36, 46.37, 46.38, 46.39, 46.40, 46.41, 46.42, 46.43, 46.44, 46.45, 46.46, 46.47, 46.48, 46.49, 46.50, 46.51, 46.52, 46.53, 46.54, 46.55, 46.56, 46.57, 46.58, 46.59, 46.60, 46.61, 46.62, 46.63, 46.64, 46.65, 46.66, 46.67, 46.68, 46.69, 46.70, 46.71, 46.72, 46.73, 46.74, 46.75, 46.76, 46.77, 46.78, 46.79, 46.80, 46.81, 46.82, 46.83, 46.84, 46.85, 46.86, 46.87, 46.88, 46.89, 46.90, 46.91, 46.92, 46.93, 46.94, 46.95, 46.96, 46.97, 46.98, 46.99, 46.100

PL 17176-20405

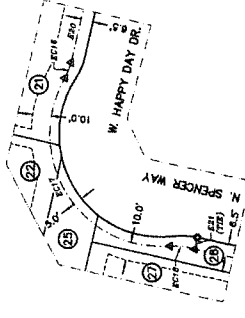
# STARPOINTE SUBDIVISION



SCALE: 1" = 60'

### LEGEND

- FOUND 5/8" IRON PIN W/ PLS 11779 UNLESS OTHERWISE NOTED
- SET 1/2" IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779
- ▲ CALCULATED POINT
- ① LOT NO.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1)
- EASEMENT LINE AS NOTED
- ACID PERMANENT EASEMENT (NOTE 6)
- STORM DRAIN EASEMENT (NOTE 11)
- THE LINE
- EASEMENT DIMENSION
- 10'± 43.57' F. 100.00'



DETAIL 'E'  
SCALE: 1"=40'

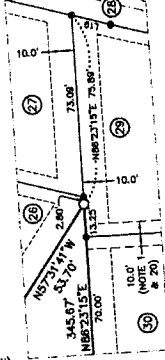
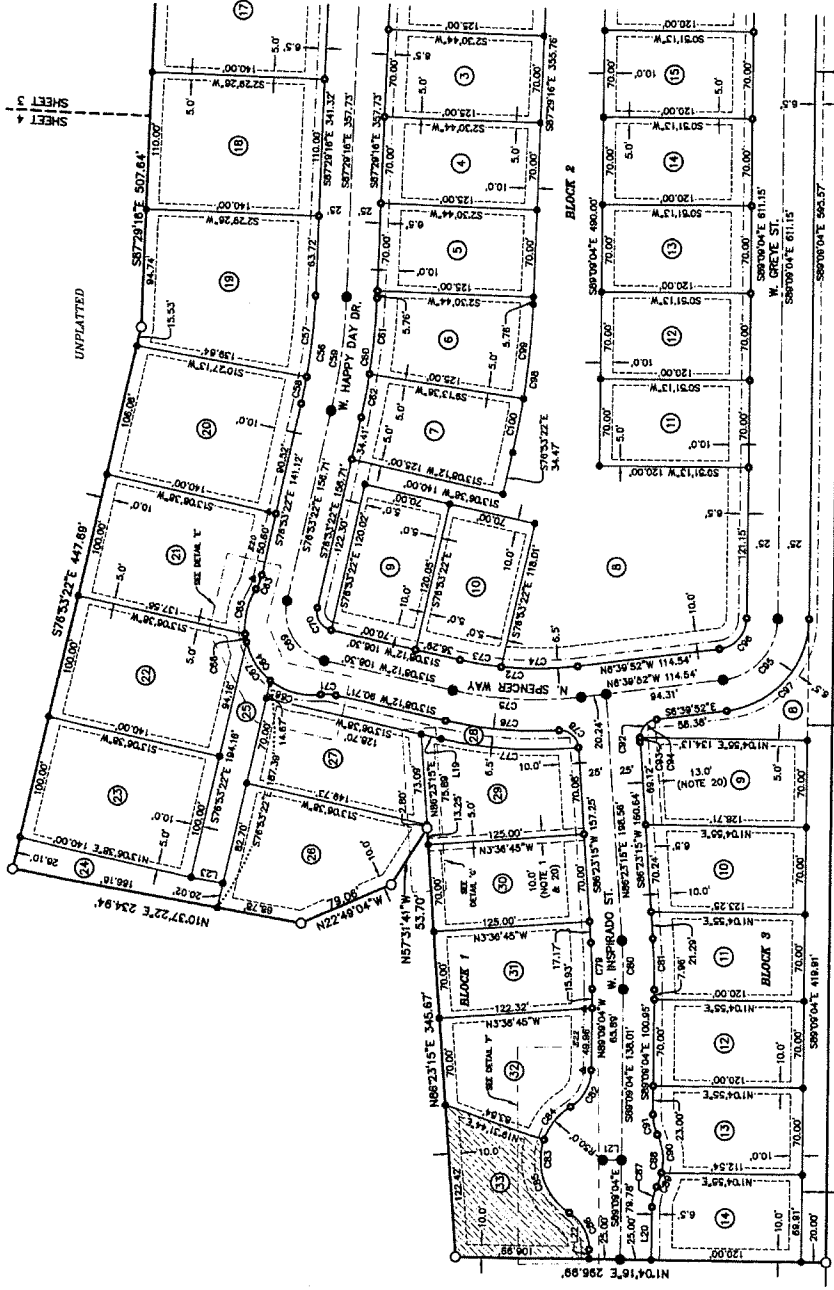
SEE SHEET 2 FOR NOTES  
SEE SHEET 5 FOR LINE & CURVE TABLES.

BOOK PAGE

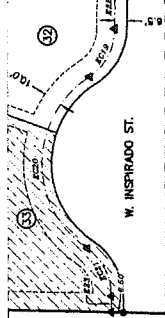
**ISG**  
**IDAHO SURVEY GROUP, LLC**

REG. W. GENERALIST  
BOISE, IDAHO 83724  
(208) 846-8670

JOB NO. 21-310  
SHEET 4 OF 7



DETAIL 'C'  
SCALE: 1"=30'



DETAIL 'F'  
SCALE: 1"=40'



Idaho State Board of Professional Engineers, No. 21-310-0001, 1050 Valley View, Nampa, Idaho 83850, 21-310\_P&T.dwg, 10/21/2023, 8:41:31 AM

FILE 17-175-2400

# STARPOINTE SUBDIVISION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C01	16.46'	36.00'	29.7031°	S77°55'40"W	16.32'
C02	21.79'	15.00'	86°35'53"	N09°06'18"W	20.84'
C03	1.12'	15.00'	41°55'59"	S89°31'57"W	1.12'
C04	21.05'	15.00'	82°40'54"	N48°00'19"W	19.82'
C05	71.08'	50.00'	82°29'12"	S47°54'28"E	65.83'
C06	55.99'	25.00'	82°29'12"	S47°54'28"E	52.88'
C07	107.97'	75.00'	82°29'12"	S47°54'28"E	89.88'
C08	120.23'	50.00'	107°35'41"	S67°11'17"E	120.00'
C09	76.17'	60.00'	84°20'02"	S84°17'00"E	76.13'
C100	44.05'	50.00'	333.022°	S78°46'33"E	44.05'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C01	61.52'	55.00'	84°52'48"	S84°07'00"E	61.49'
C02	32.00'	32.00'	33°02'	S74°48'30"E	33.59'
C03	12.37'	35.00'	20°14'41"	S66°48'02"E	12.30'
C04	152.84'	15.00'	130°27'46"	S88°07'25"W	99.85'
C05	35.04'	35.00'	30°27'53"	N79°27'38"W	37.28'
C06	6.33'	35.00'	6°05'53"	S90°23'29"W	6.33'
C07	37.24'	35.00'	38°47'23"	S75°43'51"W	36.23'
C08	43.82'	55.00'	45°20'39"	S75°30'00"E	42.48'
C09	62.81'	40.00'	88°00'05"	S80°07'25"W	56.56'
C10	23.58'	15.00'	88°38'28"	S80°07'25"W	21.21'
C11	12.37'	35.00'	20°14'41"	N37°00'17"E	12.30'
C12	85.04'	275.00'	19°48'54"	S71°10'10"W	84.93'
C13	33.79'	275.00'	7°02'28"	S73°59'59"W	33.77'
C14	81.25'	275.00'	12°45'27"	S57°10'07"E	81.12'
C15	103.86'	300.00'	18°48'04"	S57°14'00"W	103.16'
C16	91.35'	325.00'	18°08'18"	S50°43'35"W	91.05'
C17	110.95'	340.00'	18°37'53"	S53°10'00"W	110.07'
C18	23.54'	15.00'	80°46'48"	N14°24'38"E	20.99'
C19	38.90'	475.00'	4°27'40"	N83°37'00"E	38.90'
C20	38.93'	500.00'	4°27'40"	N83°37'00"E	38.92'
C21	40.85'	525.00'	4°27'40"	N83°37'00"E	40.87'
C22	35.45'	35.00'	38°02'03"	S60°00'00"E	33.85'
C23	101.29'	50.00'	18°10'47"	N89°47'38"W	84.84'
C24	34.34'	50.00'	39°42'01"	S71°10'10"W	34.37'
C25	64.95'	50.00'	78°42'01"	N11°48'54"E	62.96'
C26	33.45'	35.00'	58°02'03"	N11°48'54"E	33.85'
C27	16.46'	35.00'	20°05'31"	N79°13'49"W	16.32'
C28	43.79'	48.50'	51°41'02"	S89°00'04"E	42.29'
C29	11.92'	48.50'	13°37'48"	S89°00'04"E	11.79'
C30	31.93'	48.50'	37°43'12"	N87°32'01"E	31.26'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C01	20.18'	50.00'	23°07'48"	N47°34'53"W	20.05'
C02	78.54'	50.00'	80°07'00"	N69°01'17"E	70.71'
C03	64.35'	50.00'	73°44'21"	S89°36'47"E	60.07'
C04	48.38'	50.00'	53°37'48"	S25°46'42"E	44.72'
C05	23.98'	15.00'	80°00'00"	S44°08'47"E	21.71'
C06	12.61'	35.00'	28°08'44"	S11°03'28"W	12.54'
C07	124.44'	50.00'	129°37'37"	N43°18'02"W	96.54'
C08	58.00'	55.00'	58°22'28"	N74°14'17"W	53.86'
C09	20.17'	55.00'	21°00'28"	N67°33'01"W	20.06'
C10	72.22'	55.00'	73°11'15"	N67°33'01"W	72.21'
C11	41.00'	55.00'	42°42'25"	N89°48'45"W	40.08'
C12	12.81'	35.00'	28°08'44"	N82°11'22"E	12.54'
C13	23.13'	15.00'	80°20'29"	N43°18'02"W	20.96'
C14	61.87'	40.00'	88°20'29"	N43°18'02"W	58.74'
C15	12.38'	35.00'	20°14'22"	N78°01'04"W	12.30'
C16	62.85'	475.00'	9°09'43"	N45°01'54"E	58.57'
C17	23.86'	15.00'	38°08'43"	N43°18'04"E	21.81'
C18	125.25'	50.00'	130°37'58"	N43°18'04"E	98.86'
C19	44.38'	55.00'	48°14'22"	N87°28'07"E	43.19'
C20	80.88'	55.00'	84°14'05"	N22°43'33"E	73.77'
C21	14.83'	35.00'	24°03'12"	S18°03'08"E	14.83'
C22	10.73'	35.00'	17°34'18"	S7°05'57"E	10.69'
C23	23.56'	15.00'	9°00'00"	S45°01'57"W	21.21'
C24	23.56'	15.00'	9°00'00"	N44°58'17"W	21.21'
C25	23.56'	15.00'	9°00'00"	S43°31'17"W	21.21'
C26	87.86'	475.00'	10°36'34"	S82°11'18"E	87.74'
C27	65.84'	475.00'	7°39'30"	S83°31'01"E	64.79'
C28	22.03'	475.00'	2°39'24"	S78°13'04"E	22.02'
C29	92.46'	500.00'	10°28'34"	S82°11'18"E	92.38'
C30	97.11'	525.00'	10°28'34"	S82°11'18"E	96.87'

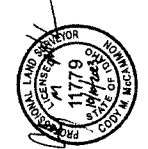
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	194.14'	14.00'	74°34'08"	S53°19'20"W	178.98'
C2	243.54'	120.00'	77°11'12"	S31°46'13"W	228.39'
C3	134.27'	180.00'	41°27'56"	N89°50'04"E	127.46'
C4	113.27'	180.00'	38°03'02"	N31°05'17"E	111.41'
C5	117.88'	214.00'	37°30'08"	S79°48'28"W	118.19'
C6	20.63'	15.00'	79°33'44"	S89°08'27"E	19.20'
C7	21.03'	15.00'	80°19'06"	N11°02'07"W	18.35'
C8	104.08'	214.00'	27°31'30"	S25°01'42"W	103.04'
C9	38.86'	35.00'	84°00'45"	S83°54'27"E	37.67'
C10	118.08'	50.00'	132°34'58"	N45°23'19"W	82.02'
C11	15.14'	50.00'	17°20'58"	N14°53'41"E	15.08'
C12	26.89'	50.00'	30°20'00"	N8°48'18"W	26.37'
C13	75.03'	50.00'	85°59'00"	N87°11'18"W	66.19'
C14	33.89'	35.00'	59°28'18"	S82°26'32"E	32.56'
C15	19.25'	35.00'	31°40'18"	N85°28'21"E	18.19'
C16	14.84'	50.00'	25°48'00"	S88°48'28"E	14.43'
C17	81.00'	140.00'	37°39'44"	N87°08'37"W	90.28'
C18	75.48'	115.00'	37°39'44"	N87°08'37"W	74.14'
C19	48.86'	100.00'	28°54'09"	N44°51'17"W	48.30'
C20	88.29'	185.00'	24°05'49"	N85°52'24"W	88.86'
C21	48.17'	280.00'	10°10'29"	N84°03'33"W	48.11'
C22	48.84'	275.00'	7°32'41"	N84°03'33"W	48.77'
C23	53.27'	300.00'	10°10'29"	N84°10'33"W	53.20'
C24	91.71'	320.00'	10°10'29"	N84°03'33"W	91.44'
C25	14.82'	325.00'	23°47'47"	N80°17'12"W	14.82'
C26	43.80'	325.00'	7°32'41"	N80°22'27"W	42.77'
C27	23.56'	15.00'	9°00'00"	S45°01'57"W	21.21'
C28	23.56'	15.00'	9°00'00"	N44°58'17"W	21.21'
C29	50.36'	50.00'	60°00'00"	S20°08'47"E	50.00'
C30	208.14'	50.00'	240°00'00"	N80°21'12"E	86.60'

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
E01	180.00'	216.00'	181°48'39"	S79°48'00"W	118.50'
E02	34.88'	35.81'	184°10'22"	S99°33'59"E	32.92'
E03	154.85'	55.00'	130°03'58"	N49°24'14"E	99.72'
E04	29.88'	25.00'	163°37'41"	S81°37'07"E	26.87'
E05	8.77'	14.00'	87°42'05"	S25°00'23"E	6.70'
E06	45.55'	45.00'	87°48'40"	S28°06'28"E	42.85'
E07	268.48'	55.00'	237°58'40"	N81°13'23"E	86.21'
E08	48.40'	50.00'	58°53'47'40"	S80°00'55"E	48.55'
E09	16.99'	50.00'	61°16'45"	N89°07'23"E	15.88'
E10	8.29'	30.00'	61°44'28"	S09°43'28"E	8.25'
E11	128.07'	65.00'	122°49'21"	N45°19'02"E	105.87'
E12	8.29'	30.00'	61°44'28"	N89°38'31"E	8.25'
E13	82.77'	45.00'	159°56'11"	S07°05'57"E	12.75'
E14	122.45'	60.00'	127°46'00"	N46°10'41"E	104.84'
E15	13.72'	45.00'	107°06'41"	N81°11'00"W	13.70'
E16	5.02'	15.00'	51°15'50"	S88°11'07"E	5.01'
E17	186.45'	60.00'	143°15'27"	S89°00'55"E	168.17'
E18	18.47'	50.00'	63°12'08"	N97°20'15"E	12.94'
E19	30.13'	50.00'	58°21'23"	S81°37'21"E	28.40'
E20	108.11'	55.00'	112°40'09"	N89°05'04"E	21.56'
E21	28.79'	25.00'	162°07'04"	N82°25'47"E	28.65'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°49'30"W	54.22'
L2	S04°45'00"W	28.00'
L3	N41°21'30"W	8.94'
L4	N78°54'19"W	20.17'
L5	S78°58'19"E	20.17'
L6	S88°08'47"E	48.85'
L7	S88°08'47"E	48.85'
L8	S88°08'47"E	48.85'
L9	S88°08'47"E	48.85'
L10	S88°08'47"E	48.85'
L11	S88°08'47"E	48.85'
L12	N48°38'25"E	33.88'
L13	S48°49'30"W	14.17'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E1	S89°25'11"E	84.72'
E2	N89°25'11"E	112.89'
E3	N89°25'11"E	84.45'
E4	N89°25'11"E	112.89'
E5	S89°25'11"E	84.72'
E6	S89°25'11"E	112.89'
E7	S89°25'11"E	84.72'
E8	S89°25'11"E	112.89'
E9	S89°25'11"E	84.72'
E10	S89°25'11"E	112.89'
E11	S89°25'11"E	84.72'
E12	S89°25'11"E	112.89'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E13	N09°01'13"E	14.21'
E14	S89°00'47"E	28.18'
E15	N89°16'26"E	128.15'
E16	S09°55'00"W	54.21'
E17	N89°55'00"W	50.06'
E18	N18°58'23"W	64.89'
E19	N09°51'48"W	66.90'
E20	N79°53'28"W	66.90'
E21	N09°51'48"W	66.90'
E22	N89°00'04"E	48.45'
E23	S89°00'04"E	48.45'



BOOK PAGE

**ISG** IDAHO SURVEY GROUP, LLC

9626 N. EMERALD ST.  
SPOKANE, IDAHO 83409  
(208) 946-8870

JOB NO. 21-310  
SHEET 5 OF 7

PA 121 28-20405

# STARPOINTE SUBDIVISION

### CERTIFICATE OF OWNERS

Know all men by these presents: That W. West Development LLC, an Idaho Limited Liability Company, is the owner of the property described as follows:

A portion of the North 1/2 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, B.M., City of Star, Ada County, Idaho, more particularly described as follows:  
Comprising all the Section corner to Sections 19, 20, 29 and Section 30, Township 4 North, Range 1 West, B.M., from which the 1/4 corner to Section 19, 20, 29 and Section 30, Township 4 North, Range 1 West, B.M., bears North 00°46'11" East, 2,633.05 feet; thence North 00°46'11" East, 1316.52 to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 19; thence on the south boundary line of Northeast 1/4 of the Southeast 1/4 of said Section 19, North 88°08'47" West, 50.00 feet to the REAL POINT OF BEGINNING;

thence continuing North 89°08'47" West, 1,262.28 feet to the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 19;  
thence on the east boundary line of the Northwest 1/4 of the Southeast 1/4 of said Section 19, North 89°08'47" West, 1,262.28 feet to the east boundary line of the land conveyed by a Deed recorded on January 17, 1985 as Instrument No. 95003073, records of Ada County, Idaho;  
thence on said east boundary line, North 01°04'16" East, 296.99 feet;  
thence leaving said east boundary line, North 89°23'15" East, 345.97 feet;  
thence North 57°31'41" West, 53.70 feet;  
thence North 22°49'04" West, 79.06 feet;  
thence North 10°37'22" East, 224.94 feet;  
thence South 87°28'16" East, 497.84 feet;  
thence South 07°59'08" East, 746.15 feet to the south right-of-way line of W. Toplin Road;

thence South 88°57'26" East, 30.00 feet on said south right-of-way line;  
thence South 00°59'08" West, 759.54 feet on the east boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 19;  
thence leaving said east boundary line, South 78°59'19" East, 935.90 feet;  
thence North 88°57'26" East, 454.96 feet to the REAL POINT OF BEGINNING;  
thence on said north right-of-way line, South 00°46'11" West, 454.96 feet to the REAL POINT OF BEGINNING.

Containing 28.51± acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public until they are accepted by the public. The easements as shown on this plat are not dedicated to the public as depicted within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive domestic water and sanitary sewer service from an existing Star Sewer and Water District main line located adjacent to the subject Subdivision and Star Sewer and Water District has agreed in writing to serve all the lots in this Subdivision. (I.C. 50-1-334) and (I.C. 50-1-325)

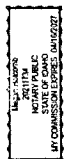
W. West Development LLC, an Idaho Limited Liability Company

*Gray H. Wolfe Sr.*  
Gray H. Wolfe Sr., Member

### ACKNOWLEDGEMENT

State of Idaho ) s.s.  
County of Ada )  
On this 04 day of September, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Gray H. Wolfe Sr., known or identified to me to be a member of W. West Development, LLC, an Idaho Limited Liability Company, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that W. West Development LLC executed the same.  
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires 04/12/23  
Notary Public for Idaho  
Residing in BOZEMAN, Idaho



### CERTIFICATE OF SURVEYOR

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



Cody M. McCammon P.L.S. No. 11779

BOOK PAGE  
**ISG** IDAHO SURVEY GROUP, LLC  
JOB NO. 21-310 SHEET 6 OF 7

8655 V. BIRDAULT ST  
BOZEMAN, IDAHO 83704  
(208) 846-8870

2021 10-20-2021

# STARPOINTE SUBDIVISION

### HEALTH CERTIFICATE

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



Benjamin P. Hays PEHS  
Central District Health  
Date 8-24-22

### APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 13 day of August, 2022.



Adrian Pulver  
President ACHD

### APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Star, Ada County, Idaho on the 21 day of September, 2022, hereby approve this plat.

Paul Hays PE  
City Engineer

### APPROVAL OF CITY COUNCIL

I, Jacob M. O'Neill City Clerk in and for the City of Star, Ada County, Idaho do hereby certify that at a regular meeting of the city council held on the 17 day of August, 2022, this plat was accepted and approved.



Jacob M. O'Neill  
City Clerk

### CERTIFICATE OF COUNTY SURVEYOR

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



Lee P. Jay  
County Surveyor/  
763 #19553  
Date 11 October 2023

### CERTIFICATE OF COUNTY TREASURER

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



10-18-2023  
Date  
Elizabeth Maho  
County Treasurer  
Signed by Deputy: Divandra Wright

### CERTIFICATE OF COUNTY RECORDER

State of Idaho )  
County of Ada )

I hereby certify that this instrument was filed for record at the request of Starpointe at 1:37 Minutes on the 12th day of October, 2022. In Book 121 of plats at Page: 15400-70406

Instrument No. 2022-058152

Robert Tripp  
Deputy  
Ex-Officio Recorder

BOOK PAGE  
IDAHO SURVEY GROUP, LLC  
JOB NO. 21-310 SHEET 7 OF 7





CITY OF STAR  
**LAND USE STAFF REPORT  
MEMO**

**TO:** Mayor & Council

**FROM:** City of Star – Planning & Zoning *Shen J. Nish*

**MEETING DATE:** **August 6, 2024**

**FILE(S) #:** TE-24-03 Time Extension Rivermoor Subdivision

**OWNER/APPLICANT/REPRESENTATIVE**

**Applicant/Representative:**  
 Jason Polson  
 Biltmore Company  
 1580 W. Cayuse Creek Drive  
 Meridian, Idaho 83646

**REQUEST**

**Request:** The Applicant is seeking approval of a time extension for Rivermoor Subdivision, consisting of 252 residential lots and 22 common lots, and Private Streets. The property is located at 7290 N. Stonebriar Lane in Star, Idaho and consists of 130.51 acres with a proposed density of 1.93 dwelling units per acre. The subject property is generally located on the north side at the east end of W. Joplin Road. Ada County Parcel No’s. S0416347100, S0421212600 & S0421234110.

**SUMMARY**

The original preliminary plat was approved by Council on July 20, 2021. An administrative time extension was approved by the Administrator on July 10, 2023 for one year. On May 22, 2024, the applicant filed a time extension for an additional year to submit a final plat for the development. The applicant has requested an additional 1-year time extension that must be approved by the City Council. **The Administrator recommends a two (2) year extension, as allowed in Section 8-6A-8C of the UDC.** The new expiration date for signature of the final plat by the City Engineer is July 20, 2026.





LEGAL NOTICE

A Public Hearing pursuant to Idaho Code 50-1002 will be held for consideration of the proposed budget for the Fiscal Year October 1, 2024 to September 30, 2025, in the amount of \$17,467,273.71 with a proposed levy amount of \$2,014,430 from Ada and Canyon County Assessed Property Taxes. The hearing will be held at Star City Hall 10769 West State Street, Star Idaho at 7:00 Pm on August 6, 2024. All interested persons are invited to appear and show cause, if any why such budget should or should not be adopted. Copies of the proposed Star City Budget in detail are available at City Hall during regular office hours. City Hall is accessible to persons with disabilities. Anyone desiring accommodations for disabilities related to the budget documents or the hearing should contact the City Clerk's Office at 208-286-7247.

July 12, 26 2024



Section 6, Item A.

# MEMO INVOICE

c/o ISj Payment Processing Center  
 PO Box 1570,  
 Pocatello, ID 83204  
 Ph. (541) 331-6473 Fax: (907) 452-5054

**RECEIVED**  
 JUL 29 2024

BY: JMA

1 STAR, CITY OF  
 P.O. BOX 130  
 STAR, ID 83669

BILLING DATE:	ACCOUNT NO:
07/26/24	19333

### LEGAL NOTICE

A Public Hearing pursuant to Idaho Code 50-1002 will be held for consideration of the proposed budget for the Fiscal Year October 1, 2024 to September 30, 2025, in the amount of \$17,467,273.71 with a proposed levy amount of \$2,014,430 from Ada and Canyon County Assessed Property Taxes. The hearing will be held at Star City Hall 10769 West State Street, Star Idaho at 7:00 Pm on August 6, 2024. All interested persons are invited to appear and show cause, if any why such budget should or should not be adopted. Copies of the proposed Star City Budget in detail are available at City Hall during regular office hours. City Hall is accessible to persons with disabilities. Anyone desiring accommodations for disabilities related to the budget documents or the hearing should contact the City Clerk's Office at 208-286-7247.

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
536027	PH Budget Hearing	07/12/24	07/26/24	4	\$55.54

July 12, 26, 2024 536027

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount: **\$0.00**  
 Surcharge: **\$0.00**  
 Credits: **\$0.00**

Gross: **\$55.54**  
 Paid Amount: **\$0.00**

**Amount Due: \$55.54**

*We Appreciate Your Business!*

**AFFIDAVIT OF PUBLIC NOTICES  
STATE OF IDAHO**

**County of Canyon and Ada**

19333 536027  
1 STAR, CITY OF  
  
P.O. BOX 130  
STAR, ID 83669

**SHARON JESSEN**  
of the State of Idaho, being of first duly sworn, deposes  
and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Idaho Press-Tribune, a daily newspaper published in the Counties of Canyon and Ada, State of Idaho; that the said newspaper is in general circulation in the said counties of Canyon and Ada, and in the vicinity of Nampa, Caldwell, and Boise, and has been uninterruptedly published in said Counties during a period of seventy -eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper and on IdahoPublicNotices.com 2 times(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement

**LEGAL NOTICE**

A Public Hearing pursuant to Idaho Code 50-1002 will be held for consideration of the proposed budget for the Fiscal Year October 1, 2024 to September 30, 2025, in the amount of \$17,467,273.71 with a proposed levy amount of \$2,014,430 from Ada and Canyon County Assessed Property Taxes. The hearing will be held at Star City Hall 10769 West State Street, Star Idaho at 7:00 Pm on August 6, 2024. All Interested persons are invited to appear and show cause, if any why such budget should or should not be adopted. Copies of the proposed Star City Budget in detail are available at City Hall during regular office hours. City Hall is accessible to persons with disabilities. Anyone desiring accommodations for disabilities related to the budget documents or the hearing should contact the City Clerk's Office at 208-286-7247.

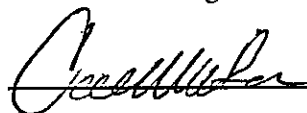
July 12, 26, 2024 536027

That said notice was published the following: 07/12/2024, 07/26/2024

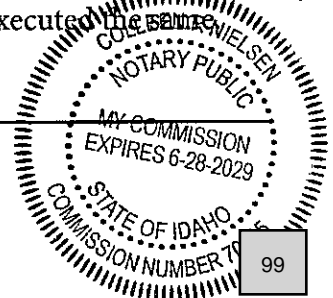


SHARON JESSEN  
STATE OF IDAHO

On this 26th day of July, in the year of 2024 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.



Notary Public of Idaho  
My commission expires



2024/2025 City of Star Expenses			
Item	Budget 2023/2024	Budget 2024/2025	Notes
<b>Executive (Mayor and Council)</b>			
Payroll	\$ 142,600.00	\$ 142,600.00	
FICA/Medicare	\$ 11,122.80	\$ 11,122.80	
Workmans Comp	\$ 1,320.00	\$ 3,976.50	
Public Retirement	\$ 27,350.00	\$ 11,666.00	
Health Insurance	\$ 66,000.00	\$ 74,580.00	
<b>Clerks/Treasurers Office</b>			
Payroll	\$ 311,376.18	\$ 408,329.46	
FICA/Medicare	\$ 17,822.23	\$ 31,849.70	
Workmans Comp	\$ 1,056.00	\$ 4,771.80	
Public Retirement	\$ 25,133.92	\$ 48,836.20	
Health Insurance	\$ 66,000.00	\$ 75,823.00	
<b>Planning &amp; Zoning/Building Department</b>			
Payroll	\$ 498,873.48	\$ 790,314.00	
FICA/Medicare	\$ 29,509.23	\$ 61,644.49	
Workmans Comp	\$ 1,584.00	\$ 7,157.70	
Public Retirement	\$ 41,615.58	\$ 94,521.55	
Health Insurance	\$ 79,200.00	\$ 134,244.00	
<b>Sports and Recreation Department</b>			
Payroll	\$ 214,067.52	\$ 126,606.48	
Seasonal (For Sports Programs)	\$ -	\$ 48,540.00	
FICA/Medicare	\$ 13,673.59	\$ 9,875.31	
Workmans Comp	\$ 792.00	\$ 1,590.60	
Public Retirement	\$ 19,283.26	\$ 15,142.14	
Health Insurance	\$ 39,600.00	\$ 29,382.00	
<b>Bldg &amp; Grounds Mtnc.</b>			
Payroll	\$ 376,824.00	\$ 446,166.00	
Seasonal (up to 4 employees)	\$ 30,000.00	\$ 40,000.00	
FICA/Medicare	\$ 26,027.04	\$ 37,920.95	
Workmans Comp	\$ 2,904.00	\$ 10,338.90	
Public Retirement	\$ 33,404.80	\$ 53,361.45	
Health Insurance	\$ 105,600.00	\$ 134,244.00	
<b>Employee Costs</b>			
Additional Employee Insurance		\$ 413,735.00	
Merit Increases	\$ 30,000.00	\$ 30,000.00	
Training	\$ 10,000.00	\$ 12,500.00	
Travel & Per Diem	\$ 10,000.00	\$ 12,500.00	
<b>Bank Service Charge</b>	\$ 500.00	\$ 750.00	
<b>Grant Expense</b>	\$ 280,000.00	\$ 100,000.00	
<b>Legal</b>			
City Attorney	\$ 48,000.00	\$ 48,000.00	
Outside Legal Fees	\$ 20,000.00	\$ 30,000.00	
Ada County Prosecuting Attorney	\$ 31,561.68	\$ 42,502.86	
Canyon County Prosecuting Attorney	\$ 15,750.00	\$ 2,400.00	
<b>Student Scholarships</b>	\$ 30,000.00	\$ 30,000.00	
<b>General Office</b>			
Supplies	\$ 30,000.00	\$ 32,000.00	
Postage & Supplies	\$ 6,500.00	\$ 6,500.00	
Passport Postage	\$ 6,500.00	\$ 2,700.00	
Promotions	\$ 5,000.00	\$ 5,000.00	
Advertising-Publications	\$ 8,000.00	\$ 8,000.00	
Resource Material	\$ 1,000.00	\$ 1,000.00	
<b>Events</b>			
Hometown Celebration	\$ 45,000.00	\$ 70,800.00	
Misc Events	\$ 16,000.00	\$ 16,100.00	
Police Fishing Rodeo	\$ 7,500.00	\$ 10,000.00	
<b>Insurance (ICRMP)</b>	\$ 17,067.00	\$ 33,280.00	
<b>Subscriptions &amp; Fees</b>			
Archive Social	\$ 2,632.77	\$ 3,000.00	
Muniweb (changed from GovOffice)	\$ 7,500.00	\$ -	Remove
Mtn. Alarm	\$ 1,260.00	\$ 3,000.00	

Office 365	\$ 10,913.35	\$ 4,500.00	
Bluebeam	\$ 15,224.38	\$ 7,600.00	
Doctopia/Treno	\$ 7,704.00	\$ 12,000.00	
Elevator	\$ 1,800.00	\$ 2,100.00	
Terminex	\$ -	\$ 4,000.00	
Xerox/Allied	\$ 15,000.00	\$ 16,000.00	
Western Heating (Changed from AirCare)	\$ 1,771.00	\$ 2,000.00	
Zoom Licensing	\$ 2,418.50	\$ 2,600.00	
Misc Software	\$ 3,000.00	\$ 2,500.00	
Adobe Acrobat	\$ 2,815.16	\$ 3,000.00	
Data Backups	\$ 4,533.00	\$ -	Remove
Black Mountain	\$ 17,715.00	\$ 20,000.00	
UKG	\$ 2,430.00	\$ 3,500.00	
Syncro Management		\$ 750.00	New
iWorq		\$ 25,750.00	New
Rec Software (Sawyer, Sports Plus)		\$ 20,000.00	New
Arc GIS		\$ 1,000.00	New
CivicPlus Website	\$ -	\$ 6,590.00	
Municode		\$ 3,500.00	New
CivicPlus Meeting Management		\$ 3,000.00	New
IT Improvements	\$ 30,000.00	\$ 42,500.00	
<b>Professional Services</b>			
Keller Associates	\$ 10,000.00	\$ -	Remove
IT Shared Service with Fire and Sewer and Water	\$ 35,000.00	\$ 36,050.00	
Clearwater Financial	\$ -	\$ 12,000.00	
Audit	\$ 8,000.00	\$ 15,000.00	
<b>Professional Dues</b>			
Ada County Emerg. Mg	\$ 6,947.00	\$ 7,815.00	
Assoc. of ID Cities	\$ 5,164.80	\$ 7,156.00	
BVEP	\$ 1,102.50	\$ 2,750.00	
COMPASS	\$ 7,799.00	\$ 8,981.00	
AIC - Clerks	\$ 180.00	\$ 180.00	
IIMC	\$ 600.00	\$ 435.00	
Intn'l Code Council	\$ 155.00	\$ 180.00	
TV Partners	\$ 1,112.00	\$ 1,400.00	
Valley Reg. Transit	\$ 8,000.00	\$ -	Per Council Remove \$11,812
Boise Chamber	\$ 500.00	\$ 500.00	
Star Chamber	\$ 150.00	\$ 150.00	
Idaho Nursery Assn.	\$ 100.00	\$ -	Remove
Recreation Today	\$ 650.00	\$ -	Remove
Arbor Assn.	\$ 150.00	\$ -	Remove
NORFMA	\$ 275.00	\$ -	Remove
SW Idaho Business Alliance	\$ 50.00	\$ 50.00	
National Park and Rec Association (NRPA)	\$ 500.00	\$ 200.00	
Idaho Parks and Recreation Association	\$ 200.00	\$ 200.00	
Building Officials	\$ -	\$ 470.00	New
<b>PR/Marketing</b>			
Public Relations	\$ 15,000.00	\$ 15,000.00	
<b>Committees</b>			
Transporation & Pathways	\$ 2,000.00	\$ 2,000.00	
Parks, Art and Beautification	\$ 19,000.00	\$ 31,000.00	
Impact Fee Committee	\$ 2,000.00	\$ 2,000.00	
Mayors Youth Council	\$ 5,000.00	\$ 5,000.00	
Historical Committee	\$ 33,518.00	\$ 36,428.00	
<b>Utilities</b>			
Telephone	\$ 20,000.00	\$ -	
Waste Management	\$ 10,000.00	\$ 12,000.00	
Power	\$ 30,000.00	\$ 36,000.00	
Streetlights	\$ 5,000.00	\$ 10,000.00	
Natural Gas	\$ 4,500.00	\$ 8,000.00	
Irrigation Shares	\$ 3,500.00	\$ 4,000.00	
Sewer & Water	\$ 4,000.00	\$ 6,000.00	
VOIP Phone Service	\$ -	\$ 13,000.00	New breakout from telephone
Cellular Phone Service	\$ -	\$ 15,000.00	New breakout from telephone
Fiber	\$ 30,000.00	\$ 54,000.00	

<b>Impact Fee/Prop. Share</b>			
ACHD	\$ 1,571,850.00	\$ 1,834,350.00	
Star Fire Dept.	\$ 394,500.00	\$ 1,279,200.00	\$12,000 for adm
CHD4	\$ 251,500.00	\$ 377,250.00	\$1500 for adm
<b>Building Expenses</b>			
Building Inspector	\$ 480,367.75	\$ -	Moved In house
Electrical Inspector	\$ 94,111.20	\$ 105,000.00	
Plumbing Inspector	\$ 94,111.20	\$ 105,000.00	
Mechanical Inspector	\$ 111,611.20	\$ 126,000.00	
<b>Land Use-Bond Returns</b>	<b>\$ 200,000.00</b>	<b>\$ 200,000.00</b>	
<b>Recreation</b>			
<b>Sports</b>			
Equipment	\$ 9,000.00	\$ 10,000.00	
Coaches	\$ 10,000.00	\$ 10,000.00	
Referees	\$ 17,000.00	\$ 23,000.00	
Promotions	\$ 1,000.00	\$ 1,000.00	
Refunds	\$ 1,000.00	\$ 1,000.00	
Uniforms	\$ 20,000.00	\$ 57,000.00	
League Fees	\$ -	\$ 9,000.00	
Rentals	\$ 1,000.00	\$ 2,000.00	
Staff Training	\$ 5,000.00	\$ 10,000.00	
Professional Dues	\$ -	\$ 1,000.00	
Recreation Software	\$ 1,770.00	\$ -	Moved to IT
Miscellaneous		\$ 19,000.00	
<b>Classes &amp; Activities</b>			
Equipment	\$ 6,000.00	\$ 30,000.00	
Instructors/Counselors	\$ 106,000.00	\$ 107,526.00	
Promotions	\$ 1,000.00	\$ 1,000.00	
Refunds	\$ 1,500.00	\$ 1,500.00	
Miscellaneous (Equip, supplies)	\$ 15,000.00	\$ 2,000.00	
Training	\$ 2,500.00	\$ 10,000.00	
Rentals (Equipment, Storage, Buildings)	\$ 7,500.00	\$ 11,500.00	
<b>Parks Development</b>			
Blake Haven Park	\$ -	\$ -	
Hunters Creek Park	\$ 15,000.00	\$ 40,900.00	Concrete Pathway
Westpointe Park	\$ -	\$ -	
River Walk	\$ -	\$ 225,000.00	Restroom Facility
960 S. Main Park (Freedom Park)	\$ 1,000,000.00	\$ -	
Pavilion Park	\$ 650,000.00	\$ 500,000.00	ADA Playground and trees
Trident Ridge Park	\$ -	\$ -	
Cowboy (Boothill) Park		\$ 575,000.00	Fence on E Path, Grass/Sprinklers
Roselands Park	\$ -	\$ 535,000.00	Grass, Irrigation, Trees
946 S Main Street	\$ 400,000.00	\$ 250,000.00	Plans for Bldg
<b>Plans</b>			
Safe Route To Star Middle School	\$ 600,000.00	\$ -	
Downtown Star Parking Plan	\$ 100,000.00	\$ 100,000.00	
<b>Buildings &amp; Grounds</b>			
<b>Buildings</b>			
Wood Surface Rep/Mtn	\$ 5,000.00	\$ 8,500.00	
Carpet/Floor Cleaning	\$ 1,000.00	\$ 1,000.00	
Rpr/Mtn City Hall Ext.	\$ 3,000.00	\$ 10,000.00	
Janitorial Supplies	\$ 8,000.00	\$ 14,000.00	
Plumbing Rpr/Mtn.	\$ 10,000.00	\$ 20,000.00	
Building Rpr/Mtn.	\$ 10,000.00	\$ 20,000.00	
Electrical Rpr/Mtn.	\$ 10,000.00	\$ 20,000.00	
Locksmith & Keys	\$ 1,000.00	\$ 1,000.00	
Backflow Annual Inspec.	\$ 500.00	\$ 650.00	
Security Cameras	\$ 5,000.00	\$ -	Moved to IT
<b>Grounds</b>			
Fertilizer/Seed/Spray	\$ 25,000.00	\$ 25,000.00	
Paint for Sports Field	\$ 5,000.00	\$ 8,000.00	
Trash Recptacle	\$ 10,000.00	\$ 15,000.00	
Cement Curb/trash base	\$ 2,500.00	\$ 25,000.00	
Parking Lot Mtn.	\$ 20,000.00	\$ 25,950.00	
Irrigation Mtn/Eng Rpr	\$ 15,000.00	\$ 20,000.00	

Fence Posts/Hardware	\$ 1,000.00	\$ 5,000.00	
Porta Potties	\$ 7,000.00	\$ 2,000.00	
<b>Equipment</b>			
Fuel	\$ 15,000.00	\$ 18,000.00	
Diesel/Mtnc. Items	\$ 3,000.00	\$ 3,000.00	
Tires & Repair	\$ 3,000.00	\$ 3,000.00	
Auto Parts/Mtnc.	\$ 1,500.00	\$ -	Combine with Diesel mtnc
Fire Extinguisher	\$ 800.00	\$ 800.00	
<b>Tools</b>			
Hand Tools	\$ 2,000.00	\$ 2,000.00	
Rental Equip.	\$ 5,000.00	\$ 12,000.00	
Power Tools	\$ 4,000.00	\$ 4,000.00	
<b>Repair</b>			
Vandalism Repair	\$ 8,000.00	\$ 10,000.00	
Mower/ Heavy Equipment Repair	\$ 5,000.00	\$ 5,000.00	
Flag Rpr/Mtnc.	\$ 4,000.00	\$ 4,000.00	
Pump Rpr/Mtnc.	\$ 8,000.00	\$ 30,000.00	
Nuts/Bolts/Screws	\$ 500.00	\$ 500.00	
Bldg Materials	\$ 5,000.00	\$ 5,000.00	
LOF/Mtnc.	\$ 6,500.00	\$ 6,500.00	
Painter Rpr/Parts	\$ 1,500.00	\$ 1,500.00	
Playground Rpr/Mtnc.	\$ 10,000.00	\$ 10,000.00	
<b>Uniform</b>			
Mtnc Uniforms	\$ 750.00	\$ 1,000.00	
Safety Apparel/Supplies	\$ 1,000.00	\$ 2,000.00	
<b>Landscaping</b>			
Trees & Shrubs	\$ 15,000.00	\$ 15,000.00	
Landfill Fees	\$ 3,500.00	\$ 3,500.00	
Wood Bark	\$ 2,500.00	\$ 2,500.00	
Top Soil	\$ 5,000.00	\$ 5,000.00	
Perma Bark	\$ 2,000.00	\$ 2,000.00	
<b>Animal Control</b>	\$ 82,225.00	\$ 84,695.00	
<b>Law Enforcement</b>	\$ 2,838,829.00	\$ 3,437,788.00	
<b>Fire Mitigation Fee Payment</b>		\$ 2,160,000.00	
<b>Miscellaneous</b>			
Miscellaneous	\$ 1,000.00	\$ 1,000.00	
<b>Transfer to Park Fund</b>	\$ -	\$ -	
<b>Capital</b>			
<b>Buildings (1)*</b>	\$ 100,000.00	\$ 130,431.00	
<b>Equipment(2)**</b>	\$ 15,000.00	\$ 93,648.00	
General	\$ 45,000.00	\$ 45,000.00	
<b>Signs</b>	\$ 5,000.00	\$ 7,000.00	
<b>Streetlight Rpr/Mtnc.</b>	\$ 5,000.00	\$ 10,000.00	
<b>Transfer to General Fund</b>	\$ 732,474.58	\$ 276,877.82	
	\$ 13,442,388.70	\$ 17,467,273.71	\$ -

**Mandatory Expenses**

**Pass-Thru Expenses**

**Buildings(1)\***

Replace HVAC Units at City Hall	\$ 101,461.00
Repaint City Hall	\$ 28,970.00

**Capital Buildings Total \$ 130,431.00**

**Equipment(2)\*\***

Tilt Trailer	\$ 9,629.00	
Kubota RTV 520 (2 Total)	\$ 34,674.00	
Grass/Landscape Trailer	\$ 8,795.00	
Gravely Prostance 48	\$ 9,800.00	
Gravely Proturm 672	\$ 16,250.00	
Kubota SCL 1000 (Stand on Loader	\$ 34,557.00	Removed
Gravely Fertilizer/Spray Stand On	\$ 14,500.00	

**Capital Equipment Total \$ 128,205.00**

Less Stand on Loader per council \$ 93,648.00

**2024/2025 City of Star Revenue**

Section 6, Item A.

Item	Budget 2023/2024	2024 / 2025 Request	Notes
<b>Property Tax</b>	<b>\$1,869,337.00</b>	<b>\$ 2,014,430.00</b>	
<b>Sales &amp; Use Tax</b>			
Revenue Sharing	\$1,567,849.00	\$ 1,322,104.00	
Liquor Revenue	\$122,880.00	\$ 130,930.00	
<b>Franchise Fees</b>			
Power (3%)	\$59,400.00	\$ 82,285.11	
Cable (3%)	\$8,748.00	\$ 8,700.00	
Natural Gas (3%)	\$105,995.13	\$ 156,142.60	
Waste Management (8%)	\$110,005.91	\$ 133,675.50	
<b>General Licenses</b>			
Dog Licenses	\$3,500.00	\$ 2,700.00	
Vendors Licenses	\$2,400.00	\$ 3,000.00	
Alcoholic Beverage	\$7,170.00	\$ 11,312.50	
Park Reservation	\$10,000.00	\$ 10,000.00	
Rentals	\$16,000.00	\$ 30,000.00	
<b>Scholarships</b>	\$10,000.00	\$ 10,000.00	
<b>Events</b>			
Hometown Celebration	\$55,000.00	\$ 53,000.00	
Fish Rodeo		\$ 5,000.00	
Other		\$ 5,000.00	
<b>Grants</b>			
ITD Police Grant	\$120,000.00	\$ 79,000.00	
Park/Pathways Grant	\$50,000.00	\$ 50,000.00	
Fiber Grant	\$50,000.00	\$ -	
Transportation Planning Grant	\$50,000.00	\$ 50,000.00	
Star Middle School Pathways Grant	\$250,000.00	\$ -	
<b>Court Fines</b>	\$7,000.00	\$ 24,000.00	
<b>Building Fees</b>			
Building Permit Fee	\$1,086,275.00	\$ 1,565,556.00	\$2609.26*600 (AVG)
Building Plan Review Fee	\$758,195.00	\$ 995,100.00	\$1658.50*600(AVG)
Electrical	\$156,852.00	\$ 175,000.00	
Plumbing	\$156,852.00	\$ 175,000.00	
Mechanical	\$174,352.00	\$ 210,000.00	
Re-Inspection Fees	\$5,000.00	\$ 12,000.00	
<b>Impact Fee/Prop. Share</b>			
Park Impact Fees	\$1,025,000.00	\$ 1,230,000.00	\$2050*600
ACHD	\$1,571,850.00	\$ 1,833,825.00	\$3493*525
Star Fire	\$404,500.00	\$ 1,291,200.00	\$2152*600
ITD Proportionate Share	\$100,000.00	\$ 100,000.00	Varies, collected with final plat
CHD4 Impact Fees	\$252,500.00	\$ 378,750.00	\$5050*75
<b>Land Use Fees</b>			
Zoning Admin Fees	\$120,000.00	\$ 140,000.00	
Bonding	\$200,000.00	\$ 200,000.00	
<b>Recreation</b>			
Sports	\$97,800.00	\$ 173,585.00	
Classes & Activities	\$113,700.00	\$ 194,978.00	
ION Grant	\$40,027.66	\$ 65,000.00	
<b>General Fees</b>			
Interest Revenue	\$100,000.00	\$ 210,000.00	
Donations	\$9,000.00	\$ 9,000.00	
<b>Miscellaneous</b>			
Miscellaneous	\$1,000.00	\$ 1,000.00	
Passport Issuance	\$109,200.00	\$ 105,000.00	
Passport Pictures	\$25,000.00	\$ 45,000.00	
Police Mitigation Fees	\$560,000.00	\$ 2,016,000.00	\$3360*600
Fire Mitigation Fees	\$600,000.00	\$ 2,160,000.00	\$3600*600
<b>Unrestricted Funds</b>			
Transfer in from General Funds	\$0.00	\$ -	
Transfer in from Park Funds	\$740,000.00	\$ -	
Transfer in from Police Mitigation Fee	\$560,000.00	\$ -	
<b>Revenue Totals</b>	<b>\$13,442,388.70</b>	<b>\$ 17,467,273.71</b>	

<b>Reliable Income</b>	
<b>Pass Thru Income</b>	



# 2024/2025 Star City Budget



Prepared by

Mayor Trevor A. Chadwick

10769 W. State Street, Star Idaho 83669

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208-286-7247

City Council

David Hershey Kevin Nielsen Jennifer Salmonsens Kevin Wheelock

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## **Mayor's Message**

Thank you for taking an interest in your City of Star budget. We continue to see unprecedented population growth in the State of Idaho, the Treasure Valley and our great City of Star.

The Star City Council and I have taken steps to legally address these growth challenges. Many want us to just stop the building permits which we are not allowed to do by State Statute. What we can do and what we have done is update our Comprehensive Plan, update our City Codes and put plans in place to adjust to these growth challenges. We completed this task for the third time since 2020 in June of this year.

Since the 2020 challenges we all faced in our country, we have seen many exceptional and historic events that have shaped our country, state, and city. The various events touched each one of us differently, presenting both challenges and unique opportunities for us to come together as a community.

During this time, many individuals chose to make Star their home, seeking refuge from economic challenges and shutdowns in other parts of the country. Despite the hurdles, our city thrived, thanks to the prudent policies and careful planning implemented by the Star City Council and me. We made a collective decision not to impose restrictions on businesses, churches, or individual freedoms. Instead, we encouraged personal responsibility while continuing to contribute to the local economy.

This resilience has led to the growth and success of Star. By fostering a business-friendly environment and keeping government out of private industry, we have not only seen existing businesses flourish but also witnessed new investments in our community. The commercial growth in Star serves three vital purposes: generating property tax relief from the residential community, creating job opportunities, and enhancing local services.

Currently, the property tax burden falls heavily on homeowners. In 2020, prior to these events, residential property owners were burdened with 93% of the total property tax compared to only 7% coming from the commercial and agricultural industries. With nearly 100 brick and mortar businesses opening in Star since 2020, and the updated business value of over \$348 million we have seen these investments in business start to reverse this burden to 87% for residential and 13% to commercial and agricultural.

The influx of new businesses not only shifts our tax ratio but also creates a stronger local job market, providing opportunities for our citizens to work close to home. Further, with the expansion of local services and goods, there will be fewer short car trips on our roads and highways.

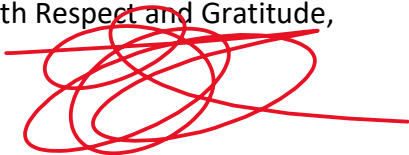
With this growth the City of Star is strong financially. We have no debt, a balanced budget and a strong savings account.

I want to express my sincere gratitude for your endurance and patience throughout this period of rapid growth in our city. Together, we have laid the foundation for a bright future for Star, one that we can all be proud of.

I encourage all to actively participate and share your thoughts and ideas. Your input is vital as we shape the future of our great city. Together, we can continue to build a strong and prosperous city for generations to come.

Star = Community

With Respect and Gratitude,



Mayor Trevor A. Chadwick

### **Reliable Income vs Mandatory Expenses**

When formulating the budget, we look at reliable income versus mandatory expenses. Our goal over the past four years has been to maintain a level as close to a zero net as possible. This would indicate that our city is functioning at an efficient level.

### **Reliable Income**

Reliable income categories are as follows: Property Taxes, Revenue Sharing, Liquor Revenue, and Franchise Fees from power, cable, natural gas, and waste management.

### **Property Taxes**

Property taxes are taxes paid from all property owners (homeowners, businesses, and agriculture) within the boundaries of the taxing district. Property taxes can be increased with either/or a combination of a 3% increase allowed by law, new construction roll, and/or annexation roll.

### **New Construction Value**

House Bill 389 from 2021 has made the goal of having growth pay for itself more challenging. Instead of realizing 100% of our new construction rolls, we are only able to realize 8% of the 90% of the new construction total. Under the old formula, Star would be able to realize \$295,763.00 in income for fiscal year 2024/2025. With the new formula, the city will be able to increase **\$145,093.00** in additional revenue on a combined market value from residential, commercial and agriculture of \$4,145,655,500.00 and a combined taxable value of \$ 3,526,221,471.00.

### **Revenue Sharing**

Revenue Sharing is a process where the state returns 11.5% of the sales tax revenue to cities and counties in Idaho. Star's revenue sharing dollars went from \$656,392 for the 2020/2021 budget year, \$1,007,190.00 for the 2021/2022 budget year, to \$1,355,372.00 for the 2022/2023 budget year, to \$1,385,739.00 for the 2023/2024 budget year, to a projected **\$1,322,104.00** for the upcoming 2024/2025 budget year. Due to the projected decreases in state sales tax revenue, we will see a reduction in the amount of revenue sharing.

### **State Liquor Revenue**

Additional money is collected from the state and passed onto local governments in the form of State Liquor Revenue distribution. 50% of the revenues collected are disbursed to cities and counties. Of this 50%, 51.2% goes to cities, 36.8% goes to counties and 12% goes to magistrate court funding. For fiscal year 2024/2025, the City of Star is expected to receive **\$130,930.00** from this fund. This is an increase of 6.6% from the \$122,880.00 in revenue collected in the current fiscal year of 2023/2024.

### **Franchise Fees**

Idaho Code allows cities to collect franchise fees from electric, natural gas, cable TV and waste management. Cities are allowed to collect up to 3% unless there is a previous agreement in place. The

City of Star has all four of these franchise fees in place. We are currently collecting 1% from Idaho Power, 2% from Cable One/Sparklight, 3% from Intermountain Gas and 8% from Republic Services.

**Mandatory Expenses**

Mandatory expenses are expenses that are required to keep the city running in times of reduced revenue from other sources when the economy begins to struggle or slow down. We include the following in mandatory expenses: Police, Animal Control, City Attorney, and associated legal fees with Ada and Canyon County Prosecutor’s offices, city payroll with associated employee costs, and liability insurance for the city.

**Pass Through Income vs Pass Through Expenses**

The City of Star has several income sources that are related to the number of permits issued and passed through to the agencies that utilize the money for improvements. These come in the form of impact fees and proportionate share revenue.

Impact fees allow taxing districts to assure that growth pays its part in capital improvements. The City of Star collects impact fees for Star Parks Development, Ada County Highway District (ACHD), Star Fire District, and for Canyon Highway District #4 (CHD4). Additionally, the City of Star set up the first of its kind agreement with the Idaho Transportation Department in the form of a Proportionate Share Agreement. The city recovers a processing fee to collect impact fees for Star Fire, ACHD and HD4.

**Star Parks Impact Fees**

Each new single family residential unit and each door on multifamily projects pays a \$2,050.00 impact fee. These fees can only be used for improvements to current parks, the purchase of property for future parks, or the development of property into parks. Currently, the City of Star is working with the Impact Fee Committee to discuss the addition of trailways, pathways, police and an update of the park impact fees.

**ACHD Impact Fee**

Each new residential development (single family home) pays a \$3,493.00 impact fee to the city which is passed through to ACHD for capital improvements on the county owned roadways. Each business and multifamily unit pays a fee as well, but these fees are collected directly by ACHD, and the fee structure varies based on the type of business being developed. ACHD’s Impact Fee can only be for specific improvements. Every year this fee can be adjusted by ACHD. 100% of these fees pass through to ACHD; no processing fee is collected. You can view a list of these fees by going to the following link at ACHD:

[ACHD Impact Fee Schedule](#)

### **Star Fire District Impact Fee**

In 2019, the Star Fire District entered into an agreement with the City of Star to assess an impact fee for all new housing and business permits. In 2023, the Star Fire District adjusted its impact fees. Each new residential unit pays a \$2,152.00 impact fee, each multifamily unit pays \$1,227.00 per door for impact fees and each commercial facility pays between \$0.32-\$0.84 per square foot towards impact fees. These fees go towards the Star Fire District executing their capital improvement plan that includes the construction of additional stations as necessary. The city receives a \$20.00 processing fee for each permit issued, the remainder is passed through to the fire district each month. A list of the Star Fire District Fees can be found here: [Star Fire District Impact Fees](#)

### **Highway District 4 Impact Fee**

With the goal of growth paying for itself, the Cities of Star and Middleton entered into an agreement with Highway District 4 (HD4) to do a feasibility study on impact fees for HD4. The City of Star has roadways in Canyon County that HD4 maintains and improves. In December 2021, the City of Star Adopted the Impact Fee Ordinance to allow growth to help with roads on the Canyon County segment of Star. The fees for each new residential unit are \$5,050.00 which is significantly higher than ACHD. As with ACHD, the commercial impact fee for HD4 varies depending on the type of commercial business. A list of the impact fees can be found on page 10 of the following link: [HD4 Impact Fee Schedule](#)

### **Proportionate Share with Idaho Transportation Department**

In April 2020, the City of Star entered into an agreement with Idaho Transportation Department (ITD) to collect a proportionate share of costs associated with improvements on the State Highways within the city limits of Star. All money collected can only be used on state highway improvements within Star. To date we have agreed to over **\$7,185,312.75** in Proportionate Share with the development community. The money must be paid prior to a developer receiving their final plats for each phase of the development. The City of Star utilized these funds and widened Highway 44 (State Street) from Bent Lane to Star Road in 2023. Star has three state highways these funds can be used on: Highway 44, Highway 16, and Highway 20/26. There are no fees associated with collecting these shares, all money stays in Star for highway improvements. This program has been successful with various agencies and the development community working together to improve transportation through Star.

### **Building Fees**

The city collects fees associated with plan reviews, inspections, and reinspections. The cost for these fees varies depending on the project. A list of fees can be found on our website at: <https://www.staridaho.org/bp/page/building-permit-fee-schedule>. The city uses contractors for electrical, plumbing, and mechanical inspections. Up to 60% of these fees are paid to the contractors the remainder covers costs associated with the employees needed to provide additional building services. In January 2024, the City of Star moved the building official and building inspector inhouse as full-time employees.



**Savings**

The City of Star is positioned well financially. The city has no debt and has a sizable amount in savings that could help the city in the event of an economic downturn. We have funds in several banks, and in our Local Government Investment Pool. With the continued growth in our city, we have seen our savings remain strong and stable.

Currently, we have **\$17,163,630.46** in all the City of Star bank accounts

**REVENUE**

The city has reliable income in the form of Property Taxes, Revenue Sharing and Franchise Fees. We have additional pass thru income relating to impact fees and building fees. The city generates additional revenue through licenses, grants, sponsorships, sports/recreation programs and other miscellaneous revenue sources.

**Property Taxes**

Every year, each taxing district sets their budget using property taxes as a source of revenue for their district. For the 2024/2025 Budget Year, Star's property tax revenue is roughly 11.53% of the total budget. House Bill 389, from 2021, allows a taxing district to increase its taxing authority by a maximum of 8% through a combination of the 3% allowed and 90% of new construction and annexations. If the city were to tax all taxpayers with a 3% increase, this would be passed on to each homeowner, business, and agriculture property on the tax rolls within the city, thus increasing the additional tax burden for all property owners. If we utilize new construction and annexations as the source of the additional income, the current taxpayer will not see an increase in their taxes if all valuations stay equal. Star has enough new construction that we are increasing the property tax levy amount by 8%, all through new construction. The City of Star's new levy dollar amount will be **\$2,014,430.00**. In Exhibits 1 and 2 below you can see how this new levy amount will impact taxes associated with the city, you will in fact see a deduction in the taxes paid to the city due to the increased new construction roll.

The City of Star had \$269,460,778.00 in new construction value between all new residential and all new commercial construction completed. Star's total taxable value is \$ 3,526,221,471.00. For many years Star's property taxes have been burdened heavily on the residential taxpayer with a 93% residential to 7% commercial/agriculture ratio. This year saw this burden drop to 87.21% residential to 12.79% commercial/agricultural.

**Foregone**

Foregone is the amount of money the city did not add to the tax rolls but could take in future years. That dollar amount can be banked and assessed in future years as an increase in property tax. HB389 limits the city to taking 1% of this total each year for basic business operations, or we can take up to 3% for capital projects that would fall off after the capital project is funded. Currently, Star has a balance of





**Revenue Sharing and Liquor Revenue**

The City of Star expects to receive **\$1,322,104.00** from the State of Idaho in the form of sales tax revenue sharing. This is a 5.6% decrease from the prior year. The state is expecting lower sales tax revenue.

Liquor Sales Revenue is expected to be **\$130,930.00**. This is a increase of 6.7% from the year prior.

**Franchise Fees**

The City of Star receives franchise fees from Idaho Power, Intermountain Gas, Cable One/Sparklight and Republic Services. With the growth experienced in Star, the City is expecting an increase of 33.9% in fees from these franchises during fiscal year 2024/2025. The total the city anticipates collecting is **\$380,803.21**.

Exhibit 3 shows the increases in each of the reliable income categories over the past seven years.

**Exhibit 3: City of Star Reliable Income**



**Impact Fees and Proportionate Share**

Between 2020 and 2024 the Treasure Valley saw an incredible amount of people move from other states. Star saw this same growth, with an average of 682 new residential permits per year and an average of 20 commercial permits. As growth continues in the State of Idaho, growth will continue in Star.

Forecasts call for a modest slowdown in residential construction. Therefore, in the 2024/2025 budget year, Star plans to budget for 600 residential building permits. Star in Canyon County has seen several developments receiving final plats. Star should expect to see an increase in building permits in Canyon County. Below is the revenue expected in each category from impact fees.

<b>ACHD Impact Fee:</b>	<b>\$ 1,833,825.00</b> (525 * \$ 3,493.00)
<b>Star Park Impact Fee:</b>	<b>\$ 1,230,000.00</b> (600 * \$ 2,050.00)
<b>Star Fire Impact Fee:</b>	<b>\$ 1,291,200.00</b> (600 * \$ 2,152.00)
<b>HD4 Impact Fee:</b>	<b>\$ 378,750.00</b> ( 75 * \$ 5,050.00)

The city has **\$7,274,146.41** committed to the proportionate share fund, however these funds are not collected by the city until the final plat is approved with each phase of a development. The City of Star has budgeted **\$100,000.00** to be collected and will adjust this area of the budget as final plats are completed and fees are paid. Exhibit 4 on the following page shows the projects and proportionate shares as determined by Idaho Transportation Department (ITD) and agreed upon by the developer and the City of Star.

**Building Fees and Land Use Fees**

In January 2024, the City of Star moved the building official from a contract position to an inhouse salaried position. The City of Star contracts services related to our electrical, plumbing and mechanical inspectors and plan reviews. The average residential building permit fee is \$2,609.26 and the average building plan review fee is \$ 1,658.50. Electrical, Plumbing and Mechanical fees are 60% pass thru. The projected revenue for building fees is as follows:

Building Permit Fees	(600 * \$2,609.26 avg)	<b>\$ 1,565,556.00</b>
Building Plan Review Fee	(600 * \$1,658.50 avg)	<b>\$ 995,100.00</b>
Electrical Fees	(600 * \$ 291.67 avg)	<b>\$ 175,000.00</b>
Plumbing Fees	(600 * \$ 291.67 avg)	<b>\$ 175,000.00</b>
Mechanical Fees	(600 * \$ 350.00 avg)	<b>\$ 210,000.00</b>
Re-Inspection Fees		<b>\$ 12,000.00</b>

There are various Land Use fees associated with the many developments in Star. These fees range from \$50.00 to \$3,000.00 plus. Land use applicants will pay any additional costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals.

Bonding of projects happens when weather does not permit the completion of a projects landscaping, irrigation, streetlights, fencing and other site amenities within the time specified for the signing of the final plat. Bonds are 150% of the cost of those improvements. These bonds are given back to the owner once the city engineer verifies the completion of the required improvements. Bonds are typically pass thru revenue.

Zoning Admin Land Use Fees  
 Bonding

**\$ 140,000.00**  
**\$ 200,000.00**

**Exhibit 4: Approved Proportionate Shares per ITD**

**ITD Proportionate Share - City of Star**

Subdivision Name	Committed	Paid
Addington	\$ 34,000.00	
Amazon Falls	\$ 88,838.00	\$ 88,838.00
Bretenbach Ridge	\$ 14,072.00	\$ 14,072.00
Canopi Estates	\$ 3,324.00	\$ 3,324.00
Canvasback (Phase 1 Only)	\$ 188,000.00	\$ 108,188.38
Cherished Estates	\$ 83,599.00	
Colt Heights	\$ 5,000.00	
Craftsman Estates North	\$ 12,665.00	\$ 12,665.00
Cranfield (Phase 1 & 2 Only)	\$ 72,798.00	\$ 50,055.00
Cresta Del Sol	\$ 109,660.05	\$ 109,660.05
Crystal Springs Apartments	\$ 216,000.00	\$ 216,000.00
East Star River Ranch (Phase 1 Only)	\$ 237,600.00	\$ 61,200.00
Earlbach Properties	\$ 4,000.00	
First Street Townhomes	\$ 30,000.00	
Fountain Park	\$ 312,380.00	
Garnett	\$ 5,000.00	
Glendora	\$ 13,000.00	
Haven Ranch	\$ 2,770.00	
Inspirado (Phase 1 Only)	\$ 488,000.00	\$ 96,000.00
Iron Mountain Vista	\$ 46,000.00	
Langtree Bungalows (Phase 1 Only)	\$ 92,000.00	\$ 42,000.00
Lakehave Estates	\$ 31,000.00	
Loran Estates	\$ 2,690.00	\$ 2,690.00
Madenford	\$ 15,000.00	
Magnolia	\$ 1,000.00	\$ 1,000.00
McDonalds West	\$ 88,977.00	\$ 88,977.00
Milepost Commons	\$ 72,000.00	
Milestone Ranch	\$ 39,222.00	\$ 39,222.00
Mink Creek	\$ 9,000.00	
Moyle Heights	\$ 3,474.36	
Naismith Commons	\$ 208,000.00	
Norterra	\$ 664,046.00	\$ 664,046.00
Oaklawn	\$ 105,950.00	\$ 105,950.00
Oliver Estates	\$ 88,000.00	
Paint Point	\$ 14,056.00	\$ 14,056.00
River Park	\$ 210,787.00	
Rivercreek Landing	\$ 123,659.00	\$ 123,659.00
Rivermoor	\$ 294,168.00	
Rooster Hollow	\$ 52,000.00	
Rosti Farms (Phase 1 thru 6 Only)	\$ 874,625.00	\$ 644,676.56
Ryken Meadows	\$ 5,000.00	
Saddlewood (Phase 1 Only)	\$ 36,250.00	\$ 18,495.00
Saunders Ridge	\$ 5,000.00	
Sellwood (Phase 1 Only)	\$ 113,191.00	\$ 69,048.00
Springtree Estates	\$ 13,000.00	
Stardale	\$ 22,000.00	
Stardust Ranch	\$ 8,318.00	
Star River Ranch North	\$ 72,000.00	
Stargazer	\$ 109,361.00	
Starpointe	\$ 131,671.00	\$ 131,671.00
Starpointe #2	\$ 12,000.00	
Stonecrest	\$ 9,894.00	\$ 9,894.00
Sunfield Estates	\$ 52,630.00	\$ 52,630.00
Talega Village	\$ 500,000.00	
Torchlight	\$ 39,000.00	\$ 39,000.00
Trapper Ridge	\$ 3,000.00	\$ 3,000.00
Wildrye Creek	\$ 91,471.00	\$ 91,471.00
Willowbrook	\$ 1,094,000.00	
<b>Totals</b>	<b>\$ 7,274,146.41</b>	<b>\$ 2,901,487.99</b>

Proportionate Share is collected by phase of project

**General License and Fees**

General Licenses and Fees include Dog Licenses, Vendors Permits, Alcohol Beverage Licenses, Park Reservations and Facility Rentals.

Every year the city collects fees related to dog licenses. Our goal is to have all dogs licensed within our city limits for two reasons. One is to make certain our pups are returned to the rightful owner if they escape from their owners and the other is to work towards paying for the required animal control costs the city is required to provide. Cost for these licenses vary from \$9.00 to \$41.00 annually.

Vendor permits are issued to all vendors attending the various events in our parks and city facilities throughout the year. Food Trucks also fall into this category. Vendor permits range from \$25.00 to \$125.00 depending on class of vendor.

Every June each business that sells alcohol in Star must reapply for their Alcohol Beverage License. Costs associated with these licenses are set by the State. Costs range from \$50.00 to \$1,062.50, depending on the type of alcohol license desired. The City of Star continues to work with the State of Idaho to increase the number of Liquor Licenses available to business due to the increase in population.

With the increase in population, our parks and facilities are seeing an increase in use. Fees associated with these rentals range from \$25.00 to \$800.00 depending on the venue.

For 2024/2025 the expected revenue generated for General Licenses are as follows:

Dog Licenses	<b>\$ 2,700.00</b>
Vendors License	<b>\$ 3,000.00</b>
Alcohol Beverage License	<b>\$ 11,312.50</b>
Park Reservations	<b>\$ 10,000.00</b>
Facility Rentals	<b>\$ 30,000.00</b>

General Fees include interest revenue realized on our various banking accounts and donations received from generous businesses and individuals. These donations go to help the youth of our communities attend some of our sports and camps when their families are in need.

Fiscal year 2024/2025 General Fees income are as follows:

Interest Revenue	<b>\$ 210,000.00</b>
Donations	<b>\$ 9,000.00</b>

**Grants and Events**

The City of Star continues to utilize grants to assist in completing needed projects and or pay for recreation programs and part of our police contract. In 2024/2025, the City of Star will be applying for the ITD Police Grant, Parks/Pathways Grant and a Transportation Planning Grant. As additional grants come available, the City of Star will apply for those grants and adjust the Grant Revenues as they are received. The anticipated revenues are listed below:

ITD Police Grant	<b>\$ 79,000.00</b>
Park/Pathways Grant	<b>\$ 50,000.00</b>
Transportation Planning Grant	<b>\$ 50,000.00</b>

The City of Star works hard to obtain sponsorships for our annual Hometown Celebration. It is the goal and desire of the city to have sponsorships pay for this event. With the uncertainty of the economy in the next couple of years, the City of Star is anticipating a slight reduction in the number of sponsorships.

Hometown Celebration	<b>\$ 53,000.00</b>
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**Sports and Recreation Programing Fees**

We have a robust sports and recreation program. Many classes are offered through our recreation department such as: mosaic arts, fit and fall, kid’s camps, yoga, etc. Our sports programing includes soccer, baseball, softball, football, lacrosse, and more. The Star Riverhouse and the Star Recreation Center (located between the Star Police and Star Fire Stations), have created amazing sports and recreation opportunities in Star for kid’s summer camps, various classes, and programs. The city has roughly 1,600 plus participants every year in the various programs. Additionally, the team was able to secure an ION Grant to help pay for programing. Revenue collected from these programs for 2024/2025 are expected as follows:

Sports Fees	<b>\$ 173,585.00</b>
Classes and Activities Fees	<b>\$ 194,978.00</b>
ION Grant	<b>\$ 65,000.00</b>

**Court Fines, Scholarships, Miscellaneous Revenue, and Unrestricted Funds**

Court Fines are paid back to the city for various criminal activities that have taken place within the city limits of Star. There is no real formula to determine how much the city will receive in these fines. With the creation of the Problem Oriented Policing (POP) team we continue to see an increase in revenues received from these fines.



Our Star Mayor’s Youth Council (MYC) has been focusing on increasing the amount of Mayor’s Youth Scholarship donations. The goal of the MYC is to raise money through fundraising. At this year’s Hometown Celebration and other events these fantastic young men and women collected more than \$10,000.00 to be applied towards scholarships. Additionally, the City of Star Mayors Youth Council has created a golf tournament expecting to raise additional funds.

Miscellaneous revenue is revenue that comes into the city that does not fit into any other defined category.

In September of 2022, I worked with the Building Contractors Association (BCA) to find assistance with making certain our Police and Fire services are not negatively impacted by growth. With HB389 and the inability to increase revenue with new construction growth it was essential that a funding mechanism was put in place. With this collaboration the Council adopted Police and Fire Mitigation Fees for every new home built in Star. These fees help increase the number of personnel needed to service our growing city. In July of 2024, the Mayor and City Council worked to increase these fees.

In Spring of 2023, the City Clerks Office provided a new service to the citizens of our community by opening up a Passport office. The Passport Office has seen an incredible demand creating additional revenue for the City of Star through federally set passport fees.

Below is the expected revenue for these items:

Court Fines	\$ 24,000.00
Scholarships	\$ 10,000.00
Miscellaneous Revenue	\$ 1,000.00
Police Mitigation ( <b>\$3,360.00 * 600 Permits</b> )	<b>\$ 2,016,000.00</b>
Fire Mitigation ( <b>\$3,600.00 * 600 Permits</b> )	<b>\$ 2,160,000.00</b>
Passports Issuance	\$ 105,000.00
Passport Pictures	\$ 45,000.00

The total projected revenue from all sources for budget year 2024/2025 is **\$17,467,273.71**.

It is important to note that only **\$ 2,014,430.00** of the 2024/2025 budget year revenue is coming from property tax revenue, or 11.53% of the total revenue.

Additionally, there is an anticipated increase of \$3,016,000.00 from the Police and Fire Mitigation Fees and an increase of \$ 1,479,925.00 from impact fees.

**Exhibit 5: 2024/2025 Revenue Budget**

2024/2025 City of Star Revenue			
Item	Budget 2023/2024	2024 / 2025 Request	Notes
<b>Property Tax</b>	\$1,869,337.00	\$ 2,014,430.00	
<b>Sales &amp; Use Tax</b>			
Revenue Sharing	\$1,567,849.00	\$ 1,322,104.00	
Liquor Revenue	\$122,880.00	\$ 130,930.00	
<b>Franchise Fees</b>			
Power (3%)	\$59,400.00	\$ 82,285.11	
Cable (3%)	\$8,748.00	\$ 8,700.00	
Natural Gas (3%)	\$105,995.13	\$ 156,142.60	
Waste Management (8%)	\$110,005.91	\$ 133,675.50	
<b>General Licenses</b>			
Dog Licenses	\$3,500.00	\$ 2,700.00	
Vendors Licenses	\$2,400.00	\$ 3,000.00	
Alcoholic Beverage	\$7,170.00	\$ 11,312.50	
Park Reservation	\$10,000.00	\$ 10,000.00	
Rentals	\$16,000.00	\$ 30,000.00	
<b>Scholarships</b>	\$10,000.00	\$ 10,000.00	
<b>Events</b>			
Hometown Celebration	\$55,000.00	\$ 53,000.00	
Fish Rodeo	\$0.00	\$ 5,000.00	
Other	\$0.00	\$ 5,000.00	
<b>Grants</b>			
ITD Police Grant	\$120,000.00	\$ 79,000.00	
Park/Pathways Grant	\$50,000.00	\$ 50,000.00	
Fiber Grant	\$50,000.00	\$ -	
Transportation Planning Grant	\$50,000.00	\$ 50,000.00	
Star Middle School Pathways Grant	\$250,000.00	\$ -	
<b>Court Fines</b>	\$7,000.00	\$ 24,000.00	
<b>Building Fees</b>			
Building Permit Fee	\$1,086,275.00	\$ 1,565,556.00	\$2609.26*600 (AVG)
Building Plan Review Fee	\$758,195.00	\$ 995,100.00	\$1658.50*600(AVG)
Electrical	\$156,852.00	\$ 175,000.00	
Plumbing	\$156,852.00	\$ 175,000.00	
Mechanical	\$174,352.00	\$ 210,000.00	
Re-Inspection Fees	\$5,000.00	\$ 12,000.00	
<b>Impact Fee/Prop. Share</b>			
Park Impact Fees	\$1,025,000.00	\$ 1,230,000.00	\$2050*600
ACHD	\$1,571,850.00	\$ 1,833,825.00	\$3493*525
Star Fire	\$404,500.00	\$ 1,291,200.00	\$2152*600
ITD Proportionate Share	\$100,000.00	\$ 100,000.00	Varies, collected with final plat
CHD4 Impact Fees	\$252,500.00	\$ 378,750.00	\$5050*75
<b>Land Use Fees</b>			
Zoning Admin Fees	\$120,000.00	\$ 140,000.00	
Bonding	\$200,000.00	\$ 200,000.00	
<b>Recreation</b>			
Sports	\$97,800.00	\$ 173,585.00	
Classes & Activities	\$113,700.00	\$ 194,978.00	
ION Grant	\$40,027.66	\$ 65,000.00	
<b>General Fees</b>			
Interest Revenue	\$100,000.00	\$ 210,000.00	
Donations	\$9,000.00	\$ 9,000.00	
<b>Miscellaneous</b>			
Miscellaneous	\$1,000.00	\$ 1,000.00	
Passport Issuance	\$109,200.00	\$ 105,000.00	
Passport Pictures	\$25,000.00	\$ 45,000.00	
Police Mitigation Fees	\$560,000.00	\$ 2,016,000.00	\$3360*600
Fire Mitigation Fees	\$600,000.00	\$ 2,160,000.00	\$3600*600
<b>Unrestricted Funds</b>			
Transfer in from General Funds	\$0.00	\$ -	
Transfer in from Park Funds	\$740,000.00	\$ -	
Transfer in from Police Mitigation Fee	\$560,000.00	\$ -	
<b>Revenue Totals</b>	\$13,442,388.70	\$ 17,467,273.71	
<b>Reliable Income</b>			
<b>Pass Thru Income</b>			

**EXPENSES**

The City of Star considers the following expenses to be mandatory: law enforcement, payroll and benefits for the executive and legislative branches, administrative costs, legal department, city engineer, IT, animal control, and city liability insurance with ICRMP.

Law enforcement is our number one priority. In times of economic down turn it is essential the City of Star maintains the same service levels we have today to protect our citizens and their quality of life. We strive to have the entire law enforcement expense funded 100% through property taxes. Police Mitigation Fees help with the shortfall of property taxes.

**Law Enforcement**

Our Police Department services are provided through a contract with the Ada County Sheriff’s Office. The current contract provides for ten (10) patrol deputies, two (2) problem oriented policing deputies, two (2) sergeants, three (3) detectives, one (1) administrator and one (1) Chief. There are several metrics located in Star’s Comprehensive Plan in regards to police service in Star. These metrics include: Four minute or less response time on Code 3 calls, Less than 18 crimes per 1,000 residents and a proactive versus a reactive policing model. These goals require a ratio of one (1) commissioned officer per 1,000 residents.

Below are the Calls/Deputy statistics along with Crimes/1,000 residents. In 2022/2023 the City of Star began the proactive policing model resulting in more calls.

<u>Year</u>	<u>Deputies</u>	<u>Total Calls</u>	<u>Calls per Deputy</u>	<u>Crimes per 1,000</u>
2019	6	8,584	1,431	16.4
2020	6	9,360	1,560	18.8
2021	6	7,934	1,322	13.8
2022	6	12,612	2,102	17.5
2023	10	18,071	1,807	19.6
2024(YTD)	14	26,056	1,861	TBD

Per FBI crime statistics for 2017, the number of sworn-in officers per 1,000 inhabitants nationwide averaged 2.4 officers. With the 2024 population estimate from COMPASS of 20,340 citizen and 18 commissioned deputies, our citizen to police ratio is 0.88 officers per 1,000 citizens.

The increase in calls for service combined with the projected growth of our city and the number of officers per 1,000 have made it necessary to add one (1) Admin Sergeant, one (1) K9 Deputy and a Summer SRO Deputy for fiscal year 2024/2025. With these additions and our current population of 20,340 citizens, the City of Star’s citizen to police ratio will be 1.023.

The number one benefit of using a police contract model are the resources available at the Ada County Sheriff’s Office at no additional cost to the citizens of Star. If the city has a major incident, the city will have the full staff of the Sheriff’s office at it’s disposal.

The total contract cost to add one (1) Admin Sergeant, one (1) K9 Deputy and a Summer SRO Deputy deputies and the 4% cost of living adjustment (as approved by the Ada County Commissioners) and increased costs of equipment, is **\$3,453,095.00**.

With our current property tax levy amount of \$2,014,430.00, we are covering 58.33% of the cost of this contract with property taxes. The remaining will be covered with \$1,359,665.00 from the Police Mitigation Fee and \$ 79,000.00 from the ITD Police Grant.

Police Contract Budget	<b><u>\$3,453,095.00</u></b>
Propety Taxes Collected	\$ 2,014,430.00
Police Mitigation Fee	\$ 1,359,665.00
ITD Police Grant	\$ 79,000.00

**Exhibit 6: 2024/2025 City of Star Police Contract with Ada County Sheriff.**

FY25 City of Star Contract - 4% COLA		POLICE CITY OF STAR		Admin Sgt.	Admin Sgt. + K9	Admin/K9/Summer SRO
Consolidated Contract City Budget Summary		FY 24 Final	Base	Option 1	Option 2	Option 3
Personnel	\$ 2,789,243	\$ 2,940,889	\$ 3,128,001	\$ 3,281,855	\$ 3,319,252	
Special Event Overtime						
Equipment / Uniforms	\$ 80,190	\$ 86,102	\$ 90,886	\$ 95,666	\$ 96,865	
Operational	\$ 17,496	\$ 25,716	\$ 25,871	\$ 26,177	\$ 26,252	
Vehicles	\$ 216,621	\$ 225,297	\$ 237,300.92	\$ 250,532.00	\$ 255,532.01	
Support	\$ 9,310	\$ 11,340	\$ 11,340	\$ 11,340	\$ 11,340	
Property & Evidence	\$ -	\$ -	\$ -	\$ -	\$ -	
Victim Services Unit	\$ -	\$ -	\$ -	\$ -	\$ -	
Extra Operational Items Requested	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	
<b>Total Expenses before credit</b>	<b>\$ 3,112,860</b>	<b>\$ 3,292,845</b>	<b>\$ 3,492,299</b>	<b>\$ 3,677,777</b>	<b>\$ 3,712,742</b>	
Less Shared Services Credit	\$ (217,900)	\$ (230,254)	\$ (24,216)	\$ (25,091)	\$ (259,647)	
<b>New FY25 Contract Amount</b>	<b>\$ 2,894,960</b>	<b>\$ 3,062,591</b>	<b>\$ 3,248,083</b>	<b>\$ 3,416,555</b>	<b>\$ 3,453,095</b>	
Prior year contract amount		\$ 2,894,959	\$ 2,894,959	\$ 2,894,959	\$ 2,894,959	\$ 2,894,959
<b>Net change to contract for FY25</b>		<b>\$ 167,632</b>	<b>\$ 353,124</b>	<b>\$ 521,896</b>	<b>\$ 521,596</b>	<b>\$ 558,136</b>

**Executive and Legislative Pay**

The City of Star Mayor is a full time position. There are four city council members, who particiapte in all City Council Meetings and various other meeting as required in our area. Per Idaho State Statue, the Mayor and Council salaries can only be changed during an election year of council members. Below is the total cost including: FICA/Medicare/Workmans Compensation/Public Retirement and Health Insurance:

Mayor and City Council	<b>\$ 243,945.30</b>
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**Remaining Payroll/Employee Costs**

All staff payroll, including additional employee costs, are part of our mandatory expense formula. The executive payroll is shown above and the remaining payroll for city staff is shown below including employee costs: FICA/Medicare/Workmans Compensation/Public Retirement and Health Insurance:

Clerk’s/Treasurers Office	<b>\$ 569,610.16 (6 FTE)</b>
Planning and Zoning/Building Department	<b>\$ 1,087,881.70 (11 FTE)</b>
Sports and Recreation Department	<b>\$ 231,136.53 (2 FTE, 4 seasonal)</b>
Buildings and Grounds Department	<b>\$ 722,031.30 (9 FTE, 4 seasonal)</b>
Family Insurance	<b>\$ 413,735.00</b>

The City of Star has a very strong team of employees who service all customers professionally and ethically. During this time of incredible growth and a difficult recruiting process in the Treasure Valley, the city has been fortunate to have a group of highly motivated employees who work hard to handle the increased workloads presented to them. With this growth, the city will be adding additional positions as needed, to assure this level of customer service continues. We have a history of running lean. When and if the economy declines, adjustments will need to be made from the top down.

Exhibit 7 on the following page shows the current organizational structure along with potential future positions.

**Animal Control**

Idaho Code 50-319 requires the cities in Idaho to provide Animal Control. In fiscal year 2023/2024 the City of Star moved to the Idaho Humane Society as our animal control agency. Idaho Humane Society has done a good job of handling animal control calls. The new contract will be \$84,695.00.00. This contract will continue to free up the City of Star’s Police to respond to calls and be more proactive in our community.

Idaho Humane Society	<b>\$ 84,695.00</b>
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**Legal, Professional Services and ICRMP**

In 2006, the City of Star annexed approximately 650 acres from Canyon County into the city. Several additional developments have annexed into Star located in Canyon County over the past few years. These annexations have changed Star into a dual county city, thus requiring agreements to be put in place with the prosecutors of both Ada and Canyon Counties. The fees associated with prosecuting services are part of our mandatory expenses. The Prosecutors office handle all Felony cases at no additional cost to the city, however, the misdemeanor cases require the city to pay an additional fee. Due to the increase in misdemeanor cases, the prosecuting services increased in Ada County by 34.66%. For the Canyon County Prosecutor the fees have reduced by 84.76% due to the very limited case volume as growth in Star in Canyon County has not increased the misdemeanor cases at this time.

Ada County Prosecutor	<b>\$ 42,502.86</b>
Canyon County Prosecutor	<b>\$ 2,400.00</b>

Idaho State Statute requires the city to have an appointed attorney. Our attorney provides legal advise and opinions over many subjects, including land use and daily operations of the city. We have also budgeted for special council in the event of extended litigation or potential conflicts of interest. The City of Star has a contract in place with White Petersen Law Offices for additional legal services.

City Attorney	<b>\$ 48,000.00</b>
Additional Legal	<b>\$ 30,000.00</b>

The City of Star, Star Fire District and Star Sewer and Water share the employee for our Information Technology (IT) department. This collaboration only costs the city 1/3 of the salary and benefits for this position.

Idaho Counties Risk Management Program (ICRMP) is our city liability insurance provider. Many cities and counties belong to this organization. They have provided top notch coverage and advice on all aspects of safety, human resources and city operations. The insurance industry continues to see increases. For fiscal year 2024/2025 the City of Star’s insurance with ICRMP has increased by 94.99%.

IT (Contract share with Star Fire and Star Sewer and Water)	<b>\$ 36,050.00</b>
ICRMP	<b>\$ 33,280.00</b>

**Parks Development**

We made great progress in the development of our park facilities between 2020-2024. We completed Star’s Recreation Building and Riverhouse which provides the city with nearly 6,000 square feet of recreation, meeting and event space. The Riverhouse has become a very popular destination for our citizens with Freedom Park nearing completion adding 60+ acres of outdoor activity. The city is currently

paving a new parking lot for the additional traffic at the Riverhouse/Freedom Park complex. The city also completed improvements to Pavilion Park adding Pickleball Courts, Basketball Court and grassing the remaining park for open play.

The City of Star will continue developing parks as part of our capital improvement plan. Fiscal year 2024/2025 will see the following improvements completed for the betterment of the community.

Pavilion Park (Fully ADA playground and added trees)	<b>\$ 500,000.00</b>
Hunter’s Creek (Walking Path from flagpole to east pathway)	<b>\$ 40,900.00</b>
Star Riverwalk (Restroom Facility)	<b>\$ 225,000.00</b>
Cowboy (Boothill) Park (Fencing, grass and irrigation)	<b>\$ 575,000.00</b>
Roselands Park (grass, trees and irrigation)	<b>\$ 535,000.00</b>
Riverhouse Complex (Building Plans for center)	<b>\$ 250,000.00</b>

**Future Development of Parks**

Trident Ridge Pathways Park	Fiscal Year 2025/2026
Roselands Park (Additional Amenities)	Fiscal year 2025/2026

**Professional Dues**

The City of Star is a member of many organizations that provide assistance to the city in various aspects of city planning, city administration and partnerships. There has been an increase in dues for many of the organizations. Below is a list of the organizations the City of Star pays yearly dues:

Ada County Emergency Management	<b>\$ 7,815.00</b>
Association of Idaho Cities	<b>\$ 7,156.00</b>
Boise Valley Economic Partnership	<b>\$ 2,750.00</b>
COMPASS	<b>\$ 8,981.00</b>
AIC – Clerks	<b>\$ 180.00</b>
IIMC	<b>\$ 435.00</b>
International Code Council	<b>\$ 180.00</b>
Treasure Valley Partnership	<b>\$ 1,400.00</b>
Boise Metro Chamber of Commerce	<b>\$ 500.00</b>
Star Chamber of Commerce	<b>\$ 150.00</b>
SW Idaho Business Alliance	<b>\$ 50.00</b>
Idaho Parks and Recreation Association	<b>\$ 200.00</b>
National Park and Rec Association (NRPA)	<b>\$ 200.00</b>
Building Officials Association	<b>\$ 470.00</b>



## **Committees**

The City of Star has several active committees. These committees are staffed entirely with volunteers. You may have recently participated in Star's Hometown Celebration on July 4th. This fantastic event is organized entirely by volunteers.

The Activities Committee spends most of the year planning for this event. This committee worked hard to make this year's event even more special than in years past. We had a record turnout for the Hometown 4<sup>th</sup> of July Parade and Hunters Creek Park was packed with citizens and members of our community, taking in the music, games, food and the best fireworks show in the valley. Additionally, the Activities Committee Members are working on Trunk or Treat, the City of Star's Christmas celebration and a New Years Eve celebration. Their budget is included in another area of the 2024/2025 budget worksheet.

The Parks, Art & Beautification Committee is very active in Star. You can often find them cleaning up areas of our city, planning art projects and looking for ways to beautify our wonderful city. The PAB Committee is very active in our community with awesome volunteers and has many great things planned for our city.

The Transportation and Pathways Committee (TPC), works hand in hand with ACHD, ITD and HD4. This committee has updated our transportation master plan, called the Economic Corridor Access Management Plan (ECAMP). Additionally the TPC has put together a master pathways plan and working with a consultant to put the final touches on the plan. This plan will be used by the upcoming impact fee committee for future capital improvement projects.

The Mayor's Youth Council attends many community events and works to raise funds for the Mayor's Youth Scholarship Fund. These kids are learning to be future leaders in our community and will be visiting and learning about all levels of local and state government.

The Star Historical Committee is a newer committee. We have families that have lived in Star for many years, and this committee has put together audio/video interviews to retain Star's history. Their budget is a little higher than others as they will have to purchase items for historical document storage. It is important to recognize Star's unique history for many generations to come.

The Impact Fee Committee will regroup this fall to review all of our capital improvement plans and update it with new fees associated with the Star Parks Impact Fee. Below are the proposed budgets for each of these committees.

Transportation	\$ 2,000.00
Parks, Art and Beautification	\$ 31,000.00
Impact Fee Committee	\$ 2,000.00
Mayors Youth Council	\$ 5,000.00
Historical Committee	\$ 36,428.00

**Building Expenses and Land Use Bonds**

The city contracts with three specialty building inspectors. Per the contract the city pays up to 60% of the fee to the electrical, plumbing and mechanical officials and keep the remaining as income for the city. The large growth we are currently seeing in the valley has created an increase in the revenue generated.

Electrical Inspector	\$ 105,000.00
Plumbing Inspector	\$ 105,000.00
Mechanical Inspector	\$ 126,000.00

Land use bonds are pass through expenses paid back to developers. Very rarely would these bonds need to be cashed to completed a project. City Engineer inspects the project for completion prior to releasing the bond.

Land Use Bonds	\$ 200,000.00
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**Impact Fees and Proportional Share**

The impact fees and proportionate share are pass through expenses. Each month we send the total amount collected to ACHD, HD4 and Star Fire respectively less \$20.00 per permit administration fee.

The funds collected for ACHD can only be used for specific project improvements as identified in ACHD’s Capital Improvement Plan. Many of the upcoming projects can be viewed on ACHD’s five year integrated work plan.

HD4 is a new impact fee approved by the City Council in December 2021. These impact fees will go towards HD4’s capital improvement plan and improve roadways in Canyon County within Star’s growth area.

As we collect ITD’s proportion share, we will hold these funds in a separate savings account to be used on highway improvements on one of the three state highways in Star. This is a great program for our city and will result in much needed highway improvements and better traffic flow. Currently, you can see the results of this program with the improvements of five lanes on Highway 44 from Bent Lane to

Star Road. There will not be an additional projected started or completed with this program for budget year 2024/2025.

Star Fire Impact fees are passed through to the district once each month. In the Fall of 2024 Star Fire will build a new station on Floating Feather Road utilizing the collected impact fees.

ACHD Impact Fee (525 * \$3,493.00) – (525 * \$20.00)	<b>\$ 1,823,325.00</b>
Star Fire Impact (600 * \$2,152.00) – (600 * \$20.00)	<b>\$ 1,279,200.00</b>
CHD4 (75 * \$ 5,050.00) – (75 * \$20.00)	<b>\$ 377,250.00</b>

**Sports and Recreation**

There are several expenses associated with the various sports and recreation programs the city offers. Our Recreation team does a great job working to control costs. The goal is to have the registration fees and grants pay for 100% of expenses.

The recreation program hosts roughly 1,600 people in both classes and camps. Over 20 different classes were offered this year including Fit and Fall, Yoga, Tai Chi, Pilates, Art Classes, Before and After School Programs, Kids camps and various education classes.

The City of Star provides sports programs to approximately 1,400 participants every year. Sporting programs include: soccer, baseball, softball, football, la crosse, and more.

Expenses associated with both of these programs include, equipment, fields, restrooms, coaches, referees, uniforms, league fees, training, rental equipment and instructors.

Sporting Expenses	<b>\$ 143,000.00</b>
Classes and Activities Expenses	<b>\$ 163,526.00</b>

**Planning**

The City Council worked for seven months updating the Star City Code. This code is important for the appropriate development of our community.

With the increase in the commercial properties along the Highway 44 corridor, the City of Star will begin to work on a Downtown Parking Plan. This plan will help with the safe pedestrian and vehicle traffic to the many new businesses that choose to call Star Home.

Downtown Parking Plan	<b>\$ 100,000.00</b>
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**Buildings and Grounds**

By the end of 2024, the City of Star’s park system will increase by 76.75 acres with the completions of Freedom Park and Pavilion Park. Currently, the park system is 35.05 acres. This is an increase of 218% of park space for the citizens of all ages and abilities to enjoy. In future years, 2025 and beyond, the City is expected to increase the park system by an additional 69.23 acres, which would be a 58.27% of additional park space. These additions necessitate the increase in the budget for the items below.

As vandalism increases we will see an increased need to fix these areas. The city has been very proactive this past year in placing cameras in our city parks to catch some of these criminals. It has been successful and our police have cleared many of the issues.

Buildings (Increase of 77.85%)	<b>\$ 95,150.00</b>
Grounds (Increase of 47.31%)	<b>\$ 125,900.00</b>
Equipment (Increase of 6.43%)	<b>\$ 24,800.00</b>
Tools (Increase of 63.63%)	<b>\$ 18,000.00</b>
Repair (Increase of 49.48%)	<b>\$ 72,500.00</b>
Uniform (Increase of 71.43%)	<b>\$ 3,000.00</b>
Landscaping (No Increase)	<b>\$ 28,000.00</b>

**Capital**

In budget year 2024/2025 the City of Star will need to repaint City Hall. The paint has faded and is chipping in many locations. Additionally, with the changes in EPA regulations regarding cooling systems, all of the heating and air units located at City Hall will be required to be replaced as it is becoming nearly impossible for parts to be found for the systems that are about 12 years old.

With the increase in parks and the amount of amazing work our parks crew completes, it is necessary for additional equipment to be purchased. This equipment includes mowers, Kubota’s and trailers.

Equipment	<b>\$ 93,648.00</b>
General/Buildings	<b>\$ 130,431.00</b>

**Closing**

We have created a great and strong fiscally responsible community, and others with similar values want to be part of it. I believe what gives Star its hometown feel is not how small it stays, or how big it grows; it’s the people that give Star its character, by treating each other with respect and helping each other out when needed.

As we continue to work to improve our city, provide top notch public safety, expand our open space, develop additional parks, put planning documents in place, work with agencies to assure we are getting max value from them and the development community, bringing the wealth of business into our community, we hope and strive to create a community that is the envy of the Treasure Valley and Idaho. We will continue to look for innovative ways to make our community stronger. Thank you for taking the time to read this and being part of our wonderful city.

Exhibit 8: City of Star 2024/2025 Expenses

2024/2025 City of Star Expenses				
Item	Budget 2023/2024	Budget 2024/2025	Notes	
<b>Executive (Mayor and Council)</b>				
Payroll	\$ 142,600.00	\$ 142,600.00		
FICA/Medicare	\$ 11,122.80	\$ 11,122.80		
Workmans Comp	\$ 1,320.00	\$ 3,976.50		
Public Retirement	\$ 27,350.00	\$ 11,666.00		
Health Insurance	\$ 66,000.00	\$ 74,580.00		
<b>Clerks/Treasurers Office</b>				
Payroll	\$ 311,376.18	\$ 408,329.46		
FICA/Medicare	\$ 17,822.23	\$ 31,849.70		
Workmans Comp	\$ 1,056.00	\$ 4,771.80		
Public Retirement	\$ 25,133.92	\$ 48,836.20		
Health Insurance	\$ 66,000.00	\$ 75,823.00		
<b>Planning &amp; Zoning/Building Department</b>				
Payroll	\$ 498,873.48	\$ 790,314.00		
FICA/Medicare	\$ 29,509.23	\$ 61,644.49		
Workmans Comp	\$ 1,584.00	\$ 7,157.70		
Public Retirement	\$ 41,615.58	\$ 94,521.55		
Health Insurance	\$ 79,200.00	\$ 134,244.00		
<b>Sports and Recreation Department</b>				
Payroll	\$ 214,067.52	\$ 126,606.48		
Seasonal (For Sports Programs)	\$ -	\$ 48,540.00		
FICA/Medicare	\$ 13,673.59	\$ 9,875.31		
Workmans Comp	\$ 792.00	\$ 1,590.60		
Public Retirement	\$ 19,283.26	\$ 15,142.14		
Health Insurance	\$ 39,600.00	\$ 29,382.00		
<b>Bldg &amp; Grounds Mtn.</b>				
Payroll	\$ 376,824.00	\$ 446,166.00		
Seasonal (up to 4 employees)	\$ 30,000.00	\$ 40,000.00		
FICA/Medicare	\$ 26,027.04	\$ 37,920.95		
Workmans Comp	\$ 2,904.00	\$ 10,338.90		
Public Retirement	\$ 33,404.80	\$ 53,361.45		
Health Insurance	\$ 105,600.00	\$ 134,244.00		
<b>Employee Costs</b>				
Additional Employee Insurance		\$ 413,735.00		
Merit Increases	\$ 30,000.00	\$ 30,000.00		
Training	\$ 10,000.00	\$ 12,500.00		
Travel & Per Diem	\$ 10,000.00	\$ 12,500.00		
Bank Service Charge	\$ 500.00	\$ 750.00		
Grant Expense	\$ 280,000.00	\$ 100,000.00		
<b>Legal</b>				
City Attorney	\$ 48,000.00	\$ 48,000.00		
Outside Legal Fees	\$ 20,000.00	\$ 30,000.00		
Ada County Prosecuting Attorney	\$ 31,561.68	\$ 42,502.86		
Canyon County Prosecuting Attorney	\$ 15,750.00	\$ 2,400.00		
Student Scholarships	\$ 30,000.00	\$ 30,000.00		
<b>General Office</b>				
Supplies	\$ 30,000.00	\$ 32,000.00		
Postage & Supplies	\$ 6,500.00	\$ 6,500.00		
Passport Postage	\$ 6,500.00	\$ 2,700.00		
Promotions	\$ 5,000.00	\$ 5,000.00		
Advertising-Publications	\$ 8,000.00	\$ 8,000.00		
Resource Material	\$ 1,000.00	\$ 1,000.00		
<b>Events</b>				
Hometown Celebration	\$ 45,000.00	\$ 70,800.00		
Misc Events	\$ 16,000.00	\$ 16,100.00		
Police Fishing Rodeo	\$ 7,500.00	\$ 10,000.00		
Insurance (ICRMP)	\$ 17,067.00	\$ 33,280.00		
<b>Subscriptions &amp; Fees</b>				
Archive Social	\$ 2,632.77	\$ 3,000.00		
Muniweb (changed from GovOffice)	\$ 7,500.00	\$ -		Remove
Mtn. Alarm	\$ 1,260.00	\$ 3,000.00		

Office 365	\$ 10,913.35	\$ 4,500.00	
Bluebeam	\$ 15,224.38	\$ 7,600.00	
Doctopia/Treno	\$ 7,704.00	\$ 12,000.00	
Elevator	\$ 1,800.00	\$ 2,100.00	
Terminex	\$ -	\$ 4,000.00	
Xerox/Allied	\$ 15,000.00	\$ 16,000.00	
Western Heating (Changed from AirCare)	\$ 1,771.00	\$ 2,000.00	
Zoom Licensing	\$ 2,418.50	\$ 2,600.00	
Misc Software	\$ 3,000.00	\$ 2,500.00	
Adobe Acrobat	\$ 2,815.16	\$ 3,000.00	
Data Backups	\$ 4,533.00	\$ -	Remove
Black Mountain	\$ 17,715.00	\$ 20,000.00	
UKG	\$ 2,430.00	\$ 3,500.00	
Syncro Management		\$ 750.00	New
iWorq		\$ 25,750.00	New
Rec Software (Sawyer, Sports Plus)		\$ 20,000.00	New
Arc GIS		\$ 1,000.00	New
CivicPlus Website	\$ -	\$ 6,590.00	
Municode		\$ 3,500.00	New
CivicPlus Meeting Management		\$ 3,000.00	New
IT Improvements	\$ 30,000.00	\$ 42,500.00	
<b>Professional Services</b>			
Keller Associates	\$ 10,000.00	\$ -	Remove
IT Shared Service with Fire and Sewer and Water	\$ 35,000.00	\$ 36,050.00	
Clearwater Financial	\$ -	\$ 12,000.00	
Audit	\$ 8,000.00	\$ 15,000.00	
<b>Professional Dues</b>			
Ada County Emerg. Mg	\$ 6,947.00	\$ 7,815.00	
Assoc. of ID Cities	\$ 5,164.80	\$ 7,156.00	
BVEP	\$ 1,102.50	\$ 2,750.00	
COMPASS	\$ 7,799.00	\$ 8,981.00	
AIC - Clerks	\$ 180.00	\$ 180.00	
IIMC	\$ 600.00	\$ 435.00	
Intn'l Code Council	\$ 155.00	\$ 180.00	
TV Partners	\$ 1,112.00	\$ 1,400.00	
Valley Reg. Transit	\$ 8,000.00	\$ -	Per Council Remove \$11,812
Boise Chamber	\$ 500.00	\$ 500.00	
Star Chamber	\$ 150.00	\$ 150.00	
Idaho Nursery Assn.	\$ 100.00	\$ -	Remove
Recreation Today	\$ 650.00	\$ -	Remove
Arbor Assn.	\$ 150.00	\$ -	Remove
NORFMA	\$ 275.00	\$ -	Remove
SW Idaho Business Alliance	\$ 50.00	\$ 50.00	
National Park and Rec Association (NRPA)	\$ 500.00	\$ 200.00	
Idaho Parks and Recreation Association	\$ 200.00	\$ 200.00	
Building Officials	\$ -	\$ 470.00	New
<b>PR/Marketing</b>			
Public Relations	\$ 15,000.00	\$ 15,000.00	
<b>Committees</b>			
Transporation & Pathways	\$ 2,000.00	\$ 2,000.00	
Parks, Art and Beautification	\$ 19,000.00	\$ 31,000.00	
Impact Fee Committee	\$ 2,000.00	\$ 2,000.00	
Mayors Youth Council	\$ 5,000.00	\$ 5,000.00	
Historical Committee	\$ 33,518.00	\$ 36,428.00	
<b>Utilities</b>			
Telephone	\$ 20,000.00	\$ -	
Waste Management	\$ 10,000.00	\$ 12,000.00	
Power	\$ 30,000.00	\$ 36,000.00	
Streetlights	\$ 5,000.00	\$ 10,000.00	
Natural Gas	\$ 4,500.00	\$ 8,000.00	
Irrigation Shares	\$ 3,500.00	\$ 4,000.00	
Sewer & Water	\$ 4,000.00	\$ 6,000.00	
VOIP Phone Service	\$ -	\$ 13,000.00	New breakout from telephone
Cellular Phone Service	\$ -	\$ 15,000.00	New breakout from telephone
Fiber	\$ 30,000.00	\$ 54,000.00	

<b>Impact Fee/Prop. Share</b>			
ACHD	\$ 1,571,850.00	\$ 1,823,325.00	\$10,500 for administration
Star Fire Dept.	\$ 394,500.00	\$ 1,279,200.00	\$12,000 for administration
CHD4	\$ 251,500.00	\$ 377,250.00	\$1,500 for administration
<b>Building Expenses</b>			
Building Inspector	\$ 480,367.75	\$ -	Moved In house
Electrical Inspector	\$ 94,111.20	\$ 105,000.00	
Plumbing Inspector	\$ 94,111.20	\$ 105,000.00	
Mechanical Inspector	\$ 111,611.20	\$ 126,000.00	
<b>Land Use-Bond Returns</b>	\$ 200,000.00	\$ 200,000.00	
<b>Recreation</b>			
<b>Sports</b>			
Equipment	\$ 9,000.00	\$ 10,000.00	
Coaches	\$ 10,000.00	\$ 10,000.00	
Referees	\$ 17,000.00	\$ 23,000.00	
Promotions	\$ 1,000.00	\$ 1,000.00	
Refunds	\$ 1,000.00	\$ 1,000.00	
Uniforms	\$ 20,000.00	\$ 57,000.00	
League Fees	\$ -	\$ 9,000.00	
Rentals	\$ 1,000.00	\$ 2,000.00	
Staff Training	\$ 5,000.00	\$ 10,000.00	
Professional Dues	\$ -	\$ 1,000.00	
Recreation Software	\$ 1,770.00	\$ -	Moved to IT
Miscellaneous		\$ 19,000.00	
<b>Classes &amp; Activities</b>			
Equipment	\$ 6,000.00	\$ 30,000.00	
Instructors/Counselors	\$ 106,000.00	\$ 107,526.00	
Promotions	\$ 1,000.00	\$ 1,000.00	
Refunds	\$ 1,500.00	\$ 1,500.00	
Miscellaneous (Equip, supplies)	\$ 15,000.00	\$ 2,000.00	
Training	\$ 2,500.00	\$ 10,000.00	
Rentals (Equipment, Storage, Buildings)	\$ 7,500.00	\$ 11,500.00	
<b>Parks Development</b>			
Blake Haven Park	\$ -	\$ -	
Hunters Creek Park	\$ 15,000.00	\$ 40,900.00	Concrete Pathway
Westpointe Park	\$ -	\$ -	
River Walk	\$ -	\$ 225,000.00	Restroom Facility
960 S. Main Park (Freedom Park)	\$ 1,000,000.00	\$ -	
Pavilion Park	\$ 650,000.00	\$ 500,000.00	ADA Playground and trees
Trident Ridge Park	\$ -	\$ -	
Cowboy (Boothill) Park		\$ 575,000.00	Fence on E Path, Grass/Sprinklers
Roselands Park	\$ -	\$ 535,000.00	Grass, Irigation, Trees
946 S Main Street	\$ 400,000.00	\$ 250,000.00	Plans for Bldg
<b>Plans</b>			
Safe Route To Star Middle School	\$ 600,000.00	\$ -	
Downtown Star Parking Plan	\$ 100,000.00	\$ 100,000.00	
<b>Buildings &amp; Grounds</b>			
<b>Buildings</b>			
Wood Surface Rep/Mtnc	\$ 5,000.00	\$ 8,500.00	
Carpet/Floor Cleaning	\$ 1,000.00	\$ 1,000.00	
Rpr/Mtnc City Hall Ext.	\$ 3,000.00	\$ 10,000.00	
Janitorial Supplies	\$ 8,000.00	\$ 14,000.00	
Plumbing Rpr/Mtnc.	\$ 10,000.00	\$ 20,000.00	
Building Rpr/Mtnc.	\$ 10,000.00	\$ 20,000.00	
Electrical Rpr/Mtnc.	\$ 10,000.00	\$ 20,000.00	
Locksmith & Keys	\$ 1,000.00	\$ 1,000.00	
Backflow Annual Inspec.	\$ 500.00	\$ 650.00	
Security Cameras	\$ 5,000.00	\$ -	Moved to IT
<b>Grounds</b>			
Fertilizer/Seed/Spray	\$ 25,000.00	\$ 25,000.00	
Paint for Sports Field	\$ 5,000.00	\$ 8,000.00	
Trash Recptacle	\$ 10,000.00	\$ 15,000.00	
Cement Curb/trash base	\$ 2,500.00	\$ 25,000.00	
Parking Lot Mtnc.	\$ 20,000.00	\$ 25,950.00	
Irrigation Mtnc/Eng Rpr	\$ 15,000.00	\$ 20,000.00	



Fence Posts/Hardware	\$ 1,000.00	\$ 5,000.00	
Porta Potties	\$ 7,000.00	\$ 2,000.00	
<b>Equipment</b>			
Fuel	\$ 15,000.00	\$ 18,000.00	
Diesel/Mtnc. Items	\$ 3,000.00	\$ 3,000.00	
Tires & Repair	\$ 3,000.00	\$ 3,000.00	
Auto Parts/Mtnc.	\$ 1,500.00	\$ -	Combine with Diesel mtnc
Fire Extinguisher	\$ 800.00	\$ 800.00	
<b>Tools</b>			
Hand Tools	\$ 2,000.00	\$ 2,000.00	
Rental Equip.	\$ 5,000.00	\$ 12,000.00	
Power Tools	\$ 4,000.00	\$ 4,000.00	
<b>Repair</b>			
Vandalism Repair	\$ 8,000.00	\$ 10,000.00	
Mower/ Heavy Equipment Repair	\$ 5,000.00	\$ 5,000.00	
Flag Rpr/Mtnc.	\$ 4,000.00	\$ 4,000.00	
Pump Rpr/Mtnc.	\$ 8,000.00	\$ 30,000.00	
Nuts/Bolts/Screws	\$ 500.00	\$ 500.00	
Bldg Materials	\$ 5,000.00	\$ 5,000.00	
LOF/Mtnc.	\$ 6,500.00	\$ 6,500.00	
Painter Rpr/Parts	\$ 1,500.00	\$ 1,500.00	
Playground Rpr/Mtnc.	\$ 10,000.00	\$ 10,000.00	
<b>Uniform</b>			
Mtnc Uniforms	\$ 750.00	\$ 1,000.00	
Safety Apparel/Supplies	\$ 1,000.00	\$ 2,000.00	
<b>Landscaping</b>			
Trees & Shrubs	\$ 15,000.00	\$ 15,000.00	
Landfill Fees	\$ 3,500.00	\$ 3,500.00	
Wood Bark	\$ 2,500.00	\$ 2,500.00	
Top Soil	\$ 5,000.00	\$ 5,000.00	
Perma Bark	\$ 2,000.00	\$ 2,000.00	
<b>Animal Control</b>	<b>\$ 82,225.00</b>	<b>\$ 84,695.00</b>	
<b>Law Enforcement</b>	<b>\$ 2,838,829.00</b>	<b>\$ 3,437,788.00</b>	
<b>Fire Mitigation Fee Payment</b>		<b>\$ 2,160,000.00</b>	
<b>Miscellaneous</b>			
Miscellaneous	\$ 1,000.00	\$ 1,000.00	
<b>Transfer to Park Fund</b>	\$ -	\$ -	
<b>Capital</b>			
<b>Buildings (1)*</b>	\$ 100,000.00	\$ 130,431.00	
<b>Equipment(2)**</b>	\$ 15,000.00	\$ 93,648.00	
General	\$ 45,000.00	\$ 45,000.00	
<b>Signs</b>	\$ 5,000.00	\$ 7,000.00	
<b>Streetlight Rpr/Mtnc.</b>	\$ 5,000.00	\$ 10,000.00	
<b>Transfer to General Fund</b>	\$ 732,474.58	\$ 287,902.82	
	<b>\$ 13,442,388.70</b>	<b>\$ 17,467,273.71</b>	<b>\$ -</b>

**Mandatory Expenses**

**Pass-Thru Expenses**

**Buildings(1)\***

Replace HVAC Units at City Hall	\$ 101,461.00
Repaint City Hall	\$ 28,970.00

**Capital Buildings Total \$ 130,431.00**

**Equipment(2)\*\***

Tilt Trailer	\$ 9,629.00	
Kubota RTV 520 (2 Total)	\$ 34,674.00	
Grass/Landscape Trailer	\$ 8,795.00	
Gravely Prostance 48	\$ 9,800.00	
Gravely Proturn 672	\$ 16,250.00	
Kubota SCL 1000 (Stand on Loader	\$ 34,557.00	Removed
Gravely Fertilizer/Spray Stand On	\$ 14,500.00	

**Capital Equipment Total \$ 128,205.00**

**Less Stand on Loader per council \$ 93,648.00**



# MURAL APPLICATION

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

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: _____
--

## Applicant Information:

PRIMARY CONTACT IS: Applicant \_\_\_\_\_ Property Owner \_\_\_\_\_

Applicant: \_\_\_\_\_  
 Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Property Owner: \_\_\_\_\_  
 Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

## Property Information:

Business Name: \_\_\_\_\_  
 Site Address: \_\_\_\_\_  
 Parcel No.: \_\_\_\_\_ Zoning: \_\_\_\_\_

## Building Use: (Please check appropriate box.)

- Individual principal use
- Multi-tenant building
- Multi-use building

## Mural Information:

Mural Data	
Mural Type: (paint, digital, etc.)	
Mural Placement: (wall, other surface)	
Surface Area (wall, other surface)	Width _____ Height _____ Square Feet _____

Mural Dimensions	Width _____
	Height _____
	Square Feet _____
Percentage of Area Mural Covers	
If Illuminated, Type of Illumination	
Proposed Hours of Illumination	

**All applicants are required to submit the following:**

Applicant (√)	Description	Staff (√)
	Completed and signed Mural Permit Application	
	Application Fee	
	Copy of recorded deed or proof of proprietary interest.	
	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.	
	Narrative explaining: <ul style="list-style-type: none"> <li>• Type of mural</li> <li>• Design of mural</li> <li>• How nature of mural is relevant to the City of Star</li> <li>• Type of building or other permanent structure proposed mural will be painted or applied to.</li> <li>• Proposed timeframe of project</li> <li>• Proposed maintenance of mural</li> </ul>	
	One (1) 8 ½" X 11" vicinity map showing the location of subject property and street names	
	One (1) 8 ½" X 11" rendering of building or structure indicating proposed location of mural on building or structure.	
	One (1) colored rendering of the proposed mural, including the following: <ul style="list-style-type: none"> <li>• Complete text to appear on mural (business name, logo, sub-titles, etc.), including size and lettering style;</li> <li>• Overall mural dimensions;</li> <li>• Mural and lettering colors;</li> </ul>	

**NOTE:** If the mural is illuminated, an electrical permit will be required through the City of Star Building Department.

**FEE REQUIREMENT:**

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

\_\_\_\_\_  
Applicant / Representative Signature

\_\_\_\_\_  
Date

**AFFIDAVIT OF LEGAL INTEREST**

STATE OF \_\_\_\_\_ )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

I \_\_\_\_\_, \_\_\_\_\_  
 (name) (address)  
\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
 (city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property described on the attached, and I grant my permission to \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
 (name)  
\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
 (address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: \_\_\_\_\_

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Mayor Chadwick,

Please add a placeholder on the August 6<sup>th</sup> council agenda for approval of Steve’s Auto mural design. This project was included in the 2023/24 council approved PAB budget so I believe council expenditure approval is not required. PAB allocated \$10k for this project in the 23/24 budget and the funds have not been used elsewhere.

PAB is working with Odessa Kaufman, owner of Chalk and Cloud and Steve’s Auto to update the mural on his building. I have asked Odessa to email an invoice for the downpayment (\$500) and a W-9. Once she receives the downpayment, Odessa will create the concept design with collaboration of PAB, Steve, and we would like your input if you’re willing. The concept should be ready for council approval at the 8/6 meeting.

Once council approves the concept, I believe we will need the following documents: 1) some sort of agreement between Steve’s Auto and the City; 2) Mural Application submitted by the artist. The city code currently states that murals must remain unaltered for a minimum of two years, but I would like to see some sort of agreement between Steve’s Auto and the City that increases the timing to a minimum of 5 years because the project is funded by the City. Can you check with Jacob asking for the Star Senior Center mural agreement? We may be able to easily modify that agreement for this project. I was unable to find a mural application on the city website but did find one in an email from when we did the Senior Center mural (see attached).

Are any other agreements/forms needed?

If all goes as planned and mural is approved, Odessa is planning to start painting the beginning of September.

Please let me know if you have any questions or need further discussion,

**Jennifer Salmons**

**Councilmember**

City of Star

P.O. Box 130

Star, ID 83669





# Chalk & Cloud Mural Proposal : 2024

## City of Star Location : Steve's Auto

**Concept Elements:**  
Celebrate Star  
Steve's Auto : Macaws x2 / Fish  
Phrase "Our Community Serves So  
Syringa : Idaho  
Foothills/River  
Stain Glass : All elements are used together to  
create the whole

Shine"  
**Section 7, Item A.**

Note : Sketch for proposal purposes only : Subject to revisions



ORDINANCE NO. 391-2024  
(INSPIRADO MIXED USE PHASE 5 & ROADWAY ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTIES LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 7230 W. CHINDEN BLVD & THE INTERSECTION OF W. OLD SCHOOL DRIVE AND N. MYSTIC CREEK AVENUE, IN STAR, IDAHO (ADA COUNTY PARCELS S0420449210, S0420347000 & S0420347101) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTIES ARE OWNED BY ANTONOV STAR HOLDING, LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTIES AS MIXED USE WITH A DEVELOPMENT AGREEMENT (MU-DA) OF APPROXIMATELY 5.04 ACRES & .23 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 to annex and to incorporate within the boundaries of the City contiguous real properties in the manner provided by Section 50-222, Idaho Code; 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. 370-2022, adopted on July 19, 2022 and subsequently amended; and

WHEREAS, the owner(s) of the real properties situated in the unincorporated areas of Ada County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real properties to the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on July 18, 2023 on the proposed annexation and zoning of the properties 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 properties should be zoned Mixed Use with a Development Agreement (MU-DA) 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: The Mayor and Council of the City of Star, Idaho, hereby find and declare that the real properties described in Section 2 of this Ordinance is contiguous to the City, that said properties can be reasonably assumed to be used for orderly development of the City, that the owner(s) of said properties have requested, in writing, annexation of said properties by the City, and that the requirements of Section 50-222, Idaho Code, for annexation of said properties, have been satisfied.

Section 2: The real properties, described in the attached “Exhibit A”, including adjacent right of way, situated in Ada 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 properties 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 Mixed Use with a Development Agreement (MU-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 properties described in Section 2 above in the Mixed Use with a Development Agreement (MU-DA) 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 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 properties 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 \_\_\_\_\_, 2024.

CITY OF STAR  
Ada and Canyon County, Idaho

BY: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk



**Legal Description**  
**Inspirado Subdivision – Annexation and Rezone – Parcel 1**

A parcel being a portion of the SW ¼ of Section 20, Township 4 North, Range 1 West, B.M., Ada County, Idaho, and more particularly described as follows:

**BEGINNING** at an Aluminum Cap monument marking the southeast corner of said SW ¼ (S ¼ Corner) of Section 20, from which an Aluminum Cap monument marking the southwest corner of said Section 20 bears N 88°59'27" W a distance of 2659.56 feet;

Thence along the southerly boundary of said SW ¼ N 88°59'27" W a distance of 467.38 feet to a point;

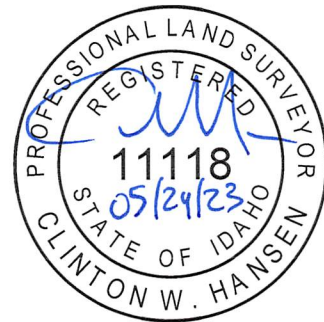
Thence leaving said southerly boundary N 1°55'42" E a distance of 474.92 feet to a point;

Thence S 89°00'00" E a distance of 456.41 feet to a point on the easterly boundary of said SW ¼;

Thence along said easterly boundary S 0°36'18" W a distance of 474.94 feet to the **POINT OF BEGINNING**.

This parcel contains 5.036 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS  
 Land Solutions, PC  
 May 24, 2023



**Legal Description**  
**Inspirado Subdivision – Annexation and Rezone – Parcel 2**

A parcel being a portion of the SE ¼ of Section 20, Township 4 North, Range 1 West, B.M., Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of the SW ¼ (S ¼ Corner) of said Section 20, from which an Aluminum Cap monument marking the southwest corner of said Section 20 bears N 88°59'27" W a distance of 2659.56 feet;

Thence along the southerly boundary of the SE ¼ of said Section 20 S 89°15'11" E a distance of 1328.62 feet to a point;

Thence leaving said southerly boundary N 0°34'12" E a distance of 1325.83 feet to the **POINT OF BEGINNING**;

Thence N 0°34'11" E a distance of 60.03 feet to a point;

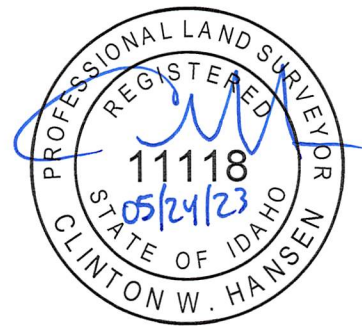
Thence S 89°17'51" E a distance of 164.97 feet to a point;

Thence S 0°34'10" W a distance of 60.03 feet to a point;

Thence N 89°17'57" W a distance of 164.97 feet to the **POINT OF BEGINNING**.

This parcel contains 0.227 acres and is subject to any easements existing or in use.

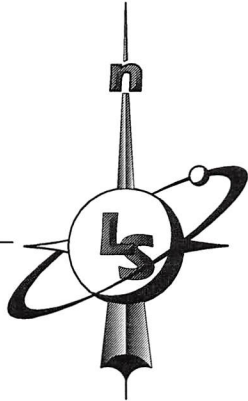
Clinton W. Hansen, PLS  
Land Solutions, PC  
May 24, 2023



# INSPIRADO SUBDIVISION

ANNEXATION AND REZONE EXHIBIT  
LOCATED IN THE SW 1/4 OF SECTION 20,  
T4N, R1W, BM, ADA COUNTY, IDAHO

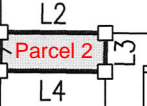
PHYLLIS CANAL



PARCEL S0420449210

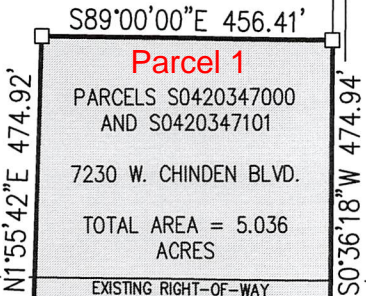
0 W. CHINDEN BLVD.

TOTAL AREA = 0.227 ACRES



POINT OF BEGINNING  
PARCEL 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.03'	N0°34'11"E
L2	164.97'	S89°17'51"E
L3	60.03'	S0°34'10"W
L4	164.97'	N89°17'57"W



**Parcel 1**

PARCELS S0420347000  
AND S0420347101

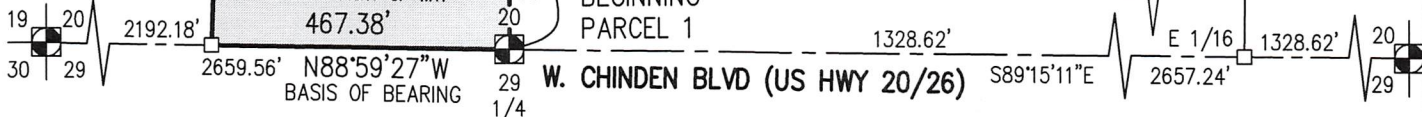
7230 W. CHINDEN BLVD.

TOTAL AREA = 5.036  
ACRES

EXISTING RIGHT-OF-WAY  
467.38'

POINT OF BEGINNING  
PARCEL 1

N. STAR ROAD



## LandSolutions

Land Surveying and Consulting

231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 (208) 288-2557 fax  
www.landsolutions.biz

ORDINANCE NO. 409-2024  
(ERLEBACH ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 23853 CAN ADA ROAD, IN STAR, IDAHO (CANYON COUNTY PARCELS R33774014 & R33774011) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY ERLEBACH PROPERTIES LP; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-1-DA), OF APPROXIMATELY 32.64 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 to annex and to incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; 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 4, 2024 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 June 4, 2024 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 (R-1-DA) 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: The Mayor and Council of the City of Star, Idaho, hereby find and declare that the real property described in Section 2 of this Ordinance is contiguous to the City, that said property can be reasonably assumed to be used for orderly development of the City, that the owner(s) of said property have requested, in writing, annexation of said property by the City, and that the requirements of Section 50-222, Idaho Code, for annexation of said property, have been satisfied.

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 (R-1-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 2 above in the Rural Residential with a Development Agreement (R-1-DA) 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 \_\_\_\_\_, 2024.

CITY OF STAR  
Ada and Canyon County, Idaho

BY: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk

ANNEXATION & REZONE PARCEL DESCRIPTION

A parcel of land lying in a portion of the NE1/4 NE1/4 of Section 1, T.4N., R.2W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found 5/8" iron pin marking the NE Corner of said Section 1, T.4N., R.2W., Boise Meridian, Canyon County, Idaho; said pin bears N.89°53'38"E. 2656.70 feet from a found Aluminum Cap marking the N1/4 Corner of said Section 1 and also bears N.00°35'51"E. 1318.37 feet from a found 5/8" iron pin marking the N1/16 Corner common to said Section 1 and Section 6, T.4N., R.1W., Boise Meridian, Canyon County, Idaho; thence S.00°35'51"W. 726.80 feet along the easterly boundary of the said NE1/4 NE1/4 of Section 1 to a point, said point marking THE REAL POINT OF BEGINNING;

thence continuing S.00°35'51"W. 591.57 feet along the said easterly boundary of the NE1/4 NE1/4 of Section 1 and Can-Ada Road to a found 5/8" iron pin marking the N1/16 Corner common to said Sections 1 and 6, said pin also marking a point along Foothill Road;

thence S.89°51'16"W. 1330.24 feet along the southerly boundary of the said NE1/4 NE1/4 of Section 1 and along said Foothill Road to a point marking the NE1/16 Corner of said Section 1, said point being witnessed by a found 1/2" iron pin which bears N.00°40'44"E. 54.39 feet;

thence leaving said southerly boundary of the NE1/4 NE1/4 of Section 1 and said Foothill Road, N.00°40'44"E. 819.30 feet along the westerly boundary of the said NE1/4 NE1/4 of Section 1 to a found 5/8" iron pin;

thence leaving the said westerly boundary of the NE1/4 NE1/4 of Section 1, N.89°00'11"E. 539.17 feet to a found 5/8" iron pin;

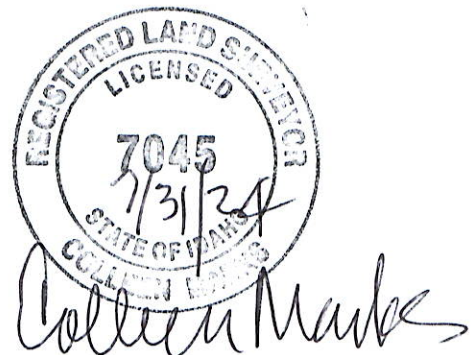
thence N.04°17'05"E. 493.02 feet to a found 5/8" iron pin;

thence N.89°53'38"E. 603.02 feet to a found 5/8" iron pin;

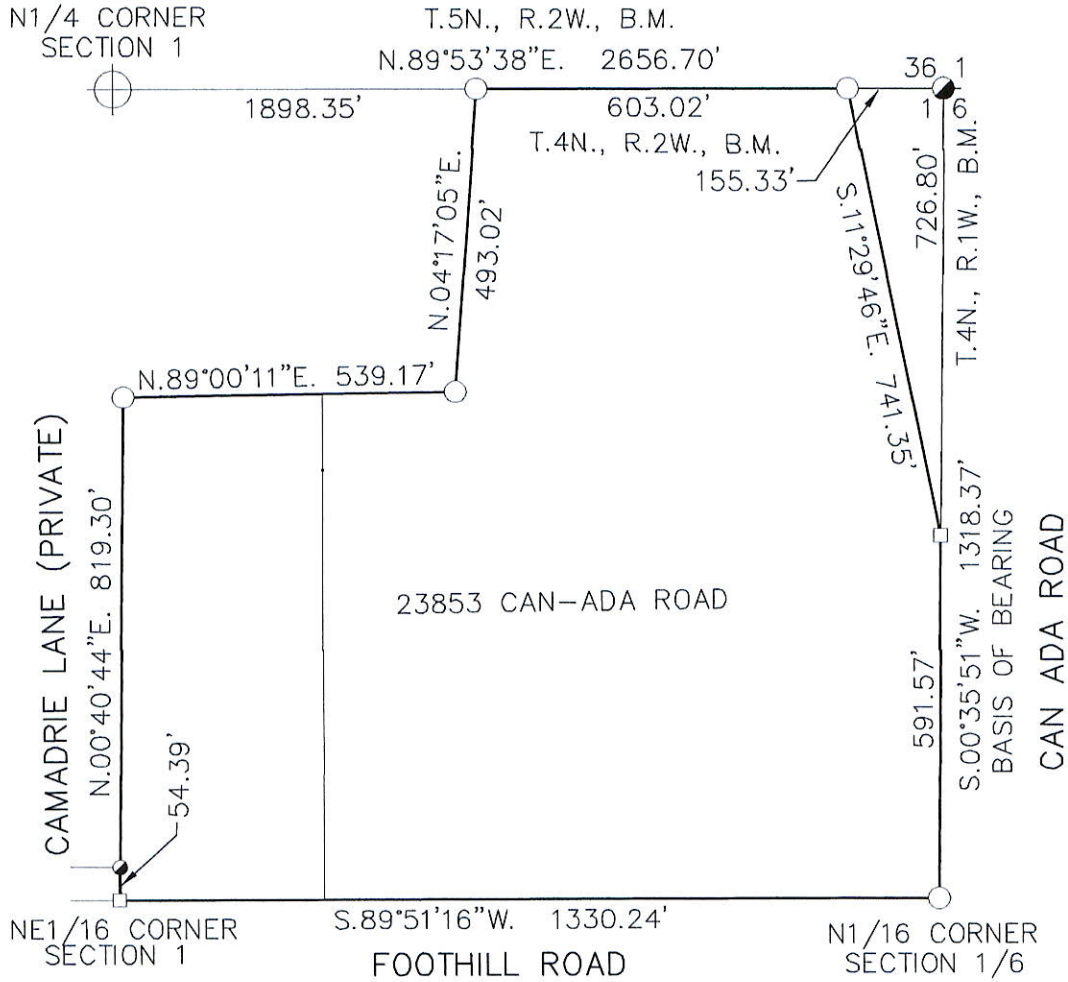
thence S.11°29'46"E. 741.35 feet to the point of beginning, containing 32.64 acres, more or less.

SUBJECT TO AND/OR TOGETHER WITH:  
Any easements or rights of way of record or in use.

+



ANNEXATION & REZONE EXHIBIT  
 FOR  
 ERLEBACH PROPERTIES, L.P.  
 PARCELS OF LAND LYING IN THE  
 NE1/4 NE1/4 OF SECTION 1, T.4N., R.2W.,  
 BOISE MERIDIAN, CANYON COUNTY, IDAHO  
 2024



LEGEND

- — — — — SUBJECT PROPERTY LINE
- — — — — OTHER PROPERTY LINE
- — — — — SECTION LINE
- ⊕ FOUND ALUMINUM CAP MONUMENT MARKED LS 17665
- FOUND 5/8" IRON PIN W/PLASTIC CAP MARKED LS 7045
- WITNESS CORNER—FOUND 1/2" IRON PIN W/PLASTIC CAP MARKED LS 7045
- CALC POINT



SCALE 1" = 300'

**MARKS LAND SURVEYING, LLC**  
 COLLEEN MARKS, LS 7045  
 2995 N. COLE ROAD STE. 240  
 BOISE, IDAHO 83704  
 PH: (208) 378-7703

DATE: 07/31/24 DRAWN BY: CM FILE: REZONE ANNEXATION

**DEVELOPMENT AGREEMENT  
ERLEBACH 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 Erlebach Properties, LP, hereinafter referred to as "Owners".

WHEREAS, Owners own parcels of land of approximately 32.64 acres in size, currently located within Canyon County, zoned AG and more particularly described in **Exhibit A** of Ordinance 409-2024, which is attached hereto and incorporated by reference herein (the "Properties");

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

WHEREAS, the Owners agree to the zoning designation for the parcel to be rezoned in accordance with this Agreement;

WHEREAS, Owners filed with the City of Star, a Request for Annexation and Zoning of the Property to R-1-DA, as File No. AZ-24-02/DA-24-02, 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 Parcel shown on **Exhibit A**, Owners are allowed to develop the 32.64 acres as follows:

- Zoning Classification: The zoning classifications shall be R1-DA.
- The Owners 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. The parcels are eligible for a building permit for up to four (4) single-family residential dwellings (as approved through property divisions of the two original parcels). All building and zoning code requirements shall be met for the building permit. Any additional dwellings shall be subject to future preliminary plat approval by the City.

**2.3 Additional Requirements/Considerations:**

- **The applicant shall be responsible for payment of ITD Proportionate Shares for all new residential dwellings. This shall be assessed at building permit.**
- **The applicant shall comply with all requirements of the Star Fire District, including any roadway improvements necessary to access the property.**
- **The property shall be zoned to Residential (R-1).**
- **Applicant shall maintain vision triangle at corner of Can Ada and Foothill Road, including maintaining trees, brush and weeds.**
- **Applicant may access Parcel #4 either from Camadrie Lane through a recorded easement, or from the approved private street off of Foothill Road.**

**2.4 Proportionate Share Agreement for ITD Improvements.** Owners have 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 \$1,000.00 traffic mitigation fee determined, or revised, by the Idaho Transportation Department as follows: the Developer will pay the City \$1,000.00 per residential dwelling unit prior to issuance of a building permit. The City will allocate the funds to roadway improvements in the vicinity of the project. The Owner 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.

**2.5 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.

**2.6 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

Owners: Erlebach Properties, L.P.  
Dave Erlebach, Manager  
P.O. Box 97  
Caldwell, ID 83606-0097

**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.

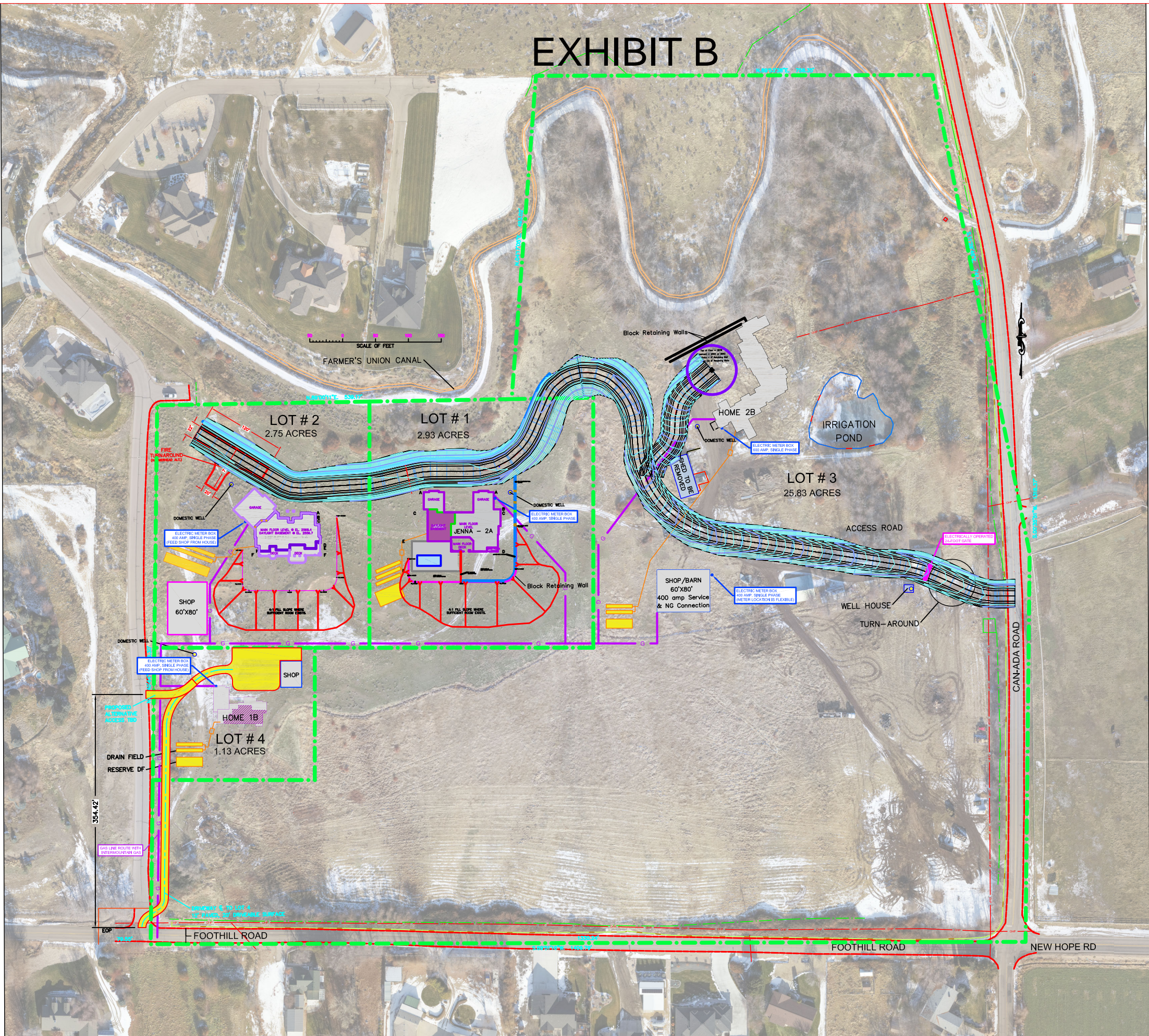
\_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk



# EXHIBIT B



Section 7, Item C.

**Industrial Builders**

1711 Slipstream Way  
Caldwell, ID 83605  
P: 208-795-5670  
www.IB-USA.com

REV	DATE	DESCRIPTION

ERLEBACH PROPERTIES - STAR SITE  
SITE LAYOUT - ENTIRE PARCEL

STAR, IDAHO

PROJECT NUMBER:  
DRAWN BY:  
REVIEWED BY:  
CREATION DATE - 7-10-24  
SHEET TITLE

## PLOT PLAN

DRAWING NUMBER:

158