

**CITY COUNCIL REGULAR MEETING AGENDA**City Hall - 10769 W State Street, Star, Idaho  
Tuesday, November 15, 2022 at 7:00 PM

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

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – David Ax – Calvary Star Church
3. **ROLL CALL**
4. **PRESENTATIONS & REPORTS**
  - A. **Star Police Report (October 2022) - Chief Hessing**
  - B. **Mayor's Walking Challenge Winners Announcement**
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 Minutes:** June 21, 2022
  - B. **Approval of Claims Provided & Previously Approved:**
  - C. **Findings of Fact / Conclusions of Law:** Madenford Estates Subdivision (**FILES AZ-22-06; DA-22-06 & PP-22-11**)
  - D. **Findings of Fact / Conclusions of Law:** Junction Crossing Phase 2 (**FILES: PP-22-08 / DA-22-16**)
  - E. **Final Plat:** Langtree Bungalows Phase 1 (**FILE: FP-22-19**)
  - F. **Final Plat:** Trident Ridge Phase 6 (**FILE: FP-22-24**)
  - G. **Final Plat:** Canopi Estates Phase (**FILE: FP-22-21**)
  - H. **Final Plat:** Inspirado Phase 2 (**FILE: FP-22-22**)
  - I. **Final Plat:** Rosti Farms Phase 6 (**FILE: FP-22-17**)
  - J. **Final Plat:** Candau Estates Subdivision (Moyle Heights Subdivision) (**FILE: FP-22-23**)
6. **ACTION ITEMS:** (The Council at its option, may suspend the rules requiring three separate readings on three separate days for ordinances on the Agenda for approval. This will 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. **Tabled from November 7, 2022 - Ordinance 374-2022 - Barron Properties Rezone & Development Agreement:** AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 342 S. CALHOUN PLACE, IN STAR, IDAHO (ADA COUNTY PARCELS S0416120900); THE PROPERTY IS OWNED BY BPS CALHOUN COMM LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS COMMERCIAL WITH A DEVELOPMENT AGREEMENT (C-2-DA) OF APPROXIMATELY 11.38 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**)
7. **PUBLIC HEARINGS with ACTION ITEMS:** (The Council may move to approve, approve with conditions, delay, deny or table the application(s) to a date certain in the future)
  - A. **PUBLIC HEARING: Colt Heights Subdivision (FILES: PP-22-09 & PR-22-03)** - The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 5 residential lots and 2 common lots. The property is located on the north side of the existing Colt Place Subdivision in Star, Idaho, and consists of 10.96 acres with a proposed density of .46 dwelling units per acre. (**ACTION ITEM**) - **TABLE TO DECEMBER 6, 2022**
  - B. **PUBLIC HEARING: Munger Creek Subdivision (FILES: AZ-22-09; DA-22-09 & PP-22-14)** - The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 90 residential lots and 13 common lots. The property is located at 12101 W. Circle Bar Lane & 1821 N. Munger Lane in Star, Idaho, and consists of 25.19 acres with a proposed density of 3.57 dwelling units per acre. (**ACTION ITEM**)

Any person needing special accommodation to participate in the above noticed meeting should contact the City Clerk's Office at 208-286-7247, at least 24 hours in advance of the meeting date.



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

\*ACTION ITEM\* - Actions after Executive Session

### 8. ADJOURNMENT



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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



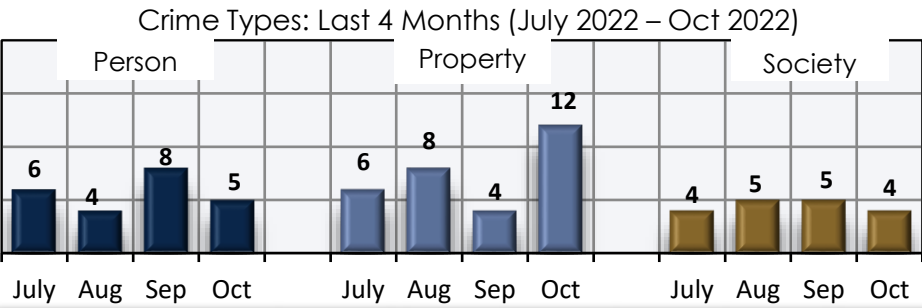
# OCTOBER 2022 POLICE REPORT

(Released November 10, 2022)

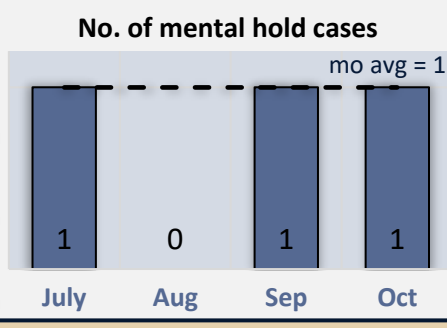
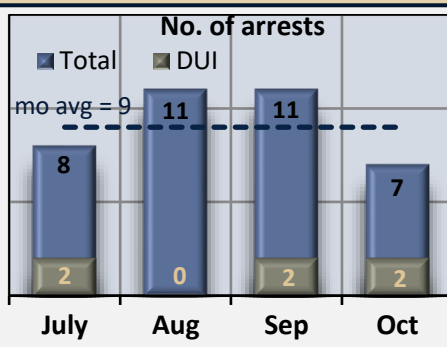
Section 4, Item A.

Offense Reported <sup>1</sup>	2022			Previous Years		
	Oct	YTD	Projected Range*	2021	2020	2019
<b>Crimes (#)</b>	<b>21</b>	<b>199</b>	<b>245-277</b>	<b>185</b>	<b>209</b>	<b>186</b>
Person	5	87		74	60	54
Property	12	69		59	99	94
Society	4	43		52	50	38
<b>Case Type/ Pop (#/1000 population)</b>			<b>16.1-18.2</b>	<b>13.8</b>	<b>18.8</b>	<b>16.9</b>

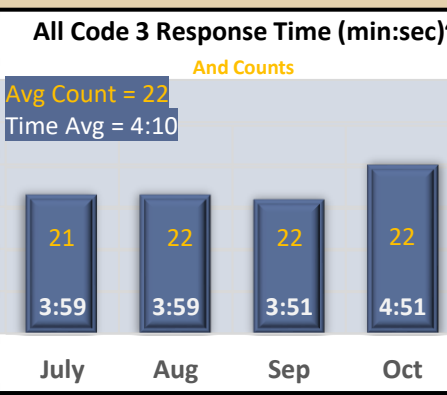
\*Projected 2022 Crimes Range is based on Jan-June and year % averages from years 2019-2022.



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



Police Calls Activity <sup>2</sup>	Monthly Average <sup>3</sup>	Jul-22	Aug-22	Sep-22	Oct-22	Oct-21
Citizen Calls for Service (CFS)	328	344	326	314	329	241
Proactive Policing	1,027	1,054	1,129	1,061	862	622
<b>Selected Call types</b>						
Domestic Violence	7	7	8	8	5	6
Crisis/MentalHealth <sup>5</sup>	7	8	3	9	8	5
Juvenile Activity	8	4	8	8	12	17
School Checks	50	39	71	52	38	46
Traffic Stops	191	184	172	237	172	114
Location Checks <sup>6</sup>	373	382	410	362	337	208
Crash Response	31	29	27	38	31	20
Welfare Checks	24	26	21	27	22	22
Property Crime Calls <sup>7</sup>	21	23	17	17	25	13



<sup>1</sup>Offense Reports are compiled from NIBRS RMS. <sup>2</sup>Police Call data reflects calls within the City of Star and all dispatched calls with a Star Deputy. <sup>3</sup>Monthly averages are based on identified 2022 months. <sup>4</sup>Code 3 calls - Represents ALL incidents that are routed at Priority 3, where Priority 3 calls require an immediate emergency response. <sup>5</sup>Calls are for Crisis Holds, Suicidal Subject and CIT calls. <sup>6</sup>Location Checks include Construction Site, Property, and Security checks. <sup>7</sup>Property Crime Calls include calls for theft, vandalism, burglary, and fraud.

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**1. CALL TO ORDER** – Mayor Chadwick called the meeting to order at 7:00 pm and invited everyone to join in the Pledge of Allegiance.

**2. INVOCATION** – Brian Howard with The Cause Church Star gave the invocation.

**3. ROLL CALL**

Present were Council President David Hershey, Council Members Kevan Wheelock and Jennifer Salmonsens, Mayor Trevor Chadwick. Council Member Kevin Nielsen was excused.

Staff present were City Planning Director Shawn Nickel, Asst City Planner Ryan Field, City Attorney Chris Yorgason, City Clerk/Treasurer Jacob Qualls, Public Information Officer Dana Partridge, Police Chief Zach Hessing.

**4. PRESENTATIONS****A. Star Police Chief Report – Chief Zach Hessing**

Chief Hessing took a moment to thank the City of Star for their support, love and kindness shown to himself and his deputies and the small acts of kindness go a long way to bring positivity to the officers as they face uncertainty day in and day out.

Chief Hessing gave a presentation of statistics of crime investigations, including the types of personal, property and society crimes they have faced, police activity, proactive policing, and arrests.

Council Member Wheelock asked if there was a common denominator in the crimes. Chief Hessing replied that it is warm weather and getting out and about more. He also mentioned their CAD map updates which helps determine who responds to a call.

Council Member Salmonsens asked about school checks and the rise in visits. Chief Hessing replied that they have placed a big emphasis on making sure they are in the schools all the time. They don't have full time resource officers, so the officers go by when they are free in order to maintain a presence in the school.

Mayor Chadwick confirmed that the police presence has made a difference with our young residents.

**B. Ada County Emergency Management & Community Resilience Update**

Crash Mercedes gave a review of their agency and what their office manages. They do emergency management services for all six cities regarding a hazardous materials plan, wildlife plan, and flood plans. They are working on developing more community-wide plans with the county coroner and paramedics, along with other first response agencies to develop mass casualty and mass fatality plans. Additional plans they are working on are emergency operations, debris management, and disaster recovery plans.

The City of Star is actively participating in two separate planning processes. The first one is an update of the 2014 Emergency Operations Plan for the City of Star. He gave a brief overview of the plan and the roles and responsibilities for the various city departments. They are also working on a multi-hazard mitigation plan and an alert warning and evacuation plan.

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

- A. **Approval of Minutes:** March 1, 2022
- B. **Approval of Minutes:** March 15, 2022
- C. **Final Plat Greiner Hope Springs Phase 5 (FP-22-10)**
- D. **Final Plat Greiner Hope Springs Phase 6 (FP-22-11)**
- E. **Final Plat Milestone Phase 3 (FP-22-13)**
- F. **Final Plat Milestone Phase 4 (FP-22-13)**

Items 5C and 5D were removed from the consent agenda.

- Council Member Salmonsens moved to approve the agenda with the removal of those items; Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye, Wheelock – aye, Salmonsens - aye. Motion carried.

**6. ACTION ITEMS:**

- A. **2022 Beer / Wine / Liquor Licenses** - Approve of the 2022 B/W/L Annual Licenses
  - Council Member Salmonsens moved to approve the beer wine and alcohol licenses as presented with the conditions as noted in the report by the City Clerk; Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye, Wheelock – aye, Salmonsens – aye. Motion carried.

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

- A. **PUBLIC HEARING - Stardale Place Subdivision** - The Applicant is seeking approval of an Annexation and Zoning (R-7), Rezone (R-4 to R-7), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 26 residential lots and 3 common lots. The property is located at 331, 343 and 385 N. Center Street in Star, Idaho, and consists of 3.39 acres with a proposed density of 7.67 dwelling units per acre. The subject property is generally located on the southwest corner of N. Center Street and W. 3rd Street within Ada County. **(PREVIOUSLY TABLED FROM JUNE 7, 2022)**

This hearing was tabled from June 7, 2022. Mayor Chadwick advised the public that because it was a continuation, any public testimony would be from what is presented tonight, not something from the past. Mayor Chadwick opened the public hearing at 7:20 and asked the Council if they had any ex parte contact. All responded they had none.

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**Applicant:****Antonio Conti – 7661 W Riverside Dr Ste 102, Garden City, ID**

The change from their original plan was to reduce the density, remove three lots, create about a half-acre of common space and a walking path with amenities. They matched the property lines with the neighbors to minimize impact on them and extended the right of way further back, added 10 ft on either side and created a buffer between the sidewalk and road.

Council Member Wheelock asked if they were getting rid of the pathway on the north side that used to connect to the park. Conti replied they took it out and extended the sidewalk. Wheelock asked how wide the road was and it was confirmed to be 36 feet.

Council Member Salmonsens mentioned lots 8 and 9 and suggested making them match the existing lot lines or be combined.

**Public Testimony:****Michael Keyes – 338 S Long Bay Way, Star ID**

Mr. Keyes said that this plan was an improvement over the previous one and suggested that it might make sense to include the Transportation committee on the sidewalk plans since they are currently working on a new sidewalk plan.

**Lynn Davis 665 – N Quin Cannon Way Star ID**

Ms. Davis lives in the adjoining development and was concerned about putting the east residential side into a commercial zone and would like to see four homes per acre. She reported that the current traffic is unsafe and high-density development would add to that. Davis referenced organizations that she has worked with and spoke of the benefits of low-density planning and encouraged the city to help farmers along the irrigation system to stay in agriculture instead of building on the land. Davis also mentioned stormwater runoff as an additional impact.

**Rebuttal:**

Mr. Conti addressed the two items of concern. Regarding the detached sidewalk on Center Street, they followed what ACHD asked for but would defer to what the city requests and have no opposition with a detached sidewalk at the end.

As for the loss of agricultural land, the project is an infield project surrounded by residential and commercial sites and makes a perfect addition to the city. If it were further out it would make sense to preserve the land.

Mayor Chadwick asked if there were further questions of staff and hearing none, closed the public hearing at 7:33 and moved to council deliberations.

Council Member Hershey agreed that the addition of detached sidewalks is a good addition and agreed with either shifting lots 8 and 9 to match or removing them. He addressed the concern about reduced density. Mayor Chadwick encouraged them to include the elevations as provided in the presentation into the development agreement.

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Council Member Salmonsens asked about having a second amenity in addition to the pathway.

- Council Member Salmonsens moved to approve the annexation and zoning of R7, development agreement and preliminary plot consisting of 23 lots with conditions of a detached sidewalk on Center Street, a second amenity in the open space, the elevations noted in the presentation, combining lots 8 and 9 into one lot, making 22 residential lots and three common lots; Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye, Wheelock – aye, Salmonsens – aye. Motion carried.

- B. **PUBLIC HEARING:** 10206 W State St Development Agreement Modification (DA-20-16) - The Applicant is requesting to modify the existing Development Agreement for the property located at 10206 W. State Street. The applicant seeks to increase the height of the proposed commercial buildings along State Street to a maximum of 45 feet and requests a waiver for a reduction of the required parking spaces for the commercial uses. The development consists of 4.76 acres.

Mayor Chadwick opened the public hearing at 7:39 and asked the council if they had any ex parte contact. All responded they had none.

**Applicant****Evan McLaughlin - 10206 W State St, Star ID**

At a previous council meeting the city proposed a parking ratio for their commercial parking site and the development of a fourth building was contingent upon having cross-parking agreements with the neighboring parcels. McLaughlin had sized down the commercial density to meet the parking ratio requirements and is asking that the city to remove the contingency of the parking agreements with the neighbors prior to the development of the fourth building. McLaughlin went into further detail regarding the number of lots.

Council Member Hershey asked how many spaces they were short, and McLaughlin replied that they were meeting the requirement and further explained the numbers and details of their request.

There was no public testimony. Mayor Chadwick closed the public hearing at 7:45 pm and moved to Council deliberations.

Council Member Salmonsens commented that because the commercial space was reduced in size and they meet the parking requirements, she is okay with taking the contingency out.

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



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- C. **PUBLIC HEARING: UDC AMENDMENTS** - The following Sections of the Unified Development Code will be reviewed for amendment: CHAPTER 1 THROUGH CHAPTER 8: UPDATES TO INCLUDE BUT NOT LIMITED TO ADMINISTRATIVE AND REGULATORY PROCESSES, APPLICATION CRITERIA, IMPLEMENTATION, PURPOSES, DEFINITIONS, APPLICABILITY, ZONING DISTRICT STANDARDS AND REGULATIONS, SPECIFIC USE STANDARDS, SUBDIVISION REGULATIONS, PLANNED UNIT DEVELOPMENTS, DESIGN AND DEVELOPMENT STANDARDS FOR SIGNS, BICYCLE PARKING, LANDSCAPE AND BUFFER AREA STANDARDS, LIGHTING AND STREETLIGHT STANDARDS, SIDEWALK STANDARDS UPDATE; AND ESTABLISHMENT OF DESIGN REVIEW AND DEVELOPMENT STANDARDS; ESTABLISHMENT OF A HORIZONTAL APARTMENT/BUILD TO RENT ORDINANCE; ESTABLISHMENT OF AN AREA OF CITY IMPACT ORDINANCE.

Mayor Chadwick opened the public hearing at 7:49.

City Planning Director Shawn Nickel outlined the recommended changes to the Unified Development Code.

**Chapter 1 Administration:** Application Criteria, Surety Agreements, Definitions

**Chapter 3 Zoning District Standards:** Districts Established, Additional Residential District Standards, Additional Commercial/CBD/Light Industrial/Mixed-Use District Standards, Article F – Additional Riverfront Center District Standards, Article G - Architectural Overlay District

**Chapter 4 Additional Regulations Applicable to All Districts:** Performance Standards, Off Street Parking and Loading Requirements, Private Street Requirements, Common Open Space and Site Amenity Requirements

**Chapter 5 Specific Use Standards**

**Chapter 6 Subdivision Regulations:** Subdivision Purpose and Process, Subdivision Design and Improvement Standard

**Chapter 7 Planned Unit Developments**

**Chapter 8 Design and Development Standards:** Landscape and Buffer Area Standards

Nickel had received and reviewed several letters and comments from the development community who provided changes. Mayor Chadwick mentioned there had been some questions on what kind of involvement the city has had, and he reminded everyone the process was started last year and there were hearings on December 7, December 21, February 15, and June 7 to discuss all these changes. He asked those testifying to give any written comments to the City Clerk.

**Public Testimony:**

**Michael Keyes – 338 S Long Bay Way, Star ID**

Mr. Keyes noted that as a resident, he thinks that a lot of the changes are positive for the city. There were a few changes he suggested.

Section 8-1B-1: He would like to add B.8: "For rezones, approval from an active homeowner's association shall be required if located within a neighborhood with current CC&Rs."

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Section 8-3F-1F: There is a typo where the words “are encouraged” is repeated.

Section 8-4A-17: He’d like to change Section I where it says “Or larger is required by the transportation agency” to “Sidewalk shall be built larger if required by a transportation agency.”

Section 8-4C-9: He’d like to add a Section J: “Food trucks for occasional HOA related events or block parties are except from this section.”

Section 8-5-25: He’d like to add a Section L “Approved from an active homeowners association shall be required if located within a neighborhood with current CC&Rs.”

8-6A-3 D 5a: It mentions Ada County Surveyors office and, since we are now a two-county city, he suggested we might want to specify Ada County only, or state it more generically. Also, he mentioned it might be time to revisit the height ordinance in the commercial and CBD zones.

Keyes is supportive of changes the council has made, particularly adopting language and a definition table in the Special Transition Overlay District, expanding the boundaries in the Architectural Overlay District, the Lemonade Stand Exemption for young entrepreneurs, and taking a leadership role in creating oversight for build-to-rent neighborhoods.

Additionally, Keyes has concerns about private property rights and the covenant the city made with the development community regarding the number of permits and investment decisions that were made based on that, but he will let the development community address that.

**Greg Timinsky – 7097 Southern Vista Ct, Star ID**

Chief Timinsky represented the fire district and addressed a few comments by the Building Contractors Association regarding why setbacks would change from one city to another, specifically mentioning Meridian who has a large fire department. Star does not have the staffing or equipment to handle the really narrow setbacks and does not have a truck that would get to a roof, like larger cities have. They must rely on a ladder and putting up a ladder between two buildings close together is a struggle with all their equipment. After discussion with staff, they determined seven and a half foot setbacks are better than five-foot setbacks. They originally asked for ten to fifteen feet but concluded that seven and a half would work for the city and fire district.

**Adam Capell – 3103 Sheryl Dr, Meridian ID**

Mr. Capell expressed concern with the proposed UDC changes and requested more time for them and the community to review, understand, and work through various concerns that come with those proposed changes. He’d like to see open houses or stakeholder work sessions and asks that the city defer the decision until the meetings can occur and community input can be considered.

Mayor Chadwick asked if Mr. Capell if he would be willing to allow the city to not accept new annexations and rezoning requests until the code was updated. Capell answered that he would prefer not to slow down potential applications but would like the opportunity to digest the changes and talk through specific item by item.

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Capell's main concern is the language that a final zoning decision for preliminary and final plat approval does not guarantee future building permits for approved lots. He agrees the impact on city services is critical consideration for the city but thinks that zoning is the appropriate time for the city to review a development's impact on services. The language creates uncertainty around developments and financial investments. They ask that the language be removed until a legal strategy can be implemented to address the city's concerns with impacts on services without jeopardizing entitled developments or vested rights.

Capell mentioned that they have several other concerns and would like to table and work with staff and other members of the development community to come up with solutions.

Mayor Chadwick asked Shawn Nickel to clarify the language in the Annexation Section, Preliminary Plat Section and Final Plat section that basically say building permits are not guaranteed. Nickel elaborated on the changes and where they should be in the code.

**Todd Tucker – 923 S Bridgeway Pl, Eagle ID**

Mr. Tucker liked most of the updates that were made but wanted to reiterate some the concerns already mentioned. Their main concern is 8-6A-4.D which is the statement that building permits are not guaranteed after a final plat has been approved. In their mind, the Final Plat is almost like a contract, if they comply with the conditions set by the City, they have a right to get a building permit. Tucker spoke of the costs and repercussions if they are not able to build after putting up all the investment to get that far in the process.

Another concern is Section 8-1C-1.C.b regarding street lights where the change states a building permit will not be issued until the streetlights have been energized. In the development world, streetlights are the very last thing that goes in because Idaho Power will not energize them until the streets have been paved and sidewalks are in, with everything completed. The way the code is written now works for them and they don't see a need for change.

Mayor Chadwick asked about the public safety aspect of it. When there is no light at the construction sites it challenges the Police and Fire Departments from being able to locate the property and respond.

Tucker responded that he understood the safety concerns for emergency responders but thinks the way the code is written is adequate, as time is of the essence when developing a property.

Mayor Chadwick explained that it was for the developer's safety as well.

Tucker would like the opportunity to come and talk through the concerns with staff.

**Becky McKay – 1029 N Rosario St, Meridian ID**

Ms. McKay is with Engineering Solutions. She agreed that they would like to have at least one workshop to make sure their input is heard and have time to digest the language. One of her main concerns was the provision where it states you could obtain a final plat approval but building permits may be withheld



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due to lack of services. When a project is initially annexed and preliminary plat approval is granted, it's at that time that you are looking for the city to provide services. It's concerning if you get that far down the road and then learn that no more building permits will be issued. McKay stressed that they need certainty, and the ordinances are intended to provide that.

Another thing to note is the detached sidewalks. For local streets, there are five-foot detached sidewalks with a minimum six-foot parkway planter strip. Ada County Highway District will not allow six feet unless you do root barriers, so she suggested we might need to add that.

Mayor Chadwick asked if they preferred six- or eight-foot planter strips and McKay replied that they prefer eight feet, due to the expense of root barriers.

Council Member Wheelock asked if they would rather give up the eight-foot ground into the lot and McKay responded that it was up to the developer how they size the rights-of-way, with the sidewalks either being on public sidewalk easements or within the right-of-way.

McKay also addressed the swimming pool mandate. They have projects with multiple pools and she would like to see some language that the size of the pool should be comparable to the size of the development. Also, if they have to sink their money into a pool, it could take away from the other amenities.

McKay agreed with the others that she would like a workshop and more time to review.

### **Randy Clarno – 1861 S Wells Ave, Meridian ID**

Mr. Clarno agreed with the previous testimonies that they have only had a short time to go through the proposed changes. He agrees with pool size issue and believes the HOA should give direction on the size of the pools.

Another concern was limiting the building permits. He's happy to participate in a forum or group to look at how the issues could be addressed without putting a section in the code saying that you are not guaranteed a permit after already going so far down the road and investing in the projects. He gave examples of ways the code change would impact them and encouraged staff to take that language out of the code and find another solution to get the funding for emergency services.

Mayor Chadwick mentioned House Bill 389 and the Fire District's challenges with funding personnel.

City Attorney Chris Yorgason addressed the issue of the building permits and when they are guaranteed. He suggested that if the city approves a final plat, at that point the developer should know that they have building permits, and maybe even before that, with a Preliminary Plat or whatever stage in the construction phase makes sense.

Carno talked about all the other things that go into construction approval and suggested that preliminary plat would be the place for it with a way to control how fast they are built, or some way to give the developer some certainty.



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Council Member Wheelock mentioned all the workshops that were offered and asked what solutions the developers had to offer, while acknowledging the importance of Police protection.

There was a discussion on some solutions, including mitigation fees, HOA fees, property taxes.

### **Mark Bottles – 839 S Bridgeway Pl, Eagle ID**

Mr. Bottles expressed appreciation to the city for reaching out with the details of HB 389, saying he was able to understand the impact and what it means for Star. He believes that the proposed building permit language will create basically a lot of uncertainty and hesitancy for developers to make big investments to come to Star if they don't have that certainty, especially commercial. He would like to see some work sessions and to give a little more time to review the documents, especially doing a deep dive into the building permit issue.

There was a discussion regarding the need for a workshop and timeframes.

### **Emily Mueller – 839 S Bridgeway Pl, Eagle ID**

Ms. Mueller commented on Section 8-3A-4 and footnote two and requested that interior side yard setback variances could be requested through a development agreement and be considered the same as those part of a Planned Unit Development.

Shawn Nickel suggested more discussion on the setback issue, so the community understands the reasons for staff's recommendations as far as waivers.

Mayor Chadwick recommended tabling this and there was a discussion regarding the workshop, who should attend, legal processes, and timelines. Nickel suggested tabling the public hearing to July 19<sup>th</sup> and scheduling a workshop for Tuesday, June 28<sup>th</sup> for a workshop with the development community.

Mayor Chadwick left the public hearing open.

- Council Member Salmonsens moved to table the public hearing to Tuesday, July 19, 2022 with the direction of doing a workshop; Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye, Wheelock – aye, Salmonsens – aye. Motion carried.

Item D was not on the table for this council meeting.

- D. **Ordinance 370-2022 Repeal and Replace Unified Development Code:** AN ORDINANCE OF THE CITY OF STAR, IDAHO REPEALING THE UNIFIED DEVELOPMENT CODE, ORDINANCE NO. 310; AND ADOPTING THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF STAR, IDAHO; PROVIDING FOR ADMINISTRATION, NONCONFORMING PROPERTY, USE OR STRUCTURE, ZONING DISTRICT STANDARDS, ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS, SPECIFIC USE STANDARDS, SUBDIVISION REGULATIONS, PLANNED UNIT DEVELOPMENTS AND DESIGN AND DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



## CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, June 21, 2022 at 7:00 PM

There was a brief discussion regarding setbacks. Council Member Hershey supported what the fire department suggested for setbacks. Mayor Chadwick talked about public safety and being able to get equipment and emergency responders into the space. He mentioned the growth, need for homes, effects of COVID, and making Star sustainable for the long term.

### 8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:03 p.m.

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

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

DRAFT



**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, June 21, 2022 at 7:00 PM

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DRAFT

11/07/22  
08:47:22

CITY OF STAR  
Claim Approval List  
For the Accounting Period: 11/22  
For Pay Date: 11/07/22

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Report ID: AP100V

Section 5, Item B.

\* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1194		22 ADA COUNTY PROSECUTORS OFFICE NOV 2022 10/26/22 Prosecutions Contract - Nov	2,500.00 2,500.00			10 42110	322		10110
		<b>Total for Vendor:</b>	<b>2,500.00</b>						
1188		1067 ANNIE PEW 11/02/22 Reimbursement First Aid Kits	42.34 42.34*			10 44022	611		10110
		<b>Total for Vendor:</b>	<b>42.34</b>						
1193		184 CINTAS 4136011629 11/01/22 Riverhouse Mat Cleaning 4136011618 11/01/22 City Hall Mat Cleaning	106.87 60.50 46.37			10 41540 10 41540	344 344		10110 10110
		<b>Total for Vendor:</b>	<b>106.87</b>						
1186		190 CLEARFLY INV465210 11/01/22 Telephone Services	228.88 228.88			10 41810	416		10110
		<b>Total for Vendor:</b>	<b>228.88</b>						
1196		274 EDNETICS INC. 117358 MERAKI WI-FI 6 INDOOR 117358 MERAKI ENT LICENSE 5YR 117358 1G L2 CLOUD 8XGIG SWITCH 117358 MERAKI ENT LICE SUPPORT 117358 CAMBIUM OUTDOOR WIRELESS 117358 CAT6 5' NO BOOTS	3,525.68 1,839.54 518.22 534.60 74.85 535.17 23.30		2 2 2 2 2 2	10 29775 10 29775 10 29775 10 29775 10 29775 10 29775			10110 10110 10110 10110 10110 10110
		<b>Total for Vendor:</b>	<b>3,525.68</b>						
1185		302 FATBEAM, LLC 29905 11/01/22 Monthly Gigabit Fiber Optic 29905 11/01/22 Monthly Maintenance Fiber 29905 11/01/22 Property Surcharge	1,640.50 1,350.00 250.00 40.50			10 41810 10 41810 10 41810	419 419 419		10110 10110 10110
		<b>Total for Vendor:</b>	<b>1,640.50</b>						
1178		314 FLAKE DITCH COMPANY 2 shares 10/27/22 Assessment - City Hall 4 shares 10/27/22 Assessment - Blake Park 29.68 shar 10/27/22 Assessment - Hunters Creek	485.98 22.00 44.00 326.48			10 41810 10 41810 10 41810	417 417 417		10110 10110 10110



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Claim Approval List  
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\* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
	8.5 shares	10/27/22 Assessment - Pristine Mead	93.50			10 41810	417		10110
		<b>Total for Vendor:</b>	<b>485.98</b>						
1198		1240 FUNDRAISING BRICK LLC	1,415.00						
	10/31/22	Pavers 1 line - Qty 3	60.00			10 45130	586		10110
	10/31/22	Pavers 2 line - Qty 4	80.00			10 45130	586		10110
	10/31/22	Pavers 3 line - Qty 58	1,160.00			10 45130	586		10110
	10/31/22	Lift Gate Service	75.00			10 45130	586		10110
	10/31/22	Appointment	40.00			10 45130	586		10110
		<b>Total for Vendor:</b>	<b>1,415.00</b>						
1189		377 HUBBLE HOMES, LLC.	292,597.44						
	11/01/22	Bond Release	292,597.44			10 41510	881		10110
		<b>Total for Vendor:</b>	<b>292,597.44</b>						
1197		399 IDAHO PRESS TRIBUNE	90.52						
	27767 11/01/22	Legal/Pub Notice PH	90.52			10 41510	530		10110
		<b>Total for Vendor:</b>	<b>90.52</b>						
1183		415 IDAHO YOUTH SOCCER ASSOCIATION	663.50						
	19339 11/02/22	Youth Spring Soccer League	663.50*			10 231 44021	614		10110
		<b>Total for Vendor:</b>	<b>663.50</b>						
1191		421 INTERMOUNTAIN GAS COMPANY	99.79						
	*30002 10/03/22	City Hall	43.69			10 41810	414		10110
	*10001 10/03/22	B&G Shop-1310 N Little Camas	36.98			10 41540	414		10110
	*30001 10/03/22	Outreach Building	19.12			10 41810	414		10110
		<b>Total for Vendor:</b>	<b>99.79</b>						
1192		441 JAG TOOL & EQUIPMENT RENTAL	401.94						
	64353 11/01/22	Forklift Cat Rental	401.94			10 41540	442		10110
		<b>Total for Vendor:</b>	<b>401.94</b>						
1195		635 MOUNTAIN ALARM	80.00						
	3130287 11/01/22	Fire Alarm Inspection	15.00			10 41810	344		10110
	3130287 10/01/22	Fire Monitoring	32.50			10 41810	344		10110
	3130286 10/01/22	Security Cellular Backup	13.00			10 41810	344		10110

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Claim Approval List  
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\* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
	3130286	10/01/22 Security Monitoring	19.50			10 41810	344		10110
		<b>Total for Vendor:</b>	<b>80.00</b>						
		*** Claim from another period (10/22) ****							
1187		649 NIKI DEAN	192.50						
		Additional amount owed to yoga instructor							
		Additional 10/25/22 Yoga Instruction October	192.50*			10 153 44022	352		10110
		<b>Total for Vendor:</b>	<b>192.50</b>						
1182		1237 PAUL TUCKER CONCRETE	1,357.50						
		Concrete for Star Police Station							
		1678.22 10/27/22 Concrete Star Police Station	1,357.50*			10 800 45110	741		10110
		<b>Total for Vendor:</b>	<b>1,357.50</b>						
		*** Claim from another period (10/22) ****							
1184		686 PORTAPROS LLC	270.80						
		121435E-1 10/28/22 Dog Park	270.80			10 41540	411		10110
		<b>Total for Vendor:</b>	<b>270.80</b>						
		*** Claim from another period (10/22) ****							
1181		1238 ROYALTY ELECTRIC	8,800.00						
		Demo work for the new Star Police Station							
		22109-1 10/24/22 Demo work Star Police Station	1,200.00*			10 800 45110	741		10110
		22109-2 10/25/22 Rough-in work Police Station	7,600.00*			10 800 45110	741		10110
		<b>Total for Vendor:</b>	<b>8,800.00</b>						
1180		1239 SIMPSON PLUMBING	12,837.50						
		Sink, water heater, drain, faucet, toilet, shower for the new Star Police Station							
		2313 11/10/22 Bathroom Star Police Station	12,837.50*			10 800 45110	741		10110
		<b>Total for Vendor:</b>	<b>12,837.50</b>						
1190		899 TREASURE VALLEY PARTNERSHIP	1,112.00						
		Membership Dues Fiscal Year 2022-2023							
		2204 11/01/22 Membership Dues	1,112.00			10 41810	570		10110
		<b>Total for Vendor:</b>	<b>1,112.00</b>						

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Claim Approval List  
For the Accounting Period: 11/22  
For Pay Date: 11/07/22

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Section 5, Item B.

\* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
		*** Claim from another period (10/22) ****							
1199		1241 UNIVERSITY OF IDAHO EXTENSION	98.00						
Check	reissued with a different vendor. Was Claim 1164 with Check number 21024								
	10/20/22	Freeze Drying Class Instructor	98.00			10 44022	352		10110
		<b>Total for Vendor:</b>	<b>98.00</b>						
		<b># of Claims</b>	<b>21</b>	<b>Total:</b>	<b>328,546.74</b>	<b># of Vendors</b>	<b>21</b>		

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CITY OF STAR  
Fund Summary for Claims  
For the Accounting Period: 11/22

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Fund/Account	Amount
10 General 10110 ICCU GEN CHECKING #3766	\$328,546.74
<b>Total:</b>	<b>\$328,546.74</b>

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CITY OF STAR  
Claim Approval Signature Page  
For the Accounting Period: 11 / 22

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*Section 5, Item B.*

Trevor Chadwick \_\_\_\_\_

David Hershey \_\_\_\_\_

Kevan Wheelock \_\_\_\_\_

Jennifer Salmonsén \_\_\_\_\_

Kevin Neilsen \_\_\_\_\_

Approval Date: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Clerk / Treasurer Office: \_\_\_\_\_

\* ... Over spent expenditure

Claim/ Line #	Check #	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1082	20961S	31 A-GEM SUPPLY, INC. CITY HALL SECURITY	470.28						
1	253122	10/03/22 CITY HALL SECURITY CAMERAS	470.28*			10 41810	324		10110
		<b>Total for Vendor:</b>	<b>470.28</b>						
1083	20962S	15 ACTION PLUMBING REPAIR OF MENS BATHROOM @ CITY HALL	350.00						
1	2659	10/03/22 RESTROOM REPAIR - CITY HALL	350.00*			10 41810	324		10110
		<b>Total for Vendor:</b>	<b>350.00</b>						
1078	20963S	19 ADA COUNTY EMERG MGMT & COMM FY 2023 - ANNUAL MEMBERSHIP CONTRIBUTION	4,422.00						
1	80123.00	10/04/22 FY 2023 ANNUAL MEMBERSHIP CO	4,422.00			10 41810	570		10110
		<b>Total for Vendor:</b>	<b>4,422.00</b>						
1123	20998S	20 ADA COUNTY HIGHWAY DISTRICT Impact fees from 09/25/22 - 10/24/22	38,459.00						
1	09/24/22	ACHD Impact Fee Payment	38,459.00			10 41510	731		10110
		<b>Total for Vendor:</b>	<b>38,459.00</b>						
1079	20964S	22 ADA COUNTY PROSECUTORS OFFICE OCT 2022 09/23/22 Prosecutions Contract - OCT	2,500.00						
1			2,500.00			10 42110	322		10110
		<b>Total for Vendor:</b>	<b>2,500.00</b>						
1075	20965S	23 ADA COUNTY SHERIFF'S OFFICE Police Services October 2022	146,075.66						
1	106192	10/13/22	146,075.66			10 42110	365		10110
		<b>Total for Vendor:</b>	<b>146,075.66</b>						
1105	20970S	48 ALLOWAY ELECTRIC CO INC Company is no longer doing the job for this new residential	104.00						
1	10/18/22	Refund Electrical Permit	104.00			10 41510	698		10110
		<b>Total for Vendor:</b>	<b>104.00</b>						

\* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1115	20990S	1067 ANNIE PEW	1,399.41						
1	10/20/22	Reimburse Dad/Daughter Dance	386.31*			10 103 44022	611		10110
2	10/17/22	Reimburse Football Fall	108.08*			10 215 44021	612		10110
3	10/17/22	Reimburse Rec Equipment	24.67			10 44022	612		10110
9	10/17/22	Reimburse Summer Camps	58.24*			10 104 44022	612		10110
10	10/17/22	Reimburse Cheerleading Fall	58.24*			10 212 44021	612		10110
11	10/17/22	Reimburse Referees	31.64			10 44021	353		10110
12	10/17/22	Reimburse Basketball	32.81*			10 241 44021	612		10110
13	10/17/22	Reimburse Dad/Daughter Dance	45.76*			10 103 44022	611		10110
14	10/17/22	Reimburse Dad/Daughter Dance	96.35*			10 103 44022	611		10110
15	10/17/22	Reimburse Dad/Daughter Dance	41.30*			10 103 44022	611		10110
16	10/17/22	Reimburse Dad/Daughter Dance	27.83*			10 103 44022	611		10110
17	10/17/22	Reimburse After School Prog	47.22*			10 101 44022	611		10110
18	10/17/22	Reimburse Dad/Daughter Dance	47.23*			10 103 44022	611		10110
19	10/17/22	Reimburse Family Education	63.36*			10 191 44022	612		10110
20	10/17/22	Reimburse Dad/Daughter Dance	45.02*			10 103 44022	611		10110
21	10/20/22	Reimburse Dad/Daughter Dance	24.62*			10 103 44022	611		10110
22	10/20/22	Reimburse Family Education	98.79*			10 191 44021	530		10110
23	10/20/22	Reimburse Family Education	9.52*			10 191 44022	530		10110
24	10/20/22	Reimburse Family Education	50.97*			10 191 44022	530		10110
25	10/20/22	Reimburse Dad/Daughter Dance	20.01*			10 103 44022	611		10110
26	10/20/22	Reimburse Outdoor Education	81.44*			10 192 44022	612		10110
1165	21021S	1067 ANNIE PEW	548.08						
1	07/16/22	Reimburse Summer Camps	194.78*			10 104 44022	611		10110
2	07/24/22	Reimburse Baking Camps	94.91*			10 102 44022	611		10110
3	07/27/22	Reimburse Baking Camps	12.53*			10 102 44022	611		10110
9	07/25/22	Reimburse Baking Camps	4.22*			10 102 44022	611		10110
10	10/22/22	Reimburse Dad/Daughter Dance	15.84*			10 103 44022	611		10110
11	10/22/22	Reimburse Dad/Daughter Dance	38.03*			10 103 44022	611		10110
12	10/21/22	Reimburse Dad/Daughter Dance	22.08*			10 103 44022	611		10110
13	07/23/22	Reimburse Baking Camps	63.60*			10 102 44022	611		10110
14	10/21/22	Reimburse Dad/Daughter Dance	56.71*			10 103 44022	611		10110
15	07/24/22	Reimburse Baking Camps	27.07*			10 102 44022	611		10110
16	07/26/22	Reimburse Baking Camps	18.31*			10 102 44022	611		10110
<b>Total for Vendor:</b>			<b>1,947.49</b>						

\* ... Over spent expenditure

Claim/ Line #	Check #	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1080	20966S	72 ARCHIVESOCIAL INC	2,988.00						
		ANNUAL RENEWAL							
1	24647	10/11/22 FY 22/23 RENEWAL	2,988.00			10 41810	570		10110
		<b>Total for Vendor:</b>	<b>2,988.00</b>						
1132	20999S	1172 B'S ACE HARDWARE	88.71						
1	201570	10/19/22 Cement anchors	88.71			10 41540	611		10110
		<b>Total for Vendor:</b>	<b>88.71</b>						
1157	21022S	1233 BARBARA CONLY	12.71						
		Reimbursement of batteries for the recorder for City Council Meetings							
1	10/25/22	Reimbursement Star Merc	12.71			10 41810	611		10110
		<b>Total for Vendor:</b>	<b>12.71</b>						
1173	21023S	1035 BILLS MACHINE SHOP	3,725.13						
		960 S Main Park - Dockzilla							
2	21-3241	10/28/22 Remaining Balance	3,725.13			10 45110	737		10110
		<b>Total for Vendor:</b>	<b>3,725.13</b>						
1113	20991S	1226 BRAYDEN RILEY	440.00						
1	10/17/22	Daddy Daughter Dance DJ	440.00*			10 103 44022	324		10110
		<b>Total for Vendor:</b>	<b>440.00</b>						
1118	20992S	1227 BRENDAN BRITTON	584.20						
		Canceled permits PPC2022-020 and ELC2022-066 - Full refund							
1	10/20/22	Refund - Canceled Permit	367.20			10 41510	698		10110
2	10/20/22	Refund - Canceled Permit	217.00			10 41510	698		10110
1138	21000S	1227 BRENDAN BRITTON	1,657.14						
		Canceled permit BPC2022-107							
3	10/20/22	Refund - Canceled Permit	1,657.14			10 41510	698		10110
		<b>Total for Vendor:</b>	<b>2,241.34</b>						



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16:56:02

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Claim Details  
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Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1163	21025S	1228 CARRIE JOHNSON	182.00						
1	10/25/22	Babysitting Class Instructor	182.00			10 44022	352		10110
		<b>Total for Vendor:</b>	<b>182.00</b>						
1151	21026S	172 CENTURY LINK	201.55						
1	*228B 10/16/22	Internet Services	136.20			10 41810	419		10110
2	*130B 10/16/22	Internet Services	65.35			10 41810	419		10110
		<b>Total for Vendor:</b>	<b>201.55</b>						
1106	20971S	1224 CHRISTENSEN HOMES	5,236.00						
		Overcharged a permit by accident for the price of a new home, when it should have been an addition permit.							
1	10/19/22	Refund Building Permit	5,236.00			10 41510	698		10110
		<b>Total for Vendor:</b>	<b>5,236.00</b>						
1110	20972S	184 CINTAS	213.74						
1	4133310695 10/04/22	Riverhouse Mat Cleaning	60.50			10 41540	344		10110
2	4133310635 10/04/22	City Hall Mat Cleaning	46.37			10 41540	344		10110
3	4133950070 10/11/22	Riverhouse Mat Cleaning	60.50			10 41540	344		10110
4	4133950112 10/11/00	City Hall Mat Cleaning	46.37			10 41540	344		10110
1153	21027S	184 CINTAS	213.74						
1	4134609743 10/04/22	Riverhouse Mat Cleaning	60.50			10 41540	344		10110
2	4134609708 10/04/22	City Hall Mat Cleaning	46.37			10 41540	344		10110
3	4135309954 10/25/22	Riverhouse Mat Cleaning	60.50			10 41540	344		10110
4	4135309898 10/25/22	City Hall Mat Cleaning	46.37			10 41540	344		10110
		<b>Total for Vendor:</b>	<b>427.48</b>						
1098	20973S	1072 CIVIC PLUS	3,800.00						
1	239629 10/01/22	Municode Mtgs Annual Renewal	3,800.00			10 41810	751		10110
		<b>Total for Vendor:</b>	<b>3,800.00</b>						
1099	20974S	190 CLEARFLY	234.80						
1	INV458049 10/01/22	Telephone Services	234.80			10 41810	416		10110
		<b>Total for Vendor:</b>	<b>234.80</b>						

\* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1097	20975S	204 COMMUNITY PLANNING ASSOCIATION	6,711.00						
		First Quarter Membership Dues FY 2023							
1	223017	10/03/22 1st Quarter Membership Dues	6,711.00			10 45130	592		10110
		<b>Total for Vendor:</b>	<b>6,711.00</b>						
1171	21028S	207 COMPUTER CONSULTING ASSOCIATES	1,552.23						
1	4127	08/30/22 IT Consulting Services	1,552.23			10 41810	342		10110
		<b>Total for Vendor:</b>	<b>1,552.23</b>						
1142	21001S	231 DANA PARTRIDGE	2,636.86						
1		10/28/22 Services Week of October 17	1,140.00			10 41140	351		10110
2		10/28/22 Services Week of October 24	1,260.00			10 41140	351		10110
3		10/28/22 Candy for Trunk or Treat	236.86*			10 55 41810	598		10110
		<b>Total for Vendor:</b>	<b>2,636.86</b>						
1091	20976S	1221 DAWN D DARLING	537.50						
1		10/14/22 Riverhouse Deposit Return	537.50			10 41810	698		10110
		<b>Total for Vendor:</b>	<b>537.50</b>						
1147	21002S	271 ECI CONTRACTORS	15,350.78						
		Electrical Inspections 09/25/22 - 10/24/22 - 60% of Total							
1		10/25/22 Electrical Inspections	15,350.78			10 41510	454		10110
		<b>Total for Vendor:</b>	<b>15,350.78</b>						
1144	21003S	1231 ELVINA HEWITT	125.00						
		Canceled due to rain							
1		10/28/22 Refund Blake Park Rental	125.00			10 41810	698		10110
		<b>Total for Vendor:</b>	<b>125.00</b>						
1100	20977S	302 FATBEAM, LLC	1,640.50						
1		29205 10/01/22 Monthly Gigabit Fiber Optic	1,350.00			10 41810	419		10110
2		29205 10/01/22 Monthly Maintenance Fiber	250.00			10 41810	419		10110
3		29205 10/01/22 Property Surcharge	40.50			10 41810	419		10110
		<b>Total for Vendor:</b>	<b>1,640.50</b>						

\* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1159	21029S	1234 FRANCES BENNETT INTERPRETING, Interpreting services City Council Meeting and State of the City Address	360.00						
1	10/12/22	Interpreting Services	360.00			10 41810	699		10110
		<b>Total for Vendor:</b>	<b>360.00</b>						
1101	20978S	325 GAMEFACE ATHLETICS	266.50						
1	314681 10/05/22	Summer Camp tee shirts	266.50*			10 44022	611		10110
1169	21030S	325 GAMEFACE ATHLETICS	1,616.15						
1	314681 10/05/22	Hoodie	30.00			10 41540	615		10110
2	314887 10/13/22	Basketball Uniforms	992.15*			10 241 44021	615		10110
3	314887 10/13/22	Cheer Uniforms	594.00*			10 212 44021	615		10110
		<b>Total for Vendor:</b>	<b>1,882.65</b>						
1155	21031S	1152 GARRETT PARKS AND PLAY	111,841.83						
1	2504 10/25/22	Rubber Mulch - Blake Haven Pk	69,491.83			10 45110	733		10110
2	2504 10/25/22	Installation	26,950.00			10 45110	733		10110
3	2504 10/25/22	Site Preparation	15,400.00			10 45110	733		10110
		<b>Total for Vendor:</b>	<b>111,841.83</b>						
1136	21004S	331 GEM STATE PAPER & SUPPLY	24.25						
1	3063649-01 10/12/22	Polywool Duster	24.25			10 41540	613		10110
1154	21032S	331 GEM STATE PAPER & SUPPLY	983.15						
1	3063649 09/28/22	Misc Janitorial Supplies	718.27			10 41540	611		10110
2	3063672 09/28/22	Towel Dispenser RH	264.88			10 41540	611		10110
		<b>Total for Vendor:</b>	<b>1,007.40</b>						
1160	21033S	1236 HOLLY THOMAS-MOWERY, LLC	180.00						
		Interpreting services City Council Meeting							
1	10/22/22	Interpreting Services CCM	180.00			10 41810	699		10110
		<b>Total for Vendor:</b>	<b>180.00</b>						

\* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1121	21005S	382 IDAHO CENTRAL CREDIT UNION	2,173.94						
1	4825 09/20/22	Chadwick ABC School Equip	400.00			10 41810	611		10110
2	4825 10/04/22	Chadwick Ridleys	33.93			10 41810	610		10110
3	4825 10/11/22	Chadwick ID Press Tribune	18.63			10 41810	610		10110
4	4825 10/17/22	Chadwick Amazon	20.13			10 41810	611		10110
5	4825 10/17/22	Chadwick ParkBOI	6.00			10 41810	552		10110
13	3463 09/20/22	Qualls Alaska Air	30.00			10 41810	550		10110
14	3463 09/20/22	Qualls Alaska Air	30.00			10 41810	550		10110
15	3463 09/21/22	Qualls Capones Pub & Grill	40.00			10 41810	550		10110
16	3463 09/23/22	Qualls Airport Parking	75.00			10 41810	550		10110
17	3463 09/23/22	Qualls Ale House	86.00			10 41810	550		10110
18	3463 09/23/22	Qualls Alaska Air	30.00			10 41810	550		10110
19	3463 09/23/22	Qualls Alaska Air	30.00			10 41810	550		10110
21	3463 09/23/22	Qualls Best Western	535.75			10 41810	550		10110
22	3463 09/23/22	Qualls Best Western	535.75			10 41810	550		10110
23	3463 09/29/22	Qualls Facebook	10.00			10 41810	610		10110
24	3463 09/29/22	Qualls Remarkable Oslo	2.99			10 41810	610		10110
25	3463 09/29/22	Qualls Remarkable Oslo	2.99			10 41810	610		10110
26	3463 10/06/22	Qualls Remarkable Oslo	2.99			10 41810	610		10110
27	3463 10/06/22	Qualls Staples	99.98			10 41810	611		10110
28	3463 10/11/22	Qualls Albertsons	55.88			10 41810	610		10110
29	3463 10/14/22	Qualls Remarkable Oslo	2.99			10 41810	610		10110
31	3463 10/19/22	Qualls Remarkable Oslo	2.99			10 41810	610		10110
32	3463 09/19/22	Qualls Alaska Air Refund	-337.21			10 41810	550		10110
38	3463 09/29/22	Qualls Int'l Fee	0.02			10 41810	610		10110
40	3463 09/29/22	Qualls Int'l Fee	0.02			10 41810	610		10110
45	3463 10/06/22	Qualls Int'l Fee	0.02			10 41810	610		10110
47	3463 10/14/22	Qualls Int'l Fee	0.02			10 41810	610		10110
48	3463 10/19/22	Qualls Int'l Fee	0.02			10 41810	610		10110
50	6074 09/23/22	Little Pacific Steel	13.63			10 41540	610		10110
51	6074 09/27/22	Little Westside Pizza	45.55			10 41810	610		10110
52	6074 10/07/22	Little Roots Rock & Bark Yard	225.00			10 41540	611		10110
53	6074 10/17/22	Little The Home Depot	174.87			10 41540	435		10110
		<b>Total for Vendor:</b>	<b>2,173.94</b>						

11/10/22  
16:56:02

CITY OF STAR  
Claim Details  
For the Accounting Period: 10/22

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Section 5, Item B.

\* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1129	21006S	388 IDAHO FEDERAL SURPLUS	5,000.00						
1	6924	10/11/22 Man Lift	5,000.00			10 45110	742		10110
		<b>Total for Vendor:</b>	<b>5,000.00</b>						
1120	20997S	398 IDAHO POWER COMPANY	3,426.06						
1	0033022594	10/28/22 1000 S MAIN ST / PUMP	36.82			10 41540	412		10110
2	0033022589	10/28/22 10769 W STATE ST / CITY HA	699.80			10 41810	412		10110
3	0033022563	10/28/22 10775 W STATE ST / STAR OU	204.70			10 41810	412		10110
4	0033022576	10/28/22 11225 W BLAKE DR / BLAKE P	53.04			10 41540	412		10110
5	0033157130	10/28/22 11380 W HIDDEN BROOK	17.30			10 41540	412		10110
6	0033022554	10/28/22 1250 N STAR RD / HUNTERS P	528.40			10 41540	412		10110
7	0033022592	10/28/22 1300 N STAR RD / HC ENTRY	517.02			10 41540	412		10110
8	0033022572	10/28/22 1310 N LITTLE CAMAS / SHOP	137.46			10 41540	412		10110
9	0033022587	10/28/22 1500 N STAR RD	434.98			10 41540	412		10110
10	0033075641	10/28/22 HIGHBROOK / HWY 44 STRT LI	39.06			10 41810	413		10110
11	0030204591	10/28/22 HUNTER'S CREEK STRT LIGHTS	13.91			10 41810	413		10110
12	0033022596	10/28/22 BLAKE SPRINKLER ELECT	3.48			10 41540	412		10110
13	0033022580	10/28/22 STATE/PLUMMER STRT LIGHTS	9.76			10 41810	413		10110
14	0033022584	10/28/22 STRT LIGHTS STAR	400.86			10 41810	413		10110
15	0030204606	10/28/22 STRT LIGHTS / BLAKE PARK	16.26			10 41810	413		10110
16	0032863989	10/28/22 960 S MAIN ST	269.25			10 41810	412		10110
17	0032863988	10/28/22 960 S MAIN ST	23.76			10 41810	412		10110
18		10/28/22 Adjustments	20.20			10 41540	412		10110
		<b>Total for Vendor:</b>	<b>3,426.06</b>						
1168	21034S	399 IDAHO PRESS TRIBUNE	95.52						
1	27468	10/30/22 Legal/Pub Notice PH	95.52			10 41510	530		10110
		<b>Total for Vendor:</b>	<b>95.52</b>						
1145	21007S	1073 INSPECT LLC	12,745.32						
		Monthly Plumbing Inspections 09/25/22 - 10/24/22 - 60% of Total							
1		10/25/22 Plumbing Inspections	12,745.32			10 41510	453		10110
		<b>Total for Vendor:</b>	<b>12,745.32</b>						

\* ... Over spent expenditure

Claim/ Line #	Check Invoice #/Inv Date	Vendor #/Name/ Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1102	20979S	421 INTERMOUNTAIN GAS COMPANY	19.58						
1	*30002	10/03/22 City Hall	0.00			10	41810	414	10110
2	*10001	10/03/22 B&G Shop-1310 N Little Camas	9.79			10	41540	414	10110
3	*30001	10/03/22 Outreach Building	9.79			10	41810	414	10110
		<b>Total for Vendor:</b>	<b>19.58</b>						
1096	20980S	1223 JAMIE THOMPSON	35.00						
1	10/12/22	Refund Basketball	35.00			10	44021	698	10110
		<b>Total for Vendor:</b>	<b>35.00</b>						
1158	21035S	1235 JOELYNNE BALL	150.00						
		Interpreting services State of the City Address							
1	10/11/22	Interpreting Services SOTC	150.00			10	41810	699	10110
		<b>Total for Vendor:</b>	<b>150.00</b>						
1124	21008S	480 JULEE ELLIOTT	1,200.00						
1	2175 10/18/22	Fall Season Light Pole Banners	1,200.00			10	41810	585	10110
		<b>Total for Vendor:</b>	<b>1,200.00</b>						
1111	20981S	1225 KADIE SCHROEDER	35.00						
1	10/12/22	Refund Basketball	35.00			10	44021	698	10110
		<b>Total for Vendor:</b>	<b>35.00</b>						
1139	21009S	524 LARRY BEARG	413.00						
1	10/25/22	Tai Chi Instruction October	413.00			10	44022	352	10110
		<b>Total for Vendor:</b>	<b>413.00</b>						
1143	21010S	1103 LAURA CHRISTENSEN	200.00						
1	10/28/22	Riverhouse Deposit Return	200.00*			10	46000	698	10110
		<b>Total for Vendor:</b>	<b>200.00</b>						
1095	20982S	1222 LAUREN BRADY	35.00						
1	10/12/22	Refund Basketball	35.00			10	44021	698	10110
		<b>Total for Vendor:</b>	<b>35.00</b>						

\* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1122	21037S	583 MASTERCARD	1,046.32						
1	ACCT 1402	10/21/22 Chadwick - Finance Charge	2.38			10 41810	644		10110
2	ACCT 0973	09/11/22 Qualls - Amazon	15.78*			10 212 44021	615		10110
3	ACCT 0973	09/12/22 Qualls - Amazon	289.17*			10 212 44021	615		10110
4	ACCT 0973	09/12/22 Qualls - Amazon	47.67*			10 212 44021	615		10110
5	ACCT 0973	09/14/22 Qualls - Amazon	695.01*			10 212 44021	615		10110
6	ACCT 0973	09/14/22 Qualls - Amazon	16.08*			10 212 44021	615		10110
7	ACCT 0973	09/14/22 Qualls - Amazon	47.67*			10 212 44021	615		10110
9	ACCT 0973	09/14/22 Qualls - Amazon	247.86*			10 212 44021	615		10110
10	ACCT 0973	09/16/22 Qualls - Amazon	57.21*			10 212 44021	615		10110
11	ACCT 0973	09/17/22 Qualls - Alaska Morgan	30.00			10 41810	550		10110
13	ACCT 0973	09/19/22 Qualls - Uber Morgan	8.99			10 41810	550		10110
14	ACCT 0973	09/19/22 Qualls - Uber Morgan	53.99			10 41810	550		10110
15	ACCT 0973	09/19/22 Qualls - Subway Morgan	16.02			10 41810	550		10110
16	ACCT 0973	09/19/22 Qualls - McDonalds Morgan	8.70			10 41810	550		10110
17	ACCT 0973	09/19/22 Qualls - Grays Morgan	20.00			10 41810	550		10110
18	ACCT 0973	09/22/22 Qualls - Uber Morgan	12.85			10 41810	550		10110
19	ACCT 0973	09/22/22 Qualls - Uber Morgan	26.57			10 41810	550		10110
20	ACCT 0973	09/22/22 Qualls - Uber Morgan	3.98			10 41810	550		10110
21	ACCT 0973	09/21/22 Qualls - Remarkable Oslo	7.99			10 41810	610		10110
22	ACCT 0973	09/22/22 Qualls - Uber Eats Morgan	25.56			10 41810	550		10110
23	ACCT 0973	09/22/22 Qualls - Red Robin Morgan	5.13			10 41810	550		10110
24	ACCT 0973	09/22/22 Qualls - Uber Morgan	29.17			10 41810	550		10110
25	ACCT 0973	09/22/22 Qualls - Remarkable Oslo	2.99			10 41810	610		10110
26	ACCT 0973	09/22/22 Qualls - Alaska Morgan	30.00			10 41810	550		10110
27	ACCT 0973	09/22/22 Qualls - Hilton Morgan	1,309.70			10 41810	550		10110
28	ACCT 0973	09/22/22 Qualls - Hilton Morgan	19.19			10 41810	550		10110
29	ACCT 0973	09/23/22 Qualls - Rustic Table	71.02			10 41810	610		10110
31	ACCT 0973	09/24/22 Qualls - Amazon	53.70			10 41810	610		10110
32	ACCT 7586	10/07/22 Little - D&B Supply Store	544.68			10 41540	435		10110
33	Payment 09	09/15/22 Payment made	-2,652.74			10 10110			10110
		<b>Total for Vendor:</b>	<b>1,046.32</b>						

\* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1103	20983S	635 MOUNTAIN ALARM	195.00						
1	3116697	10/13/22 Service Labor	75.00			10	41810	344	10110
2	3116697	10/13/22 Truck Charge - Commercial	40.00			10	41810	344	10110
3	3069862	10/01/22 Fire Alarm Inspection	15.00			10	41810	344	10110
4	3069862	10/01/22 Fire Monitoring	32.50			10	41810	344	10110
5	3069861	10/01/22 Security Cellular Backup	13.00			10	41810	344	10110
6	3069861	10/01/22 Security Monitoring	19.50			10	41810	344	10110
		<b>Total for Vendor:</b>	<b>195.00</b>						
1140	21011S	649 NIKI DEAN	469.00						
		Additional amount owed to yoga instructor							
1	10/25/22	Yoga Instruction October	469.00			10	44022	352	10110
1187	21064S	649 NIKI DEAN	192.50						
		Additional amount owed to yoga instructor							
1	Additional 10/25/22	Yoga Instruction October	192.50*			10 153	44022	352	10110
		<b>Total for Vendor:</b>	<b>661.50</b>						
1089	20967S	1220 NIKNOX PHOTO BOX	704.00						
		DADDY DAUGHTER DANCE							
1	95-001 10/13/22	DADDY DAUGHTER DANCE PHOTOBOOT	704.00*			10 103	44022	324	10110
		<b>Total for Vendor:</b>	<b>704.00</b>						
1104	20984S	656 OFFICE SAVERS ONLINE	166.23						
1	8361 10/13/22	File folders	136.35			10	41810	611	10110
2	8365 10/13/22	Pens	29.88			10	41810	611	10110
1149	21038S	656 OFFICE SAVERS ONLINE	405.40						
1	8402 10/20/22	Toner, Large Rubber Bands	304.88			10	41810	611	10110
2	8418 10/24/22	Markers, Paper, Pens	100.52			10	41810	611	10110
		<b>Total for Vendor:</b>	<b>571.63</b>						
1116	20993S	686 PORTAPROS LLC	277.60						
1	112049AC-1 10/14/22	River Walk Park	277.60			10	41540	411	10110



\* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1184	21066S	686 PORTAPROS LLC	270.80						
1	121435E-1	10/28/22 Dog Park	270.80			10 41540	411		10110
		<b>Total for Vendor:</b>	<b>548.40</b>						
1172	21039S	693 PROTECT YOUTH SPORTS	748.75						
1	1007379	10/31/22 Basketball Coaches	594.40			10 44021	355		10110
2	1007379	10/31/22 Recreation Instructors	154.35			10 44022	355		10110
		<b>Total for Vendor:</b>	<b>748.75</b>						
1162	21040S	1229 REBECCA LEVANDOWSKI	140.00						
1	10/25/22	Archery Instruction	140.00			10 44022	352		10110
		<b>Total for Vendor:</b>	<b>140.00</b>						
1107	20985S	707 REPUBLIC SERVICES INC	731.36						
1	001265260	09/30/22 Hunters Creek Park	331.68			10 41540	411		10110
2	001266238	09/30/22 Star River Access 1000 S Ma	81.34			10 41540	411		10110
3	001266446	09/30/22 River Park 1000 S Main St	110.78			10 41540	411		10110
7	001276581	09/30/22 Star City Hall	121.24			10 41540	411		10110
8	001277435	09/30/22 Blake Haven Park	86.32			10 41540	411		10110
		<b>Total for Vendor:</b>	<b>731.36</b>						
1146	21012S	1037 RIMI INC	13,780.12						
		Mechanical Inspections 09/25/22 - 10/24/22 - 60% of total							
1	10/25/22	Mechanical Inspections	13,780.12			10 41510	455		10110
		<b>Total for Vendor:</b>	<b>13,780.12</b>						
1126	21013S	721 ROBERT P LITTLE	4,402.50						
		September 2022 Contracted Services							
1	116174	10/25/22 B&G Contracted Services	4,660.00			10 41540	351		10110
2	Life Insur	10/25/22 Life Insurance	-203.50			10 41540	215		10110
3	Vision Ins	10/25/22 Spousal Vision Insruance	-13.00			10 41540	211		10110
4	Dental Ins	10/25/22 Spousal Dental Insurance	-41.00			10 41540	212		10110
		<b>Total for Vendor:</b>	<b>4,402.50</b>						

\* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1094	20986S	727 RON WESTON	324.55						
1	10/03/22	Reimbursement Referee Equip	79.97			10 44021	698		10110
2	10/20/22	Reimbursement Equipment	21.28			10 44021	612		10110
3	10/20/22	Reimbursement Supplies	98.92			10 44021	610		10110
4	10/20/22	Reimbursement Camps	98.92*			10 44022	611		10110
5	10/20/22	Reimbursement Equipment	25.46			10 44021	612		10110
1117	20994S	727 RON WESTON	108.08						
1	10/17/22	Reimbursement Soccer Equip	108.08			10 44021	612		10110
1170	21041S	727 RON WESTON	43.94						
1	10/26/22	Reimbursement Basketball Equip	43.94*			10 241 44021	612		10110
		<b>Total for Vendor:</b>	<b>476.57</b>						
1181	21067S	1238 ROYALTY ELECTRIC	8,800.00						
		Demo work for the new Star Police Station							
1	22109-1	10/24/22 Demo work Star Police Station	1,200.00*			10 800 45110	741		10110
2	22109-2	10/25/22 Rough-in work Police Station	7,600.00*			10 800 45110	741		10110
		<b>Total for Vendor:</b>	<b>8,800.00</b>						
1133	21014S	777 SILVER CREEK SUPPLY	96.41						
1	9779-001	10/19/22 Marking Flags	96.41			10 41540	435		10110
		<b>Total for Vendor:</b>	<b>96.41</b>						
1085	20968S	790 SOUTH BECK & BAIRD	1,349.00						
		RIVERHOUSE IMPROVEMENTS							
1	22190-2	10/05/22 LANDSCAPEING / CADD	1,349.00*			10 703 45110	741		10110
		<b>Total for Vendor:</b>	<b>1,349.00</b>						
1119	20995S	794 SPARKLIGHT	694.31						
1	ACCT 2476	09/16/22 City of Star	329.00			10 41810	419		10110
2	ACCT 4171	09/16/22 City of Star Suite 100	100.94			10 41810	419		10110
3	ACCT 3712	09/16/22 Hunter's Creek Park	93.18			10 41540	419		10110
4	ACCT 3481	09/16/22 City Hall	158.43			10 41810	419		10110
5	ACCT 1215	09/16/22 Star Food Bank	12.76			10 41810	419		10110
		<b>Total for Vendor:</b>	<b>694.31</b>						

\* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1131	21015S	796 SPECIALTY CONSTRUCTION SUPPLY	173.12						
1	0224390-IN	10/13/22 Orange Fence for Dog Park	173.12			10 41540	611		10110
		<b>Total for Vendor:</b>	<b>173.12</b>						
1150	21042S	811 STAR FIRE DEPARTMENT	12,713.82						
Impact fees		09/25/22 - 10/24/22							
1	10/30/22	Star Fire Impact Fees	12,713.82			10 41510	734		10110
		<b>Total for Vendor:</b>	<b>12,713.82</b>						
1127	21016S	812 STAR MERCANTILE INC	72.68						
1	02-2918574	08/24/22 Marking Paint	47.94			10 41540	611		10110
2	02-2918911	08/25/22 Zip ties for Dog Park fenc	7.98			10 41540	611		10110
3	02-2920370	08/25/22 Paint, bolts, nuts	6.27			10 41540	611		10110
4	02-2920198	09/01/22 Zip ties for Dog Park fenc	3.99			10 41540	611		10110
6	01-809990	09/08/22 Return nuts & bolts	-18.76			10 41540	611		10110
7	02-2928033	09/21/22 Liquid Nails	5.69			10 41540	611		10110
8	02-2929178	09/21/22 Oil	19.57			10 41540	611		10110
		<b>Total for Vendor:</b>	<b>72.68</b>						
1175	21043S	818 STAR STORAGE LLC	110.00						
Storage services for October 2022									
1	10/31/22	Monthly Rental Balance	110.00			10 44022	443		10110
		<b>Total for Vendor:</b>	<b>110.00</b>						
1174	21044S	820 STAR VETERINARY CLINIC	1,400.00						
Services for October 2022									
1	Contract 10/31/22	Animal Control	1,400.00			10 42150	364		10110
		<b>Total for Vendor:</b>	<b>1,400.00</b>						
1134	21017S	837 SUBURBAN PROPANE.	90.00						
1	227904	10/14/22 Equipment rent	90.00			10 41540	442		10110
		<b>Total for Vendor:</b>	<b>90.00</b>						

\* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1084	20969S	1219 TOTAL SECURITY SOLUTIONS	8,385.00						
		POLICE STATION SECURITY GLASS							
1	1021637	10/10/22 SECURITY GLASS - POLICE STAT	8,385.00*			10 800 45110	812		10110
		<b>Total for Vendor:</b>	<b>8,385.00</b>						
1112	20996S	1093 TREASURE VALLEY BOUNCE N SLIDE	550.00						
1	10/19/22	End of Soccer/Football	550.00			10 44021	442		10110
		<b>Total for Vendor:</b>	<b>550.00</b>						
1108	20987S	898 TREASURE VALLEY COFFEE	74.96						
1	0498	10/11/22 Bldg Maint - Coffee	44.06			10 41540	610		10110
2	0516	10/11/22 City Hall - Water	30.90			10 41540	610		10110
1167	21045S	898 TREASURE VALLEY COFFEE	126.30						
1	7226	10/25/22 City Hall - Coffee, Water, HC	100.05			10 41810	610		10110
2	8374	10/26/22 City Hall - Water	26.25			10 41810	610		10110
		<b>Total for Vendor:</b>	<b>201.26</b>						
1109	20988S	605 TROPHY PROS / MERIDIAN TROPHY	173.95						
1	M3126204	10/11/22 Award - Larry Osborn	96.95			10 41810	531		10110
2	M3126204	10/11/22 Award - Paislee Pew	77.00			10 41810	531		10110
		<b>Total for Vendor:</b>	<b>173.95</b>						
1137	21018S	915 ULINE	1,006.33						
1	154858482	10/06/22 Bldg & Grounds Supplies	1,006.33			10 41540	611		10110
		<b>Total for Vendor:</b>	<b>1,006.33</b>						
1199	21070S	1241 UNIVERSITY OF IDAHO EXTENSION	98.00						
		Check reissued with a different vendor. Was Claim 1164 with Check number 21024							
1	10/20/22	Freeze Drying Class Instructor	98.00			10 44022	352		10110
		<b>Total for Vendor:</b>	<b>98.00</b>						
1177	21046S	935 VERIZON WIRELESS	1,044.46						
		Charges for 12 Phone Lines and 1 Jetpack							
1	9917169232	10/31/22 Montly Cell Phone Charge	1,044.46			10 41810	416		10110
		<b>Total for Vendor:</b>	<b>1,044.46</b>						

11/10/22  
16:56:02

CITY OF STAR  
Claim Details  
For the Accounting Period: 10/22

Page: 16 of 16  
Report ID: AP100V

Section 5, Item B.

\* ... Over spent expenditure

Claim/ Line #	Check Invoice #	Vendor #/Name/ Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
1092 1	20989S PP2022-655	1129 WESTERN HEATING & AIR 10/14/22 Overpayment Plumbing Permi	156.00 156.00			10 41510	698		10110
1161 1	21047S 10/27/22	1129 WESTERN HEATING & AIR Refund Permit	65.00 65.00			10 41510	698		10110
<b>Total for Vendor:</b>			<b>221.00</b>						
1148 1	21020S 2022-10	952 WHITMAN & ASSOC INC 10/26/22 Building Inspections	20,108.49 20,108.49			10 41510	452		10110
<b>Total for Vendor:</b>			<b>20,108.49</b>						
1176 1 2	21048S Contract 2022-Oct	963 YORGASON LAW OFFICES PLLC 10/12/02 City Attorney Monthly Servic 10/01/22 City Attorney Additional Svc	4,500.00 3,500.00 1,000.00			10 41310 10 41310	322 322		10110 10110
<b>Total for Vendor:</b>			<b>4,500.00</b>						
<b># of Claims</b>			<b>89</b>	<b>Total:</b>	<b>469,054.30</b>	<b># of Vendors</b>	<b>77</b>		

**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
MADENFORD ESTATES SUBDIVISION  
FILE NO. AZ-22-06/DA-22-06/PP-22-11**

The above-entitled Annexation, Development Agreement and Preliminary Plat land use applications came before the Star City Council for their action on October 04, 2022, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

**Procedural History:**

*A. Project Summary:*

The Applicant is seeking approval of Annexation and Zoning (R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 15 residential lots and 3 common lots. The property is located at 3605 N. Pollard Lane in Star, Idaho and consists of 5 acres with a proposed density of 3.0 dwelling units per acre. The parcel is part of a recent parcel division through Ada County. Access to the proposed development will be through a new subdivision that is currently under construction to the west (Cresta Del Sol Subdivision). The subject property is generally located north of Beacon Light Road and west of N. Pollard Road. Ada County Parcel No. R5455720020.

*B. Application Submittal:*

A neighborhood meeting was held on November 9, 2021, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on August 2, 2022.

*C. Notice of Public Hearing:*

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on September 16, 2022. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on September 13, 2022. Notice was sent to agencies having jurisdiction in the City of Star on August 2, 2022. The property was posted in accordance with the Star Unified Development Code on April 21, 2022.

D. *History of Previous Actions:*

This property does not have any history of land use applications within the City of Star.

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

	<b>Zoning Designation</b>	<b>Comp Plan Designation</b>	<b>Land Use</b>
<b>Existing</b>	Rural Urban Transition (RUT)	Estate Urban Residential	Agricultural/Single-Family Residential
<b>Proposed</b>	R-3-DA	Estate Urban Residential	Single Family Residential
<b>North of site</b>	Rural Urban Transition (RUT)	Estate Urban Residential	Agricultural/Residential
<b>South of site</b>	Rural Urban Transition (RUT)/Residential (R-3)	Estate Urban Residential	Single Family Residential (Cresta Del Sol Subdivision)/Agricultural
<b>East of site</b>	Residential (R-2)	Estate Rural Residential	River Birch Golf Course
<b>West of site</b>	Rural Urban Transition (RUT)/Residential (R-3)	Estate Urban Residential	Single Family Residential (Cresta Del Sol Subdivision)/Agricultural

F. *Development Features:*

**ANNEXATION & REZONE:**

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-3-DA) on 5.0 acres. This zoning district would allow for a maximum residential density of 3 dwelling unit per acre. The property is located in an area that will be serviceable with central sewer and water provided by Star Sewer and Water District in the near future. The property will be accessed by a public road, W. Trident Ridge Drive, located in Cresta Del Sol Subdivision, Phase 4 and the only road in the development will be public. The rezone request includes a development agreement that will address future density and development standards.

**PRELIMINARY PLAT:**

The Preliminary Plat submitted contains 15 single family residential lots and 4 common area lots on 5.0 acres with a proposed density of 3.0 dwelling units per acre. The lots will have access and frontage from a public street. Lots will range in size from 9,304 square feet to 11,283 square feet with the average buildable lot being 10,218 square feet. The submitted preliminary does not identify street widths or size of the proposed sidewalk. All roads must be in a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. All internal

sidewalks must be detached, concrete and a minimum of five feet wide. Primary access for the development will be on W. Trident Ridge Drive through the Cresta Del Sol development to the west. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. Open space must be 15 percent of the gross parcel size with 10 percent of the gross parcel size in usable open space.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a walking path that goes around the perimeter of the development and connects into the sidewalk of Cresta Del Sol on the west.

#### **ADDITIONAL DEVELOPMENT FEATURES:**

- Sidewalks  
Internal sidewalks shall be detached, concrete and a minimum of five feet (5') wide throughout the development.
- Lighting  
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **Applicant has provided a streetlight plan but has not provided a street light design/cut sheet for City approval. The plan meets City code for light locations. Applicant will be required to work with Staff and submit a cut sheet and design before signature of the final plat.**
- Street Names  
**Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat.**
- Subdivision Name  
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development. **The subdivision name approved shall match the final plat prior to signatures on the mylar.**
- 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 both the open space and street trees.**



- **Setbacks** – **The subdivision will adhere to the setbacks of the R-3 zoning designation noted earlier in this report.**
- **Block lengths** – The only block in the development meets the 750’ block length requirement.
- **Mailbox Cluster** – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. This shall be located on lot 18 with the cluster facing north and accessible from W. Trident Ridge Court.
- **Phasing** – The development is proposing to be built out in two phases however, Phase 1 will be the lot to the east and not annexed into the City of Star but split in the county. Phase 2 will be this development, annexed into the City of Star as proposed in this report.

**DEVELOPMENT AGREEMENT**

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

- Density;
- ITD Proportionate Share Fees;
- Emergency Access

The Development Agreement may also contain additional items as directed by the City Council as part of the review and approval process.

H. *On-Site Features:*

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No evidence.
- ✪ Fish Habitat – No.
- ✪ Floodplain – No.
- ✪ Mature Trees – Yes.
- ✪ Riparian Vegetation – No.
- ✪ Steep Slopes – Yes, on west side of property.
- ✪ Stream/Creek – None.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Historical Assets – No historical assets have been observed.

☛ Wildlife Habitat – No known sensitive wildlife habitat observed.

I. *Agencies Responding:*

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

ACHD	August 24, 2022
Star Trans & Pathways	August 29, 2022
Ada County BOCC Approval of Lot Split	April 28, 2022
Star Fire District	September 28, 2022

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

Barbara Moyle 10-3-22

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

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Estate Urban Residential

Suitable primarily for single family residential use. Densities in this land use area are to range from 1 unit per acre to 3 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future. Clustering is encouraged to preserve open space. A density bonus may be considered if open space is preserved, and land of at least 40% of additional preserved open space is developable.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

#### 8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

#### 8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.

#### 18.4 Implementation Policies:

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

#### Unified Development Code:

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

##### B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan.

In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.

3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.

4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

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

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

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

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family

detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

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

<b>ZONING DISTRICT USES</b>	<b>A</b>	<b>R-R</b>	<b>R</b>
Accessory structure	A	A	A
Dwelling:			
Multi-family 1	N	N	C
Secondary 1	A	A	A
Single-family attached	N	N	C
Single-family detached	P	P	P
Two-family duplex	N	N	P

**8-3A-3: USES WITHIN ZONING DISTRICTS**

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

**8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:**

<b>Zoning District</b>	<b>Maximum Height Note Conditions</b>	<b>Minimum Yard Setbacks Note Conditions</b>			
		<b>Front (1)</b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>

R-3	35'	15' to living area/side load garage 20' to garage face	15'	7.5' <sup>(2)</sup>	20'
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Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

**8-4E-2: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - STANDARDS:**

A. Open Space and Site Amenity Requirement (see also Chapter 8 "Architectural Review"):

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
2. Each development is required to have at least one site amenity.
3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
4. Developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.
5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Open Space: The following may qualify to meet the common open space requirements:

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
  - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
  - b. Qualified natural areas;
  - c. Ponds or water features where active fishing, paddle boarding or other activities are provided

(50% qualifies towards total required open space, must be accessible by all residents to qualify.)  
ponds must be aerated;

d. A plaza.

2. Additions to a public park or other public open space area.

3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.

4. Parkway along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:

a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.

b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:

1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open style fencing, may qualify for up to 20% of the required open space total.

C. Qualified Site Amenities: Qualified site amenities shall include, but not be limited to, the following:

1. Clubhouse;

2. Fitness facilities, indoors or outdoors;

3. Public art;

4. Picnic area; or

5. Recreation amenities:

a. Swimming pool.

- b. Children's play structures.
  - c. Sports courts.
  - d. Additional open space in excess of 5% usable space.
  - e. RV parking for the use of the residents within the development.
  - f. School and/or Fire station sites if accepted by the district.
  - g. Pedestrian or bicycle circulation system amenities meeting the following requirements:
    - (1) The system is not required for sidewalks adjacent to public right of way;
    - (2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and
    - (3) The system is designed and constructed in accord with standards set forth by the city of Star;
- D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

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

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.
 

*The Council finds that the purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:*

  - ✓ *Protection of property rights.*
  - ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
  - ✓ *Ensure the local economy is protected.*
  - ✓ *Encourage urban and urban-type development and overcrowding of land.*
  - ✓ *Ensure development is commensurate with the physical characteristics of the land.*

*The goal of the Comprehensive Plan for Residential Districts is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council finds that this annexation and zoning is in compliance with the Comprehensive Plan.*
  
2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.
 

*The Council finds that the residential purpose statement states that the purpose of the residential districts is to provide for a range of housing opportunities consistent with the Star Comprehensive Plan. Connection to the Star sewer and water district is a requirement for all residential districts, when available. Residential districts are*



*distinguished by the allowable density of dwelling units per acre and corresponding housing types that can be accommodated within the density range. Council finds that this request is consistent with the statement.*

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

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

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

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

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

*The Council finds the majority of the property is already annexed. The annexation and rezone request proposed is reasonably necessary for the continued, orderly development of the City.*

#### **8-6A-7: PRELIMINARY PLAT FINDINGS:**

1. The plat is in conformance with the Comprehensive Plan;  
*The Council finds that the Preliminary Plat, as originally submitted and accepted meets all requirements associated with Section 8-6A-3 of the UDC and is consistent with the Comprehensive Plan and will meet the intent of the Land Use designation. Further, the property is required to develop under the guidelines of the Comprehensive Plan and requirements of the Unified Development Code.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development;  
*The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development. Emergency services were reviewed and mitigation fees will be required to serve the Police Department and Star Fire District.*
3. There is public financial capability of supporting services for the proposed development;  
*The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.*

4. The development will not be detrimental to the public health, safety or general welfare; *The Council finds that the City has not been made aware of any known detriment that will be caused by this development. Residential uses are a permitted use and are compatible with other residential uses in the immediate area.*
5. The development preserves significant natural, scenic or historic features; *The Council finds that there are no known natural, scenic, or historic features that have been identified with this Preliminary Plat. The property has been in previous agricultural production.*

**Public Hearing of the Council:**

- a. A public hearing on the application was heard by the City Council on October 4, 2022, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.
- b. Oral testimony regarding the application was presented to the City Council by:
  - Antonio Conti, Applicant’s Representative
  - James Carlson
  - Barbara Moyle
  - Kari Knotts
  - Gary Madenford
  - Shawn L Nickel, City Planning Director
  - Ryan Morgan, City Engineer
- c. Written testimony in favor of or opposing the application was presented to the City Council at the hearing by:
 

None

**Deliberations and Conclusions of Law:**

The Council reviewed the particular facts and circumstances of this proposed annexation and preliminary plat application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the annexation and platting of the development. Review and discussion included development layout, access and street configuration, density, setbacks, open space, grading, berming and fencing and one-story homes. The Council placed conditions of approval on the application to address these concerns. Council concluded that the Applicant’s request, as conditioned, meets the requirements for annexation and preliminary plat. Council hereby incorporates the staff report dated October 4, 2022 into the official decision as part of these Findings of Fact, Conclusions of Law.

### Statement of Compliance:

Council finds the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements.

Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

- **Open fencing at the back of the buildable lots**
- **Provide solid, livestock fencing along entire northern boundary of development and coordinate with neighbor to the north on exact type**
- **Add Right-to-Farm Act note to Final Plat**
- **Lots 2 & 17 shall be limited to one-story homes**
- **The applicant shall use a "Sheepsfoot" when practical during compaction of the pond area on the site.**
- **Proposed landscape berm shall be constructed at a 3:1 slope**

### Conditions of Approval:

1. The approved Preliminary Plat for the Madenford Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
3. **All roads shall be 36 feet from back of curb to back of curb as required in the Unified Development Code Section 8-6B-2.**
4. **All sidewalks shall be a minimum of 5 feet wide and detached as required by the Unified Development Code Section 8-4A-17.**
5. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
6. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.

7. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
8. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
9. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
10. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
11. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
12. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
13. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
14. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
15. **Prior to signing the final plat, Applicant shall provide approval from Ada County for all street names, and they should be accurately reflected on the plat.**
16. **Prior to signing the final plat, the development name shall be accurately reflected on the mylar and be consistent with the approval from Ada County.**
17. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
18. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
19. All common areas shall be owned and maintained by the Homeowners Association.
20. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
21. A sign application is required for any subdivision signs.
22. **Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.**

**Council Decision:**

The Council voted 4-0 to approve the Annexation, Development Agreement, and Preliminary Plat for Madenford Estates Subdivision on October 4, 2022.

Dated this 15th day of November 2022.

Star, Idaho

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

ATTEST:

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

**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
JUNCTION CROSSING SUBDIVISION NO. 2  
FILE NO. PP-22-08/DA-22-16**

The above-entitled Preliminary Plat and Development Agreement land use application came before the Star City Council for their action on October 04, 2022, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

**Procedural History:**

*A. Project Summary:*

The Applicant is seeking approval of a Preliminary Plat with 3 mixed-use lots, 3 commercial lots and 3 future buildable lots with 2 common lots. The property is located at 7884 W. State Street in Star, Idaho and consists of 8.84 acres. The subject property is generally located on the north side of State Street (Hwy 44), between N. Hamlin Ave. and N. Short Lane. Ada County Parcel No. R37200000247 & R37200000226.

*B. Application Submittal:*

A neighborhood meeting was held on July 8, 2022, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on September 8, 2022.

*C. Notice of Public Hearing:*

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on September 16, 2022. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on September 13, 2022. Notice was sent to agencies having jurisdiction in the City of Star on September 8, 2022. The property was posted in accordance with the Star Unified Development Code on September 13, 2022.

*D. History of Previous Actions:*

- **May 15, 2018** – Application for Annexation and Zoning was tabled to June 19, 2018.
- **June 19, 2018** – Council approved annexation (AZ-18-04) and zoning For Amazon Falls.

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

	<b>Zoning Designation</b>	<b>Comp Plan Designation</b>	<b>Land Use</b>
<b>Existing</b>	Mixed-Use (MU)	Mixed Use	Vacant
<b>Proposed</b>	Mixed-Use (MU)	Mixed Use	Mixed-Use
<b>North of site</b>	Mixed-Use (MU)	Mixed Use	Amazon Falls No. 1
<b>South of site</b>	RUT (County)	Mixed Use	Agricultural/Residential
<b>East of site</b>	Mixed-Use (MU)	Mixed Use	Amazon Falls No. 2 & 3
<b>West of site</b>	Commercial (C-2)	Mixed Use	Vacant

F. *Development Features as Proposed by Applicant.*

**PRELIMINARY PLAT:**

Junction Crossing No. 2 consists of three large commercial building lots (Lots 2, 3, 6) totaling a potential ground floor square footage of ~ 80,000 sq ft. Applicant is requesting a height exemption to 50' for the phase. The height exemption will allow the developer and potential users flexibility in designing future commercial and mixed-use buildings. We foresee Lot 6 being a large restaurant site with 2<sup>nd</sup> story patio dining or a rooftop feature. Lots 2 and 3 will be standalone commercial buildings along Highway 44. Lots 7-9 are mixed use buildings that allow for ground floor commercial space with the 2<sup>nd</sup> and 3<sup>rd</sup> floors offering condo or apartment living. Lots 7&8 would have 8 condo/apartments and Lot 9 would have 16 condo/apartments. Total number of residential units for the phase would be 32 condo/apartments. Having livable units within the mixed-use buildings has many benefits, such as a built-in customer base, safety/self-policing and adds to fabric of a mixed-use development.

The main access to the site is Short Rd. off W. State Street (Hwy 44). A future connection of Amazon Dr will eventually connect to Hamlin Rd. An emergency access if needed can be accommodated along Highway 44. All utilities are stubbed to the site and the main ditch has been piped and relocated along the south and west sides of the property with a license agreement and approval from the appropriate jurisdictions.

The applicant states that an eye catching, landscaped promenade will flow south with a mix of heavy landscaping, outdoor fireplaces, seating and commercial patios to a common lot. The meandering stamped promenade connects with the main common lot that will hold the Junction Crossing Amphitheatre. The amphitheater space is designed to have a Stage, a green-scaped pocket park and common areas that welcome visitors, residents, and businesses. The

goal is to create a park on Lot 5 that can be dedicated to the City of Star. Future residential connections to the north and east will allow residents to walk or bike to the development. During events the private drive (East/West Dr.) could be blocked to through traffic in order to have larger events.

#### **ADDITIONAL DEVELOPMENT FEATURES:**

- Sidewalks  
Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision. **This does not meet the requirements of the Unified Development Code Section 8-4A-17.**
- Lighting  
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight plan, indicating location of lights, but has not submitted a street light design. A condition of approval will be required to receive staff approval of streetlights prior to final plat approval.
- 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.
- Mailbox Clusters – Applicant has requested approval from the Eagle Postmaster and has not yet received a response, documentation is in the file. This approval will be required before signing the final plat.
- Streets – Applicant is proposing 25-foot-wide driveway widths from back of curb to back of curb for the internal circulation. Because these are private drive aisle, they should be approved by the Fire District.

#### **DEVELOPMENT AGREEMENT**

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

- Density
- Emergency Access
- Acceptance of donated park space
- Height exception



- ITD Proportionate Shares for Residential Uses

**The applicant is asking for the following considerations to be included in the Development Agreement.**

1. A height variance to allow the commercial building/s to exceed the height requirement to 58' feet maximum. Located along a highway and near other commercial, parking lot and high density residential the requests will not negatively impact neighboring developments and allow us the opportunity to market to larger employers and destination commercial users
2. Request that a landscape plan, CCRS and building plans be submitted with a CZC (Certificate of Zoning Compliance) if the current application is approved. Applicant to hold preapplication with City, SSWD, Star Fire prior to CZC submittal. Within the application the city will find examples that the owner has designed with an architect to show the type of buildings they can fit the area, look great and match some of the existing multi-family developments currently under construction.
3. A reduction in the commercial parking requirement by 10%. The property will be served by 5 large parking areas. With the current design on the preliminary plat, we are 6% under the requirement. Justification for reduction would be proximity of residences and walkability/bike ability.
4. In order to ensure some flexibility, the owner requests that Lot 10 or Lot 11 be available for future commercial build site.
5. Final construction drawings to be provided after architectural drawings are complete and applicants meet with city for pre application of the CZC.

H. *On-Site Features:*

- ✪ Areas of Critical Environmental Concern – None identified.
- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – No known areas.
- ✪ Mature Trees – None.
- ✪ Riparian Vegetation – No.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – None.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

I. *Agencies Responding:*

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

Drainage District No. 2

September 14, 2022

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

Barbara Moyle 10-3-22

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

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Mixed Use:

Generally suitable for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, light industrial, and/or residential depending upon the specific area designated as Mixed Use. See Mixed Use Implementation Policies for specific criteria. Development within this land use designation is to proceed through the PUD and/or development agreement process.

Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this land use designation will allow the development community to be more innovative in design and placement of structures. Development design guidelines should also be established to guide development within mixed-use areas. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed-Use areas are not being used simply to justify high density residential use.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Retain and encourage rural areas where it will not result in increased costs for urban service.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

- A. The Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
- B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

18.4 Implementation Policies:

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

Unified Development Code:

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

(MU) MIXED USE DISTRICT: To provide for a mixture of uses which may, at the sole discretion of the Council, include office, commercial, and/or residential depending upon the specific comprehensive plan area designated as Mixed Use. Development within this zone is to proceed through the PUD process unless a development agreement has already been executed for the particular property. Identifying areas for mixed-use development has two objectives. The first objective is to give the city a better tool to manage the type of developments through the planned unit development and/or the Development Agreement process. The second objective is that this zone may allow the development community to be more innovative in design and placement of structures subject to Council review and approval. Rezoning within this land use designation is to be strictly monitored by the city to assure that the Mixed-Use areas are not being used simply to justify high density residential use. Residential uses may be part of an overall mixed-use development that includes a non-residential component and may not exceed 30% of the overall size of the development.

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

**8-3A-3: USES WITHIN ZONING DISTRICTS**

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

**ZONING DISTRICT USES**

Section 5, Item D.

<b>USES</b>	<b>MU</b>
Accessory structure - Residential or Commercial	C/P
Adult business/adult entertainment	N
Agriculture, forestry, fishing	N
Airport	N
Animal care facility 1	C
Artist studio1	P
Arts, entertainment, recreation facility1	C
Asphalt plant 1	N
Auction facility	C
Automated Teller Machine (ATM) 1	A
Automotive hobby 1	A
Automotive mechanical/electrical repair and maintenance	C
Bakery- Retail or Manufacturing	P/C
Bar/tavern/lounge/drinking establishment	C
Barbershop/styling salon	P
Bed and breakfast	C
Beverage bottling plant	N
Boarding house	C
Brewery/Distillery	C
Brewpub/Wine Tasting	C

Building material, garden equipment and supplies	C
Campground/RV park <sub>1</sub>	C
Caretaker Unit <sub>1</sub>	A
Cement or clay products manufacturing	N
Cemetery <sub>1</sub>	N
Chemical manufacturing plant <sub>1</sub>	N
Child Care center (more than 12) <sub>1</sub>	C
Child Care family (6 or fewer) <sub>1</sub>	A
Child Care group (7-12) <sub>1</sub>	C
Child Care-Preschool/Early Learning <sub>1</sub>	C
Church or place of religious worship <sub>1</sub>	P
Civic, social or fraternal organizations	C
	<b><u>MU</u></b>
Concrete batch plant <sub>1</sub>	N
Conference/convention center	C
Contractor's yard or shop <sub>1</sub>	N
Convenience store	C
Dairy farm	N
Drive-through establishment/drive-up service window <sub>1</sub>	C
Dwelling:	
Multi-family <sub>1</sub>	C

Secondary <sup>1</sup>	C
Single-family attached	C
Single-family detached	C
Two-family duplex	C
Live/Work Multi-Use <sup>1</sup>	C
<u>Horizontal Apartments or Build to Rent Communities</u> <sup>1</sup>	<u>C</u>
Educational institution, private	C
Educational institution, public	C
Equipment rental, sales, and services	C
Events Center, public or private (indoor/outdoor)	C
Fabrication shop	N
Farm	N
Farmers' or Saturday market	C
Feedlot	N
Financial institution	C
Fireworks Stands	P
Flammable substance storage	N
Flex Space	C
Food products processing	N
Fracking	N
Gasoline, Fueling & Charging station with or without convenience store <sup>1</sup>	C
Golf course/Driving Range	C

Government office	C
Greenhouse, private	A
Greenhouse, commercial	C
Guesthouse/granny flat	C
Healthcare and social services	C
Heliport	N
Home occupation <sup>1</sup>	A
Hospital	C
Hotel/motel	C
Ice manufacturing plant	N
Industry, information	C
Institution	C
Junkyard	N
Kennel	C
Laboratory	C
Laboratory, medical	C
Lagoon	N
Laundromat	P
Laundry and dry cleaning	C
Library	N
Manufactured home <sup>1</sup>	C
Manufactured home park <sup>1</sup>	N
Manufacturing plant	N



Meatpacking plant	N
Medical clinic	P
Mining, Pit or Quarry (excluding accessory pit) <sup>1</sup>	N
Mining, Pit or Quarry (for accessory pit) <sup>1</sup>	A
Mortuary	C
Museum	P
Nursery, garden center and farm supply	C
Nursing or residential care facility <sup>1</sup>	C
Office security facility	C
Parking lot/parking garage (commercial)	C
Parks, public and private	P
Pawnshop	P
Personal and professional services	P
Pharmacy	P
Photographic studio	P
Portable classroom/modular building (for private & public Educational Institutions)	C
Power plant	N
Processing plant	N
Professional offices	C
Public infrastructure; Public utility	C

major, minor and yard 1	
Public utility yard	N
Recreational vehicle dump station	A
Recycling center	N
Research activities	C
Restaurant	C
Retail store/retail services	C
Retirement home	C
Riding Arena or Stable, Private/ Commercial	N
Salvage yard	N
Sand and gravel yard	N
Service building	C
Shooting range ( <u>Indoor/Outdoor</u> )	C/N
Shopping center	C
Short Term Rentals 1	A
Solid waste transfer station	N
Storage facility, outdoor (commercial)1	C
Storage facility, self-service (commercial)1	C
Swimming pool, commercial/public	P
Television station	C
Temporary living quarters 1	N
Terminal, freight or truck 1	N

Truck stop	C
Turf farm	N
Vehicle emission testing <sup>1</sup>	C
Vehicle impound yard <sup>1</sup>	N
Vehicle repair, major <sup>1</sup>	C
Vehicle repair, minor <sup>1</sup>	C
Vehicle sales or rental and service <sup>1</sup>	C
Vehicle washing facility <sup>1</sup>	C
Vehicle wrecking, junk or salvage yard <sup>1</sup>	N
Veterinarian office	C
Vineyard	C
Warehouse and storage	C
Wholesale sales	C
Winery	C
Wireless communication facility <sup>1</sup>	C
Woodworking shop	N

**8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:**

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front(1)	Rear	Interior Side	Street Side

MU	35'	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone <sup>(3)</sup> .
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Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

**8-6A-7: PRELIMINARY PLAT FINDINGS:**

1. The plat is in conformance with the Comprehensive Plan;  
*The Council finds that the Preliminary Plat, as originally submitted and accepted meets all requirements associated with Section 8-6A-3 of the UDC and is consistent with the Comprehensive Plan and will meet the intent of the Land Use designation. Further, the property is required to develop under the guidelines of the Comprehensive Plan and requirements of the Unified Development Code.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development;  
*The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development. Emergency services were reviewed and mitigation fees will be required to serve the Police Department and Star Fire District.*
3. There is public financial capability of supporting services for the proposed development;  
*The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.*
4. The development will not be detrimental to the public health, safety or general welfare;  
*The Council finds that the City has not been made aware of any known detriment that will be caused by this development. Residential uses are a permitted use and are compatible with other residential uses in the immediate area.*
5. The development preserves significant natural, scenic or historic features;

*The Council finds that there are no known natural, scenic, or historic features that have been identified with this Preliminary Plat. The property has been in previous agricultural production.*

### **Public Hearing of the Council:**

- a. A public hearing on the application was heard by the City Council on October 4, 2022, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.
- b. Oral testimony regarding the application was presented to the City Council by:
  - Chris Todd
- c. Written testimony in favor of or opposing the application was presented to the City Council at the hearing by:
  - None

### **Deliberations and Conclusions of Law:**

The Council reviewed the particular facts and circumstances of this proposed preliminary plat application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the platting of the development. Review and discussion included development layout, access and street configuration, density, setbacks, open space and sidewalks. The Council placed conditions of approval on the application to address these concerns. Council concluded that the Applicant's request, as conditioned, meets the requirements for preliminary plat. Council hereby incorporates the staff report dated October 4, 2022 into the official decision as part of these Findings of Fact, Conclusions of Law.

### **Statement of Compliance:**

Council finds the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements.

Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

- **Sidewalks along Short Lane shall be attached per Council waiver**
- **Parking shall be reduced a maximum of 10% for the overall development; If a hotel is proposed, no parking reduction shall be allowed**

- **A height exception of a maximum of 58’ shall be allowed for Buildings 1, 2, 3 and 6; A height exception of a maximum of 50’ shall be allowed for Buildings 7 and 8**
- **Additional Council review for design only shall be required for the future mixed-use buildings in addition to standard Certificate of Zoning Compliance and Design Review Committee**
- **Nursing Home and Residential Care Facilities shall be prohibited**
- **A shared parking agreement shall be recorded on the entire development prior to occupancy of the first building**
- **The Council shall review any future dedication to the City of the park to determine if the City will accept said dedication (Lot 5)**
- **All uses in Exhibit C of the Development Agreement shall be principally permitted except #17**
- **Shooting ranges shall require a Conditional Use Permit**
- **Elevations and site plan shall be included as exhibits in the Development Agreement**

#### **Conditions of Approval:**

1. The approved Preliminary Plat for the Junction Crossing No. 2 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1,000.00 per residential unit. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
3. **All drives shall meet the requirements of the Star Fire District.**
4. **All sidewalks shall be a minimum of 5 feet wide and detached as required by the Unified Development Code Section 8-4A-17, unless approved by Council.**
5. **Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4, unless a waiver is applied for and approved by the council.**
6. 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 any building occupancy. Design shall follow Code with requirements for light trespass and “Dark Skies” lighting. **Applicant/Owner shall submit a streetlight design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and “Dark Sky” initiative.**
7. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet.
8. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.

9. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
10. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
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. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
13. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
- 14. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service and indicating the location of the mailbox cluster(s).**
15. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
17. 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.
18. All common areas shall be owned and maintained by the Homeowners Association.
19. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
20. A sign application is required for any subdivision signs.

**Council Decision:**

The Council voted 4-0 to approve the Preliminary Plat and Development Agreement for Junction Crossing Subdivision No. 2 on October 4, 2022.

Dated this 15th day of November 2022.

Star, Idaho

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

ATTEST:

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





# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** **November 15, 2022**

**FILE(S) #:** FP-22-19, Final Plat, Langtree Bungalows Subdivision

### REQUEST

Applicant is seeking approval of a Final Plat for Langtree Bungalows Subdivision, Phase 1 consisting of 42 residential lots and 7 common lots on 10.83 acres. The property is located at 9670 W. Floating Feather Road, west of N. Plummer Road in Star, Idaho. Ada County Parcel Number S03405449050.

**REPRESENTATIVE:**

Nick Bruyn  
KM Engineering, LLP  
5725 N. Discovery Way  
Boise, Idaho 83713

**OWNER/APPLICANT:**

Langtree Bungalows, LLC  
P.O. Box 1297  
Eagle, Idaho 83616

### PROPERTY INFORMATION

Land Use Designation - Residential R-4-DA

Acres - 10.83 acres

Residential Lots - 42

Common Lots - 7

Commercial Lots - 0

### HISTORY

January 18, 2022 Council approved applications for Annexation and Zoning (AZ-21-11) and Preliminary Plat (PP-21-15) for Langtree Bungalows Subdivision. The preliminary plat was approved for 103 single family residential lots, 17

common lots with 4 common drives and 1 private road on 27.09 acres with a density of 3.80 dwelling units per acre.

**GENERAL DISCUSSION**

The Final Plat layout for Langtree Bungalows Subdivision, Phase 1 generally complies with the approved Preliminary Plat.

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

The application submitted is for an age restricted, private, gated community, regulated by restrictive CC&R's. The Preliminary Plat submitted contains 103 residential lots, 17 common lots, 4 common drive lots and 1 private road lot for a total of 125 lots with a density of 3.80 dwelling units per acre. **The age restriction and private, gated community concept was later dropped by the applicant.** The buildable, residential lots range in size from 5,202 square feet to 15,625 square feet with an average buildable lot of 6,841 square feet. The applicant has indicated that the development will contain a total of 4.43 acres (15.4%) of open space. The applicant states that useable open space, not including street buffers and endcaps equal 3.67 acres (13.55%) exceeding the requirement for usable open space in the current Unified Development Code, Section 8-4E-2. The development will be accessed from a single ingress/egress off W. Floating Feather Road. An emergency access is proposed at the far north end of the development that will connect through the Star Acres Subdivision lot owned by the applicant. This access shall have appropriate traffic control devices as approved by the Star Fire District to prevent full time access to the north. The applicant states they have worked out an emergency access agreement with the property owner to the east to allow a secondary access through a common driveway. **Internal streets are proposed to be private and proposed to measure 33 feet from back of curb to back of curb with a right of way of 47 feet. This does not satisfy Section 8-4D-34B (4) of the UDC which calls for roads to be 36 feet from back of curb to back of curb in a 50 foot right of way. The applicant is requesting a reduction in the width of the roadway.**

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

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 3 site amenities. The applicant is proposing a central park with a clubhouse, pickleball court, connected pathways throughout the development and if approved by the irrigation district, a pathway along the canal that bisects the property. There is also a 2.7-acre park in the northwest corner of the property.

Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

- Provide emergency access to the east to connect to Welton Estates Subdivision
- All streets shall be a minimum 36' in width
- Relocate the pickleball court from the natural area common lot to the central open space common lot
- Provide a loop trail in the natural park area and provide with a natural pathway surface
- Provide minimum ½ acre lots or open space along the northern boundary of the subdivision immediately adjacent to the transition zone
- Development is limited to a maximum density of 3.4 dwelling units per acre
- Lots along the western boundary shall match lot lines with the existing Colt Place Subdivision
- Provide concrete pathway to the school along the entire eastern boundary of the northern portion of the development
- Provide 7' sidewalk on Floating Feather Road, subject to ACHD approval
- Council approves the requested front yard setback reduction of 10' for living area. All remaining setbacks shall conform to the R-4 standards in place at the time of approval of the preliminary plat.

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

**Compliance with Council Conditions of Approval – Staff confirmed that this phase includes 36' wide road widths. Staff also confirmed that the lot lines along the western boundary of the phase match the existing lot lines within the Colt Place Subdivision to the west.**

**Lot Layout** – The gross density is 3.88 du/acre, with lots ranging in size from 5,227 square feet to 10,019 square feet with the average buildable lot of 7,187 square feet.

#### **Common/Open Space and Amenities -**

- Clubhouse and Pool
- Pickleball Court
- Pathway and Benches
- Total Open Space – Phase 1
  - 1.45 acres (13.34%)

**Mailbox Clusters** – The applicant has not provided approval from Star Postmaster, Mel Norton for location of the mailbox cluster for this development. **This will need to be provided prior to signing the final plat.**

**Streetlights** –A Streetlight design has been provided with the final plat application and is the preferred streetlight of the City. **Street light locations are not indicated on the landscape plan and will need to be submitted to staff and approved prior to signing the final plat.**

**Street Names** – Roads within the development are private and do not require name approval from Ada County.

**Subdivision Name** – Applicant has provided a letter of approval from Ada County that the subdivision name has been approved and reserved for this development. Letter is part of the application materials.

**Sidewalks** – Sidewalks are proposed to be 5 foot wide and attached throughout the development.

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

**PUBLIC NOTIFICATIONS**

Notifications of this application were sent to agencies having jurisdiction on October 13, 2022.

October 18, 2022	City Engineer	Review Checklist
October 21, 2022	Central District Health	Standard Response
October 18, 2022	Foothill Ditch Company	Requirements Letter

**FINDINGS**

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

- A. The Plat is in conformance with the Comprehensive Plan.  
*The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.*
- B. Public services are available or can be made available and are adequate to accommodate the proposed development.  
*Staff finds that all public services are available and able to accommodate this development.*
- C. There is public financial capability of supporting services for the proposed development.  
*Staff knows of no financial hardship that would prevent services from being provided.*
- D. The development will not be detrimental to the public health, safety or general welfare; and,

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

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

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

## CONDITIONS OF APPROVAL

### 1. Conditions added by Council and included in the Development Agreement.

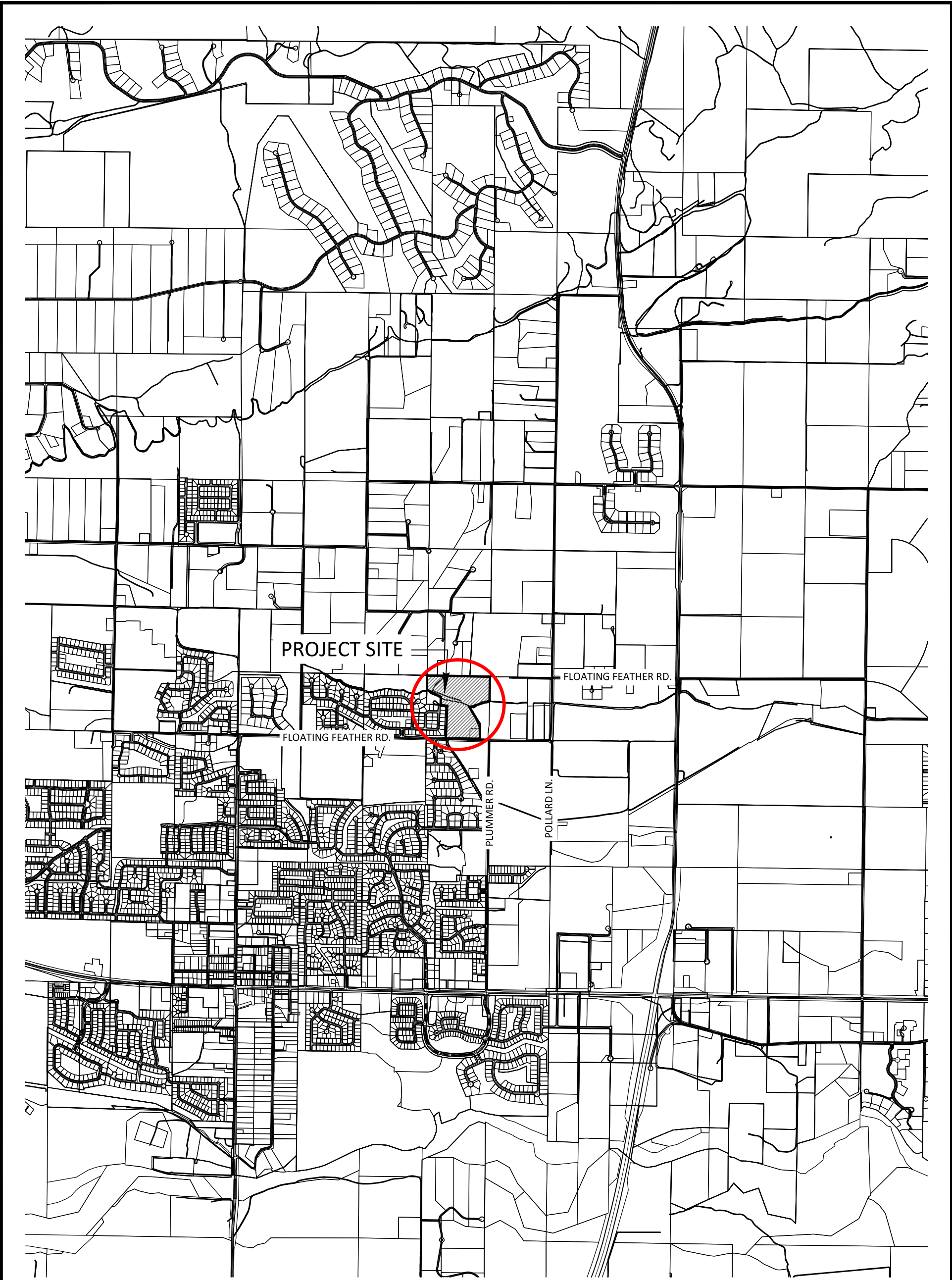
1. Provide emergency access to the east to connect to Welton Estates Subdivision.
2. All streets shall be a minimum 36' in width. Council approved Private Streets within the subdivision.
3. Relocate the pickleball court from the natural area common lot to the central open space common lot south of the Foothill Ditch.
4. Provide a loop trail in the natural area common lot and provide with a natural pathway surface. The loop trail will be located within 50' of the boundaries of the three lots adjacent to the natural area common lot. Except for the loop trail and any vegetation planted within the 50' area, the remainder of the natural area common lot shall not be disturbed except for the removal of dead vegetation.
5. Lots along the western boundary shall match lot lines with the existing Colt Place Subdivision.
6. Provide a 5' concrete pathway to the school along the entire eastern boundary of the northern portion of the development.
7. Provide minimum of 7' sidewalk on Floating Feather Road, subject to ACHD approval.
8. The natural area common lot shall extend east to include a minimum area of 105' wide along the north property boundary where adjacent to the transition zone. This common lot shall be landscaped between White Willow Lane (preliminary plat) and the north property boundary including a berm with a mix of evergreen and deciduous trees planted along the top and plantings on both sides. The berm shall start at the northeast corner of this common lot and run approximately 540' along the northern boundary and then curve southwest and shall terminate approximately 50' north of the northern-most lot on the west side of Black Elm Lane. The berm shall be 6' in height on the eastern half and 8' in height on the western half. This common lot shall be fenced with a 3-rail vinyl open fence 4' in height along the northern boundary and the western boundary terminating at the northern boundary of the Foothill Ditch irrigation easement.

9. The one, northernmost lot on the west side of Black Elm Lane (preliminary plat) is limited to a single-story home.
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 \$1000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$103,000.00. The City will allocate funds to roadway improvements in the vicinity of the project. Langtree Bungalows, Phase 1 has 42 residential lots for a fee of \$42,000.00 (42 x \$1000.00).**
3. The approved Preliminary Plat for Langtree Bungalows Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
4. **Streetlight locations shall be submitted and approved by City Staff prior to signing the final plat.**
5. 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.
6. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
7. 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. **If street trees are to be planted by the builder, applicant understands that certificate of occupancy could be withheld until verification of trees has been completed.**
8. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
9. 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.
10. 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)
11. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
12. A 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.
13. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.

- 14. 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.)
- 15. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service prior to signing the final plat.**
- 16. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
- 17. A separate sign application is required for any subdivision sign.
- 18. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
- 19. 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.
- 20. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
- 21. 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.
- 22. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
- 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-22-19 Langtree Bungalows Subdivision, Final Plat, on \_\_\_\_\_, 2022.



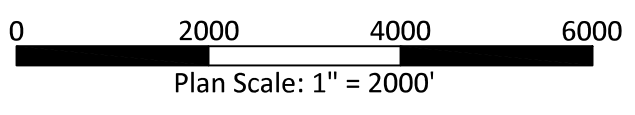
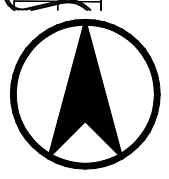
PROJECT SITE

FLOATING FEATHER RD.

FLOATING FEATHER RD.

PLUMMER RD.

POLLARD LN.



**km**  
**ENGINEERING**  
 5725 NORTH DISCOVERY WAY  
 BOISE, IDAHO 83713  
 PHONE (208) 639-6939  
 kmengllp.com

DATE: MAY, 2022  
 PROJECT: 20-222

1 OF 1

LANGTREE BUNGALOWS SUBDIVISION  
 STAR, IDAHO

FIGURE 1  
 VICINITY MAP

P:\20-222\CAD\EXHIBITS\20-222 VICINITY MAP.DWG, DAVID ZUBIZARETA, 5/20/2022, DWG TO PDF.PC3, ----





## FINAL PLAT APPLICATION

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

FILE NO.: \_\_\_\_\_  
 Date Application Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_  
 Processed by: City: \_\_\_\_\_

### Applicant Information:

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

Applicant Name: Langtree Bungalows, LLC.  
 Applicant Address: P.O. Box 1297, Eagle, Idaho Zip: 83616  
 Phone: 208-867-8682 Email: ron@walshgrp.com

Owner Name: Same as above  
 Owner Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, engineer developer):  
 Contact: Nick Bruyn Firm Name: KM Engineering, LLP.  
 Address: 5725 N. Discovery Way, Boise, Idaho Zip: 83713  
 Phone: 208-639-6939 Email: nbruyn@kmengllp.com

### Property Information:

Subdivision Name: Langtree Bungalows Phase: 1

Parcel Number(s): S0405449050

Approved Zoning: R-4 Units per acre: 3.39 Units/acre gross  
5.76 Units/acre net

Total acreage of phase: +/- 10.831 Total number of lots: 49

Residential: 42 Commercial: n/a Industrial: n/a

Common lots: 7 Total acreage of common lots: +/- 1.45 Percentage: 13.35%

Percent of common space to be used for drainage: 8.74% Acres: +/- 0.13

Special Flood Hazard Area: total acreage n/a number of homes n/a

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots: _____	_____	<u>No changes</u>
Number of Common Lots: _____	_____	<u>No changes</u>
Number of Commercial Lots: _____	_____	<u>No changes</u>
Roads: _____	_____	<u>No changes</u>

Amenities: \_\_\_\_\_ No changes \_\_\_\_\_  
 \_\_\_\_\_

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

Subdivision Name: Langtree Bungalows Phase: 1

Special Flood Hazard Area: total acreage 0.0 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.: n/a  
 FIRM effective date(s): mm/dd/year n/a  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: n/a  
 Base Flood Elevation(s): AE     .0 ft., etc.: n/a
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

**Application Requirements:**

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

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

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

Nick Bruyn, Plat Routing Manager  
Applicant/Representative Signature

June 2022  
Date



June 2022  
Project No.: 20-222

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

**RE: Langtree Bungalows Subdivision Phase 1 – Star, ID  
Final Plat Narrative**

Dear Shawn:

On behalf of The Walsh Group and Langtree Bungalows LLC., we are pleased to submit the attached application and required supplements for the final plat of Langtree Bungalows Subdivision Phase 1. Please accept this letter as the required written narrative regarding the project.

The Langtree Bungalows Subdivision project is located north of W. Floating Feather Rd. and east of N. Pollard Ln. Phase 1 encompasses approximately 10.813 acres of the overall site and is comprised of 42 buildable lots, 5 common lots and 2 common driveway lots. Buildable lots range in size from 0.12 acres to 0.23 acres, with an average lot size of 0.165 acres. The gross density of this phase of development is 3.39 du/acre and has 13.35% or 1.45 acres of common space.

This phase will later be joined by phase 2 of the Langtree Bungalows Subdivision and is consistent with the approved preliminary plat. Access to this phase will be provided via W. Floating Feather Rd. to the south.

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

Thank you,  
**KM Engineering, LLP**



Nick Bruyn, Plat Routing Manager  
KM Engineering, LLP.

# LANGTREE BUNGALOWS SUBDIVISION

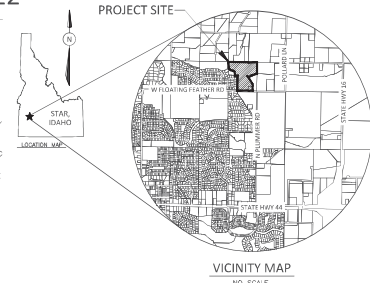
A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5, T.4N., R.1W., B.M.,  
 ADA COUNTY, IDAHO  
**PRELIMINARY PLAT**  
 MAY 2022



Digitally signed by Joe Pachter, P.E.  
 Date: 2022.05.03 15:11:27 -0600

### PRELIMINARY PLAT NOTES

1. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
2. MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE R-4 ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF PRELIMINARY PLAT APPROVAL.
3. IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE THE WIGGOTON MILL DITCH COMPANY AND THE FARMER'S UNION DITCH CO. LTD. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(c). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE SUBSIDIZED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.
4. ALL LOT LINES COMMON TO PRIVATE STREET LOT LINES AND THE SUBDIVISION BOUNDARY CONTAIN A 1000 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES AND LOT DRAINAGE.
5. ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
6. ALL REAR LOT LINES CONTAIN A 12.00 FOOT WIDE EASEMENT, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
7. LOTS 1, 3, 36, 37, 51, 52, 56, 64, 66, 76, 93, AND 103, BLOCK 1 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.
8. LOTS 1 AND 26, BLOCK 1 IS A COMMON LOT WHICH CONTAIN THE PRIVATE ROADWAY FOR THE SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.
9. LOTS 31, 42, 76, 81, AND 85, BLOCK 1, ARE SUBJECT TO BLANKET EASEMENTS FOR CROSS ACCESS, PUBLIC UTILITIES, DRAINAGE AND IRRIGATION. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION.
10. LOT 81, BLOCK 1, IS SUBJECT TO A BLANKET EASEMENT FOR EMERGENCY ACCESS. THIS LOT IS TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION.



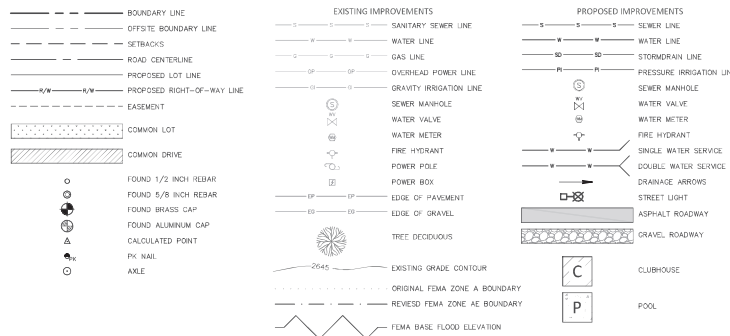
### PRELIMINARY PLAT DATA

SITE DATA		PROPOSED ZONING	
PROPOSED ZONING	R-4	COMPREHENSIVE PLAN DESIGNATION	R-4 SINGLE FAMILY HOUSING
AREA CALCULATIONS		TOTAL R-4 AREA	27.11 ACRES
TOTAL R-4 AREA	27.11 ACRES	RESIDENTIAL BUILDABLE LOT AREA	15.96 ACRES
COMMON AREA	6.22 ACRES	COMMON DRIVE AREA	0.15 ACRES
W. FLOATING FEATHER RD. R.O.W.	0.23 ACRES	TOTAL AREA OF SITE	27.11 ACRES
OVERALL LOT DATA		R-4 ZONING	SINGLE FAMILY RESIDENTIAL LOTS
TOTAL LOTS	111	COMMON LOTS	13
		COMMON DRIVE LOTS	1
		MINIMUM PROPERTY SIZE	5,000 SQ. FT.
		AVERAGE PROPERTY SIZE	2,339 SQ. FT.
		MINIMUM DENSITY	3.39 UNITS/ACRE
		NET DENSITY	5.76 UNITS/ACRE

### PRELIMINARY ENGINEERING NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT PURSUANT TO THE INFRASTRUCTURE AGREEMENT #4 WATER MAINS WILL BE LOCATED THROUGHOUT THE SUBDIVISION.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. THE PROPERTY WILL BE SERVED BY THE CONNECTION TO N. HORNBACK AVENUE THROUGH BLACK ELM LN.
3. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND STAR SEWER AND WATER DISTRICT REQUIREMENTS.
5. STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURBS AND OUTLET AND ROUTED TO DETENTION FACILITIES IN THE COMMON AREAS SHOWN ON THE PLAN. THE DETENTION FACILITIES SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF STAR REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
6. THE PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
7. FIBER AND DRY UTILITIES TO BE INSTALLED GENERALLY ADJACENT TO PRIVATE STREET LOT LINE.

### LEGEND



### INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP 1.0	PRELIMINARY PLAT COVER SHEET
PP 1.1	PRELIMINARY PLAT LOT DIMENSIONS PHASE 1 - SOUTH
PP 1.2	PRELIMINARY PLAT LOT DIMENSIONS PHASE 2 - NORTH
PP 2.0	PRELIMINARY PLAT PRELIMINARY ENGINEERING

### LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, BORSE MERIDIAN, ADA COUNTY, IDAHO.

### CONTACT INFORMATION

APPLICANT	ENGINEERING & SURVEYING CONSULTANT
WALSH GROUP, LLC P.O. BOX 1297 ZACH, IDAHO 83616 PHONE: (208) 329-5715 EMAIL: walg@walg.com	KM ENGINEERING, LLP 5725 NORTH DODDWAY WAY BOISE, IDAHO 83713 PHONE: (208) 639-0939 FAX: (208) 639-0939 CONTACT: DAVIS ZURBARTEN, P.E. JOE PACTHER, P.E. EMAIL: davis@kmeng.com joe@kmeng.com

### SURVEY CONTROL NOTES

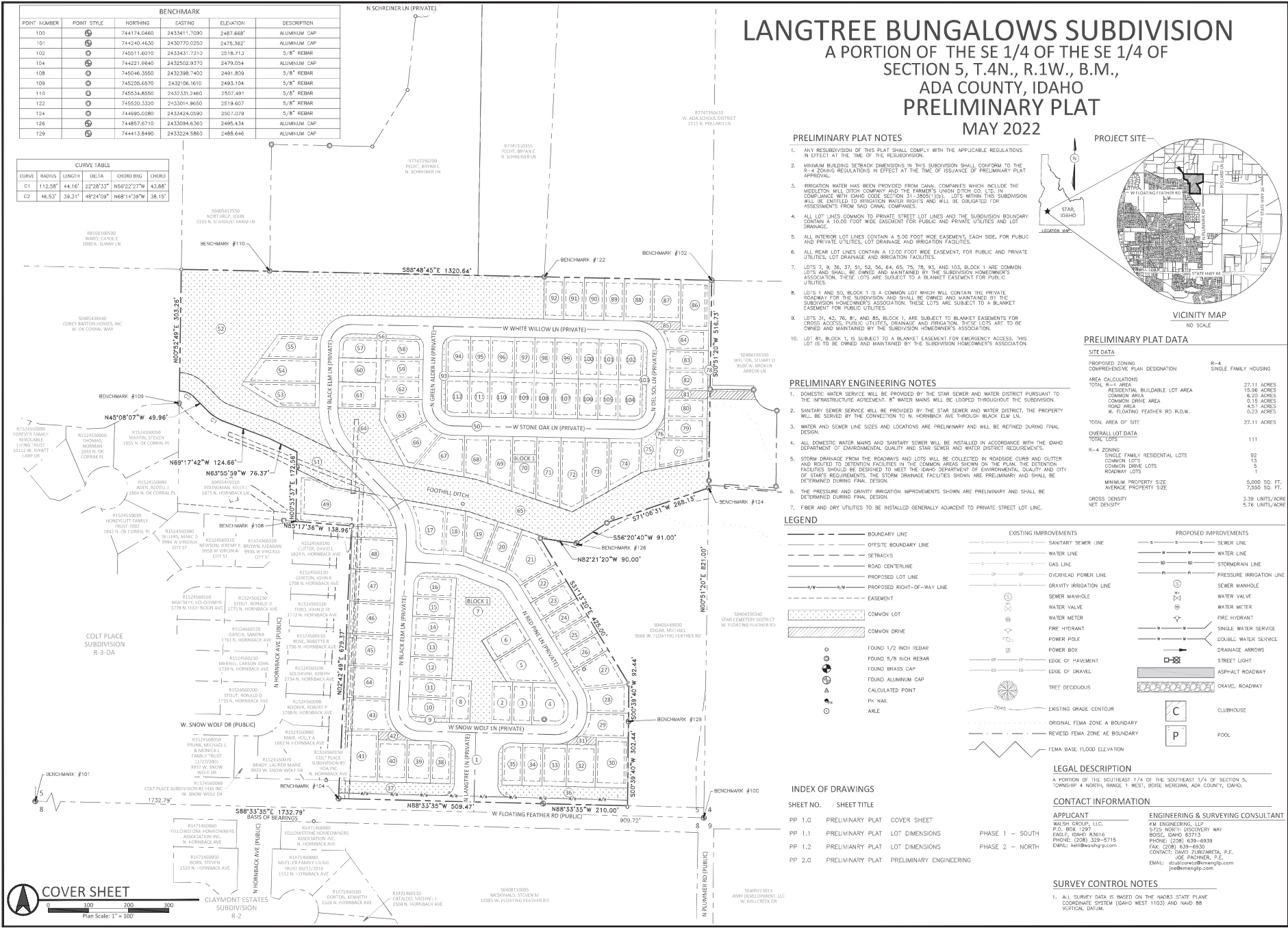
1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDHD-NET 1103) AND 1/4" H=1" VERTICAL DATUM.

### BENCHMARK

POINT NUMBER	POINT STYLE	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	⊕	744174.0460	243341.7090	2487.668'	ALUMINUM CAP
101	⊕	744240.4630	2430770.0250	2475.362'	ALUMINUM CAP
102	⊕	745011.6010	243341.7310	2518.713	5/8" REBAR
104	⊕	744221.0640	2432502.9370	2478.054	ALUMINUM CAP
108	⊕	745046.3550	2432398.7400	2491.809	5/8" REBAR
109	⊕	745205.6570	2432106.1010	2493.104	5/8" REBAR
110	⊕	745534.8050	2432261.7460	2507.491	5/8" REBAR
123	⊕	744650.3320	2432091.8650	2519.467	5/8" REBAR
124	⊕	744995.0280	2433434.0390	2507.079	5/8" REBAR
126	⊕	744857.6710	2433204.6160	2495.434	ALUMINUM CAP
129	⊕	744413.8490	2433224.5860	2488.646	ALUMINUM CAP

### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD-BEG	CHORD
C1	112.58'	44.16'	22°28'33"	N59°22'27"W	43.88'
C2	46.52'	39.31'	48°24'09"	N68°14'59"W	38.15'



LANGTREE BUNGALOWS SUBDIVISION  
 STAR, IDAHO  
 PRELIMINARY PLAT  
 COVER SHEET



DESIGN BY: JHP  
 DRAWN BY: DMZ  
 CHECKED BY: JHP  
 DATE: 05/02/2022  
 PROJECT: 20222

SHEET NO. PP 1.0





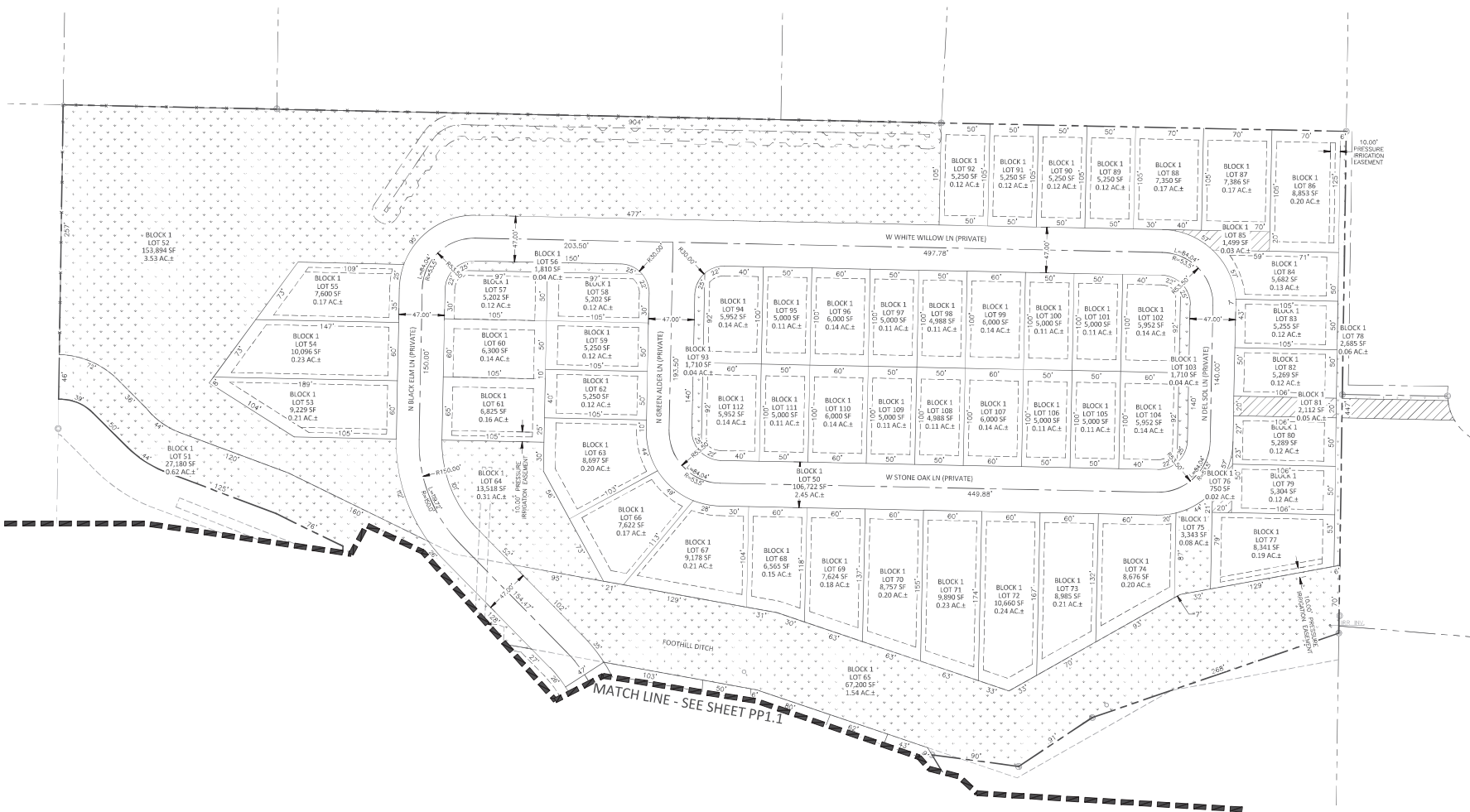
NO.	DATE	REVISIONS

LANGTREE BUNGALOWS SUBDIVISION  
 STAR, IDAHO  
 PRELIMINARY PLAT  
 LOT DIMENSIONS  
 PHASE 2 - NORTH

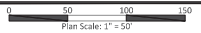


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DRAWN BY:	DMZ
CHECKED BY:	INP
DATE:	05/02/2022
PROJECT:	20-222

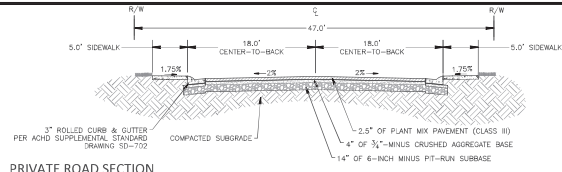
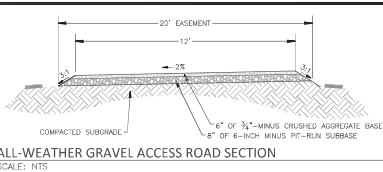
SHEET NO. PP 1.2



LOT DIMENSIONS - PHASE 2 - NORTH





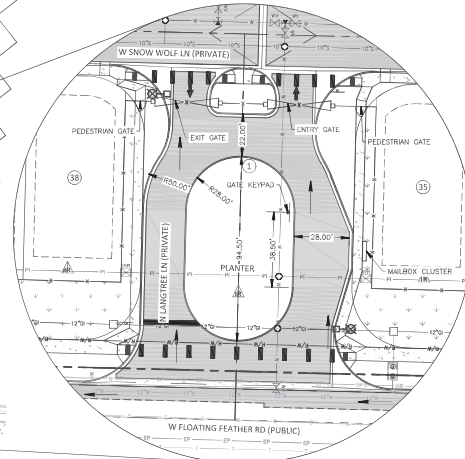
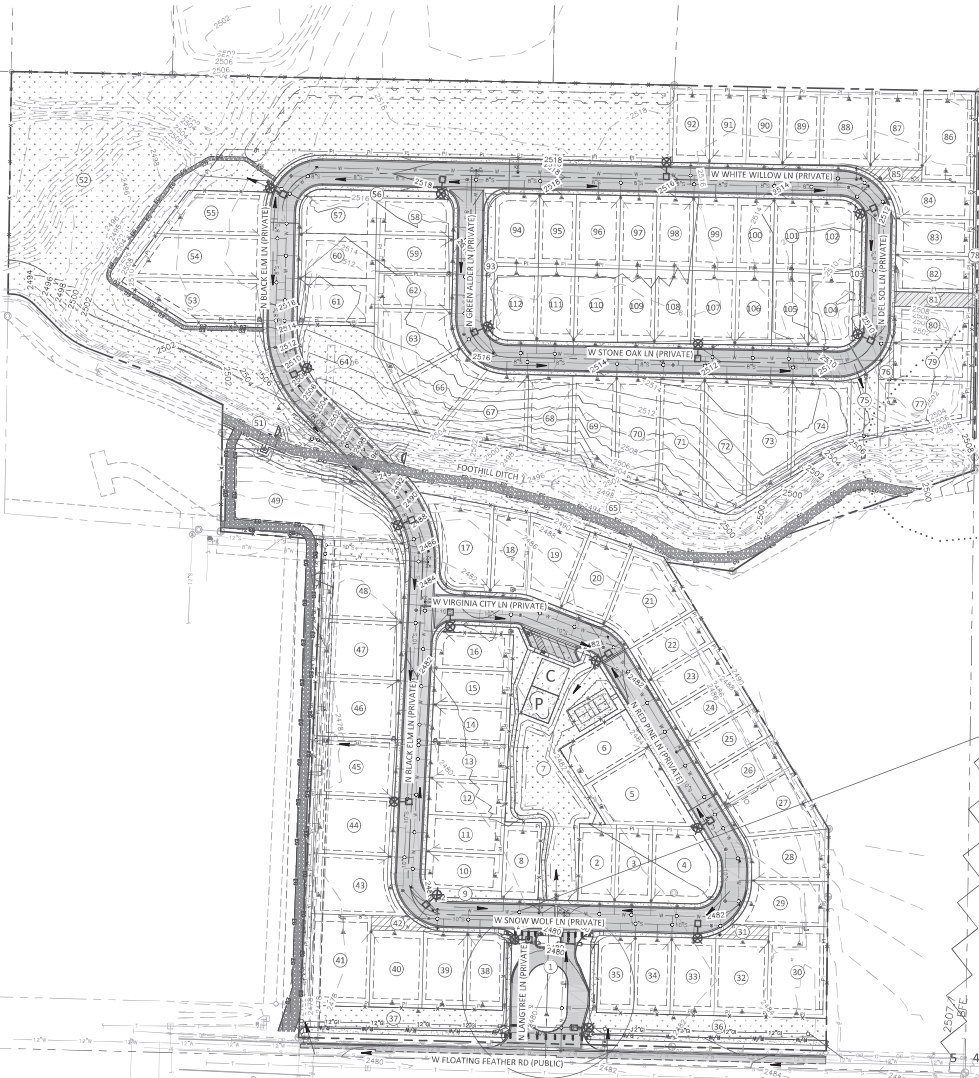


**UTILITIES**

WATER:	STAR SEWER AND WATER
SEWER:	STAR SEWER AND WATER
ELECTRIC:	IDAH0 POWER COMPANY
NATURAL GAS:	INTERMOUNTAIN GAS COMPANY
TELEPHONE:	CTC TELECOM, INC.
IRRIGATION:	MIDDLETON DITCH COMPANY

**LEGEND**

—	BOUNDARY LINE	—	EXISTING IMPROVEMENTS
- - -	OFFSET BOUNDARY LINE	—	SANITARY SEWER LINE
- · - · -	SETBACKS	—	WATER LINE
- · - · -	ROAD CENTERLINE	—	GAS LINE
- · - · -	PROPOSED LOT LINE	—	OVERHEAD POWER LINE
- · - · -	PROPOSED RIGHT-OF-WAY LINE	—	GRANITE IRRIGATION LINE
- · - · -	EASEMENT	⊗	SEWER MANHOLE
○	COMMON AREA LOT	⊗	WATER VALVE
○	FOUND 1/2 INCH REBAR	⊗	WATER METER
○	FOUND 5/8 INCH REBAR	⊗	FIRE HYDRANT
○	FOUND BRASS CAP	⊗	POWER POLE
○	FOUND ALUMINUM CAP	⊗	POWER BOX
○	CALCULATED POINT	⊗	EDGE OF PAVEMENT
○	PK NAIL	⊗	EDGE OF GRAVEL
○	AXLE	⊗	TREE DECIDUOUS
○	WETLAND AREA	⊗	EXISTING GRADE CONTOUR
		⊗	ORIGINAL FEMA ZONE A BOUNDARY
		⊗	REVISED FEMA ZONE A BOUNDARY
		⊗	FEMA BASE FLOOD ELEVATION
		⊗	PROPOSED IMPROVEMENTS
		⊗	SEWER LINE
		⊗	WATER LINE
		⊗	STORMDRAIN LINE
		⊗	PRESSURE IRRIGATION LINE
		⊗	SEWER MANHOLE
		⊗	WATER VALVE
		⊗	WATER METER
		⊗	FIRE HYDRANT
		⊗	SINGLE WATER SERVICE
		⊗	DOUBLE WATER SERVICE
		⊗	DRAINAGE ARROWS
		⊗	STREET LIGHT
		⊗	LIFT GATE
		⊗	ASPHALT ROADWAY
		⊗	GRAVEL ROADWAY
		⊗	GRASS/STONE EMERGENCY ACCESS ROADWAY
		⊗	CLUBHOUSE
		⊗	POOL



- NOTES**
- DOMESTIC AND FIRE PROTECTION WATER SERVICE WILL BE PROVIDED BY STAR SEWER AND WATER. AN 8" WATER MAIN WILL BE CONNECTED TO THE EXISTING 12" MAIN ON W FLOATING FEATHER RD. AND THE WATER MAIN EXTENDING FROM COLT PLACE SUBDIVISION.
  - WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
  - ALL DOMESTIC WATER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAH0 DEPARTMENT OF ENVIRONMENTAL QUALITY MINIMUM STANDARDS INCLUDING SEPARATION FROM SANITARY SEWER LINES AND STORM WATER INFILTRATION SWALES.
  - ALL STREETS SHALL BE PRIVATE. ROADWAYS WILL BE CONSTRUCTED TO COMPLY WITH AHD STANDARDS. AT A MINIMUM, SEE THE PRELIMINARY ROADWAY CROSS-SECTION ON THIS SHEET. ALL STREETS WILL HAVE A POSTED SPEED LIMIT OF 15 MPH.
  - STORM DRAINAGE FROM THE ROADWAYS SHALL BE COLLECTED IN DETENTION FACILITIES LOCATED IN THE COMMON LOTS AS INDICATED OR ROUTED INTO FOOTHILL DITCH.
  - STORM DRAINAGE RUNOFF FROM FLOATING FEATHER WILL FLOW INTO DROP INLETS AND SAND AND GREASE TRAPS INTO THE IRRIGATION MAIN RUNNING ALONG FLOATING FEATHER ROAD. RUNOFF FROM BLACK ELM LN WILL BE ROUTED THROUGH DROP INLETS AND A SAND AND GREASE TRAP TO THE IRRIGATION MAIN RUNNING ALONG THE WEST PROPERTY LINE. RUNOFF FROM VIRGINIA CITY LN, SNOW WOLF LN, RED PINE LN, AND LANGTREE LN, WILL BE ROUTED THROUGH SAND AND GREASE TRAPS INTO LOT 7. LOT 7 WILL BE CONSTRUCTED WITH AN INFILTRATION SYSTEM WHICH CAN OVERTLOW INTO THE DROP INLETS COLLECTING DRAINAGE FROM BLACK ELM LN.
  - STORM DRAINAGE RUNOFF FROM STONE OAK LN, GREEN ALDER LN, DEL SOL LN, AND WHITE WILLOW LN WILL BE ROUTED THROUGH A SAND AND GREASE TRAP AND A SWALE THROUGH LOT 75 INTO FOOTHILL DITCH.
  - SANITARY SEWER, WATER, AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
  - PROPERTY IS WITHIN THE MIDDLETON IRRIGATION DISTRICT. A PRESSURIZED IRRIGATION SYSTEM WILL BE INSTALLED TO PROVIDE IRRIGATION TO ALL BUILDING AND COMMON AREA LOTS. LOCATION AND SIZE OF THE PRESSURE IRRIGATION SYSTEM WILL BE DETERMINED DURING FINAL DESIGN.
  - TO THE UTILITY AND DRAINAGE AND DRAINAGE SHOWN ON THIS PLAN IS CONCEPTUAL AND SUBJECT TO MODIFICATION THROUGH FINAL DESIGN AND CONSTRUCTION.
  - STREET LIGHTING SHALL CONFORM TO THE CITY OF STAR'S STREETLIGHT STANDARDS/DARK SKY ORDINANCE, THE IDAH0, AND THE CITY OF STAR SUPPLEMENTAL GUT SHEETS FOR LIGHTS AND LIGHT POLES SHALL BE APPROVED IN WRITING BY THE CITY PRIOR TO INSTALLATION.
  - THE HOME ON LOT 55, BLOCK 1 SHALL BE LIMITED TO ONE STORY.



**REVISIONS**

NO.	DATE	DESCRIPTION

LANGTREE BUNGALOWS SUBDIVISION  
STAR, IDAHO  
PRELIMINARY PLAT  
PRELIMINARY ENGINEERING

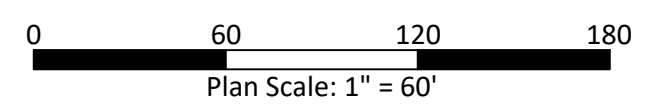
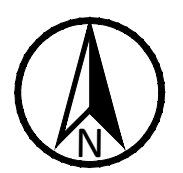
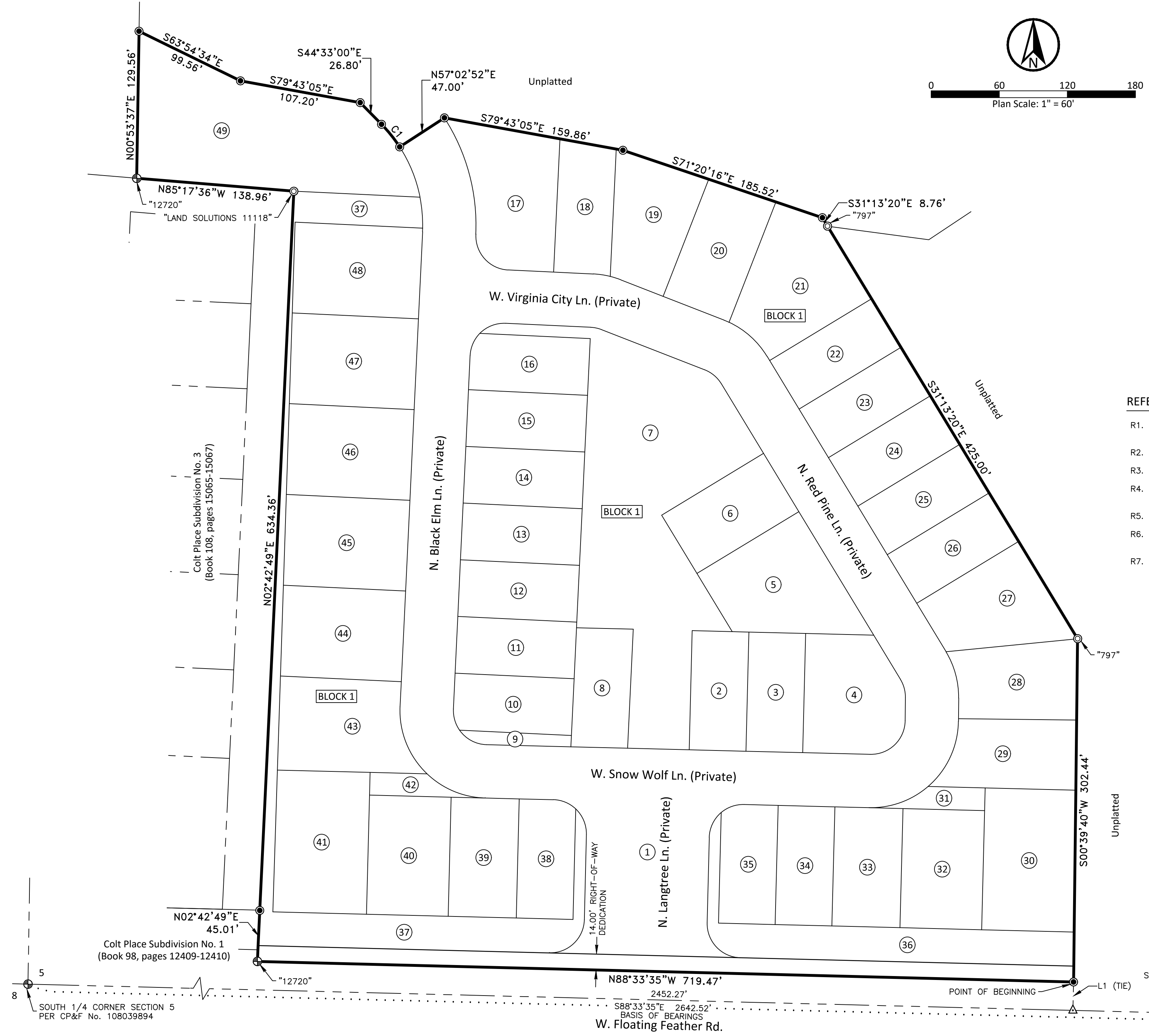


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CHECKED BY:	IMP
DATE:	05/09/2022
PROJECT:	202222
SHEET NO.	PP 2.0

**PRELIMINARY ENGINEERING**

# PLAT OF LANGTREE BUNGALOWS SUBDIVISION No. 1

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO. 2022



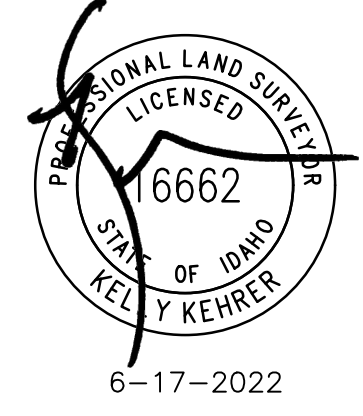
LEGEND	
	FOUND ALUMINUM CAP, AS NOTED
	FOUND 5/8" REBAR, MARKED AS NOTED
	SET 5/8" REBAR WITH PLASTIC CAP, MARKED "KSK 16662"
	SET 1/2" REBAR WITH PLASTIC CAP, MARKED "KSK 16662"
	SET 5/8" REBAR WITH PLASTIC CAP, MARKED "KSK 16662 ESMT"
	CALCULATED POINT
	LOT NUMBER
	SUBDIVISION BOUNDARY LINE
	LOT LINE
	SECTION LINE
	ADJACENT LOT LINE
	EASEMENT LINE
	GRAVITY IRRIGATION EASEMENT LINE
	SURVEY TIE LINE

SHEET INDEX	
SHEET 1	OVERALL PLAT MAP AND LEGEND
SHEET 2	DETAILED PLAT MAP AND EASEMENTS (SOUTH)
SHEET 3	DETAILED PLAT MAP AND EASEMENTS (NORTH)
SHEET 4	NOTES
SHEET 5	CERTIFICATE OF OWNERS
SHEET 6	CERTIFICATES AND APPROVALS

- REFERENCES**
- PLAT OF COLT PLACE SUBDIVISION No. 3, [BOOK 108 OF PLATS] PAGES 15065-15067, INST. No. 2015010045, RECORDS OF ADA COUNTY, IDAHO.
  - RECORD OF SURVEY PER INST. No. 2016-035663, RECORDS OF ADA COUNTY, IDAHO.
  - RECORD OF SURVEY PER INST. No. 109059693, RECORDS OF ADA COUNTY, IDAHO.
  - SPECIAL WARRANTY DEED PER INST. No. 2022-007232, RECORDS OF ADA COUNTY, IDAHO.
  - RECORD OF SURVEY PER INST. No. 2022-033707, RECORDS OF ADA COUNTY, IDAHO.
  - PLAT OF COLT PLACE SUBDIVISION No. 1, BOOK 98 OF PLATS PAGES 12409-12410, INST. No. 107074426, RECORDS OF ADA COUNTY, IDAHO.
  - QUITCLAIM DEED PER INST. No. 2016-044293, RECORDS OF ADA COUNTY, IDAHO.

**SURVEY NARRATIVE**

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



DEVELOPER  
**WALSH GROUP, LLC**  
EAGLE, IDAHO

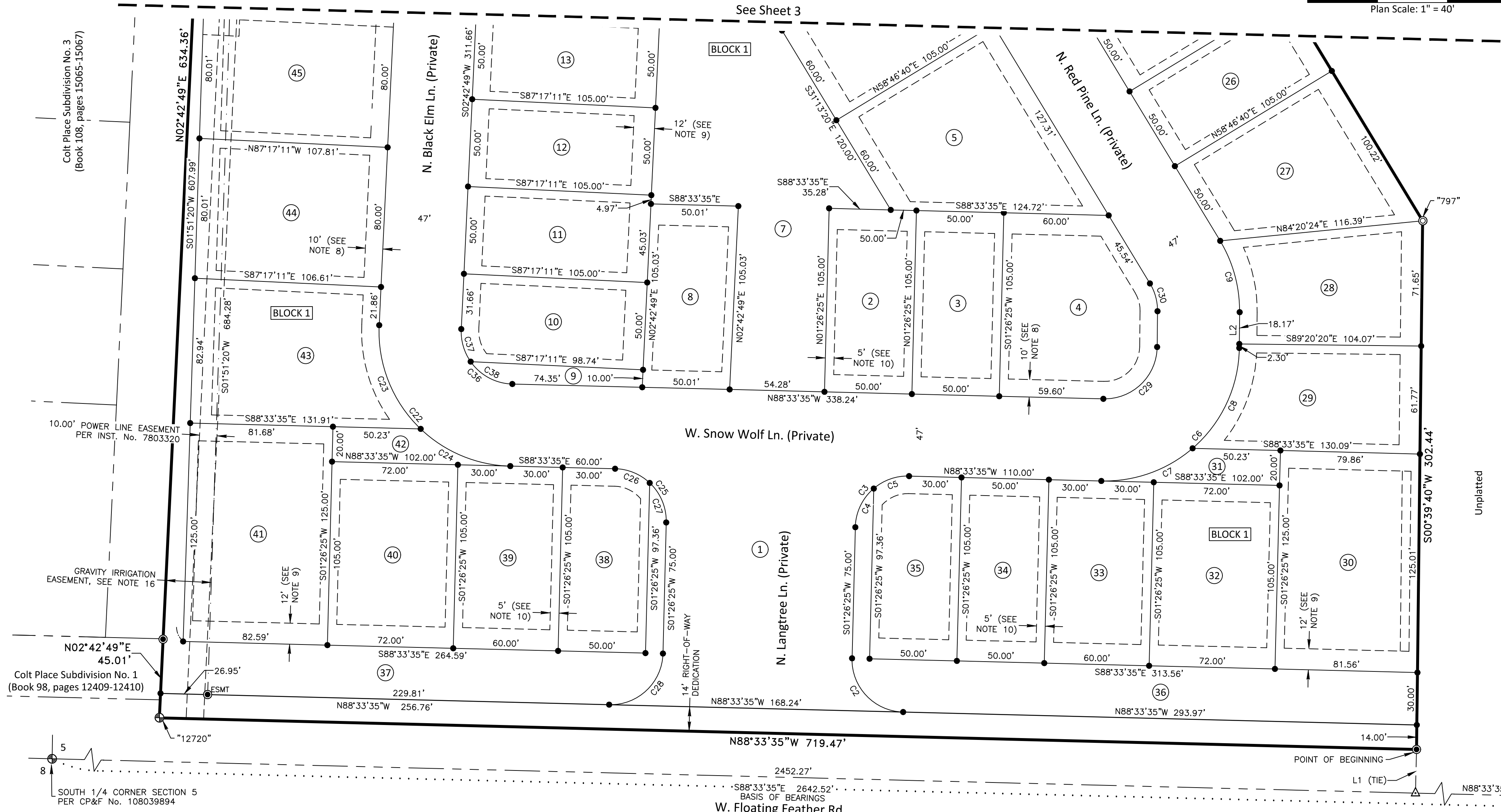
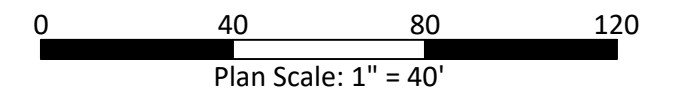
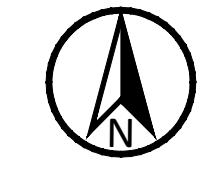


5  
8  
SOUTH 1/4 CORNER SECTION 5  
PER CP&F No. 108039894

N88°33'35"W 719.47'  
2452.27'  
S88°33'35"E 2642.52'  
BASIS OF BEARINGS  
W. Floating Feather Rd.

POINT OF COMMENCEMENT  
SOUTHEAST CORNER SECTION 5  
PER CP&F No. 111001233  
N88°33'35"W 190.25'  
L1 (TIE)

# PLAT OF LANGTREE BUNGALOWS SUBDIVISION No. 1



SOUTH 1/4 CORNER SECTION 5  
PER CP&F No. 108039894

SOUTHEAST CORNER SECTION 5  
PER CP&F No. 111001233

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°26'25"E	25.00
L2	S00°39'40"W	20.47

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	126.50'	25.61'	11°35'53"	S38°45'04"E	25.56'
C2	30.00'	47.12'	90°00'00"	S43°33'35"E	42.43'
C3	30.00'	47.12'	90°00'00"	S46°26'25"W	42.43'
C4	30.00'	25.23'	48°11'23"	S25°32'06"W	24.49'
C5	30.00'	21.89'	41°48'37"	S70°32'06"W	21.41'
C6	77.00'	122.00'	90°46'45"	N46°03'02"E	109.63'
C7	77.00'	56.78'	42°14'47"	N70°19'01"E	55.50'
C8	77.00'	65.22'	48°31'58"	N24°55'39"E	63.29'
C9	77.00'	42.85'	31°53'00"	S15°16'50"E	42.30'
C10	77.00'	50.36'	37°28'25"	S49°57'32"E	49.47'
C11	77.00'	45.56'	33°54'04"	S48°10'22"E	44.90'
C12	77.00'	4.80'	3°34'20"	S66°54'34"E	4.80'
C13	77.00'	24.98'	18°35'27"	S77°59'28"E	24.87'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C14	77.00'	9.89'	7°21'27"	S72°22'28"E	9.88'
C15	77.00'	15.10'	11°14'00"	S81°40'11"E	15.07'
C16	30.00'	47.12'	90°00'01"	S42°17'11"E	42.43'
C17	173.50'	108.00'	35°39'57"	N15°07'09"W	106.27'
C18	126.50'	78.74'	35°39'56"	N15°07'09"W	77.48'
C19	126.50'	73.66'	33°21'46"	N27°52'07"W	72.62'
C20	126.50'	27.49'	12°26'58"	N04°57'45"W	27.43'
C21	126.50'	3.20'	1°27'05"	N01°59'16"E	3.20'
C22	77.00'	122.66'	91°16'25"	S42°55'23"E	110.10'
C23	77.00'	65.89'	49°01'37"	S21°47'59"E	63.90'
C24	77.00'	56.78'	42°14'47"	S67°26'11"E	55.50'
C25	30.00'	47.12'	90°00'00"	N43°33'35"W	42.43'
C26	30.00'	21.89'	41°48'37"	N67°39'17"W	21.41'

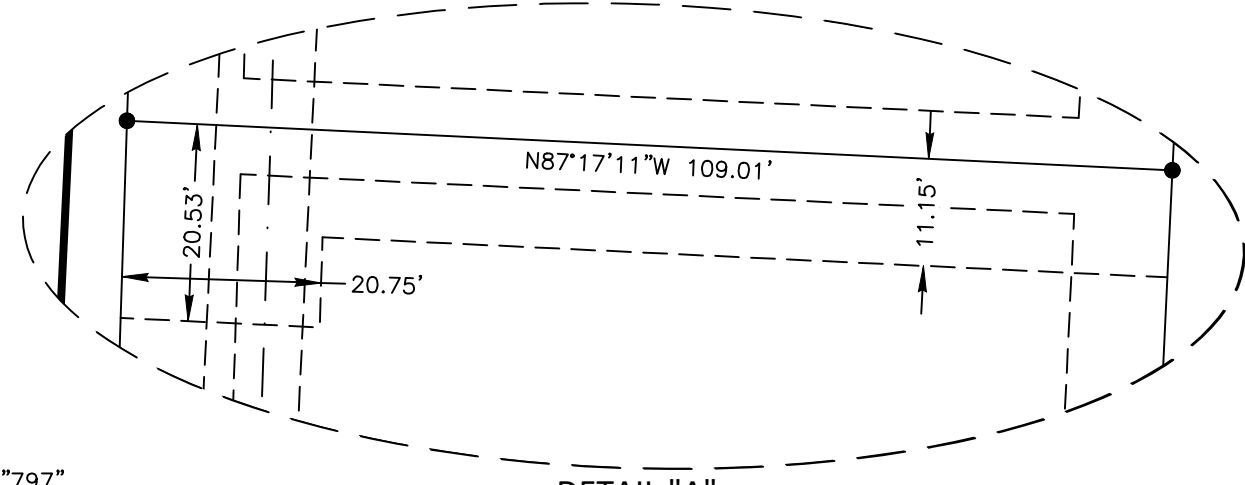
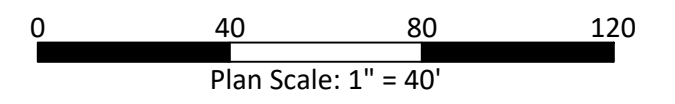
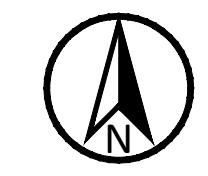
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C27	30.00'	25.23'	48°11'23"	N22°39'17"W	24.49'
C28	30.00'	47.12'	89°59'59"	N46°26'24"E	42.43'
C29	30.00'	47.53'	90°46'32"	S46°03'02"W	42.71'
C30	30.00'	16.69'	31°53'00"	S15°16'50"E	16.48'
C31	30.00'	19.62'	37°28'24"	S49°57'32"E	19.27'
C32	30.00'	9.73'	18°35'27"	S77°59'28"E	9.69'
C33	30.00'	47.12'	90°00'00"	S47°42'49"W	42.43'
C34	30.00'	25.23'	48°11'23"	S68°37'07"W	24.49'
C35	30.00'	21.89'	41°48'37"	S23°37'07"W	21.41'
C36	30.00'	47.79'	91°16'25"	S42°55'23"E	42.90'
C37	30.00'	19.73'	37°41'13"	S16°07'47"E	19.38'
C38	30.00'	28.06'	53°35'12"	S61°46'00"E	27.05'



6-17-2022  
DEVELOPER  
**WALSH GROUP, LLC**  
EAGLE, IDAHO



# PLAT OF LANGTREE BUNGALOWS SUBDIVISION No. 1



Colt Place Subdivision No. 3  
(Book 108, pages 15065-15067)

GRAVITY IRRIGATION  
EASEMENT, SEE NOTE 16

"LAND SOLUTIONS 11118"

20.00' ACCESS EASEMENT  
PER INST. No. 7808679

10.00' POWER LINE EASEMENT  
PER INST. No. 1585000462

10.00' POWER LINE EASEMENT  
PER INST. No. 7803320

See Sheet 2



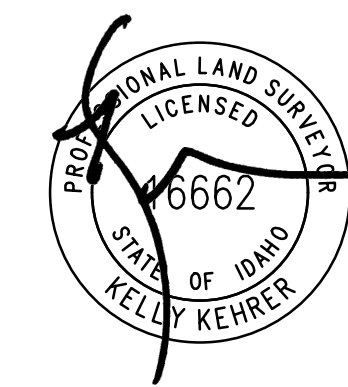
6-17-2022  
DEVELOPER  
**WALSH GROUP, LLC**  
EAGLE, IDAHO



# PLAT OF LANGTREE BUNGALOWS SUBDIVISION No. 1

## NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
4. LOTS 1, 7, 9, 36, AND 37, BLOCK 1 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
6. IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM MIDDLETON DITCH COMPANY.
7. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 202\_--\_\_\_\_\_, AS AMENDED FROM TIME TO TIME.
8. UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
9. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 12.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE.
10. UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION IRRIGATION AND LOT DRAINAGE.
11. LOT 1, BLOCK 1 (COMMON LOT) IS A PRIVATE ROAD AND MAINTENANCE FOR SAID LOT IS AS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION. THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE ROAD CANNOT BE MODIFIED AND THE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF STAR.
11. DIRECT LOT OR PARCEL ACCESS TO W. FLOATING FEATHER ROAD IS PROHIBITED.
12. LOTS 31 AND 42, BLOCK 1 ARE SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR LOTS 30 AND 32, BLOCK 1 AND LOTS 40 AND 41, BLOCK 1. SAID LOTS 31 AND 42 SHALL BE MAINTAINED BY THE LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION, OR ASSIGNS AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS SUBDIVISION. LOTS 31 AND 42 ARE ALSO SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
13. ACHD PUBLIC RIGHT-OF-WAY EASEMENT (SIDEWALK) PER INSTRUMENT No. 202\_--\_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
14. LOT 19, BLOCK 1 SHALL BE LIMITED TO A SINGLE LEVEL RESIDENCE.
15. AS SHOWN HERE, A PORTION OF LOT 45, BLOCK 1 IS SUBJECT TO A STORM DRAINAGE EASEMENT TO BE MAINTAINED BY THE LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION.
16. THIS SUBDIVISION IS SUBJECT TO A DRAINAGE DISTRICT 2 LICENSE AGREEMENT PER INST. No. 20\_--\_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
17. LOT 31, BLOCK 1 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 30 AND 32, BLOCK 1, RESPECTIVELY. LOT 31, BLOCK 1 SHALL BE OWNED AND MAINTAINED BY THE LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION, OR ASSIGNS, AND IS ALSO SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND IRRIGATION.
18. LOT 42, BLOCK 1 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 40 AND 41, BLOCK 1, RESPECTIVELY. LOT 42, BLOCK 1 SHALL BE OWNED AND MAINTAINED BY THE LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION, OR ASSIGNS, AND IS ALSO SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND IRRIGATION.



6-17-2022



# PLAT OF LANGTREE BUNGALOWS SUBDIVISION No. 1

## CERTIFICATE OF OWNERS

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

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 5, WHICH BEARS S88°33'35"E A DISTANCE OF 2,642.52 FEET FROM A FOUND ALUMINUM CAP MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 5, THENCE FOLLOWING THE SOUTHERLY LINE OF SAID SECTION 5, N88°33'35"W A DISTANCE OF 190.25 FEET;  
THENCE LEAVING SAID SOUTHERLY LINE, N01°26'25"E A DISTANCE OF 25.00 FEET THE NORTHERLY RIGHT-OF-WAY LINE OF W. FLOATING FEATHER ROAD AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE, N88°33'35"W A DISTANCE OF 719.47 FEET TO A FOUND ALUMINUM CAP ON THE BOUNDARY OF COLT PLACE SUBDIVISION NO. 1 (BOOK 98 OF PLATS, PAGES 12409-12410, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID SUBDIVISION BOUNDARY, N02°42'49"E A DISTANCE OF 45.01 FEET TO SOUTHEAST CORNER OF COLT PLACE SUBDIVISION NO. 3 (BOOK 108 OF PLATS, PAGES 15065-15067, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING THE BOUNDARY OF SAID COLT PLACE SUBDIVISION NO. 1 AND FOLLOWING THE BOUNDARY OF SAID COLT PLACE SUBDIVISION NO. 3 THE FOLLOWING TWO (2) COURSES:

1. N02°42'49"E A DISTANCE OF 634.36 FEET TO A FOUND 5/8-INCH REBAR;
2. N85°17'36"W A DISTANCE OF 138.96 FEET TO A FOUND ALUMINUM CAP ON THE BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED PER INSTRUMENT NO. 2016-044293, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING THE BOUNDARY OF SAID COLT PLACE SUBDIVISION NO. 3 AND FOLLOWING SAID QUITCLAIM DEED BOUNDARY, N00°53'37"E A DISTANCE OF 129.56 FEET;

THENCE LEAVING SAID QUITCLAIM DEED BOUNDARY, S63°54'34"E A DISTANCE OF 99.56 FEET;

THENCE S79°43'05"E A DISTANCE OF 107.20 FEET;

THENCE S44°33'00"E A DISTANCE OF 26.80 FEET;

THENCE 25.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 126.50 FEET, A DELTA ANGLE OF 11°35'53", A CHORD BEARING OF S38°45'04"E AND A CHORD DISTANCE OF 25.56 FEET;

THENCE N57°02'52"E A DISTANCE OF 47.00 FEET;

THENCE S79°43'05"E A DISTANCE OF 159.86 FEET;

THENCE S71°20'16"E A DISTANCE OF 185.52 FEET;

THENCE S31°13'20"E A DISTANCE OF 8.76 FEET TO A FOUND 5/8-INCH REBAR ON THE BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED PER INSTRUMENT NO. 2022-007232;

THENCE FOLLOWING SAID WARRANTY DEED BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. S31°13'20"E A DISTANCE OF 425.00 FEET TO A FOUND 5/8-INCH REBAR;
2. S00°39'40"W A DISTANCE OF 302.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 10.813 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD OR IMPLIED.

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

\_\_\_\_\_  
RON WALSH, MANAGING MEMBER  
LANGTREE BUNGALOWS, LLC

## ACKNOWLEDGMENT

STATE OF IDAHO )  
                          )SS  
ADA COUNTY      )

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2022, BY RON WALSH, AS MANAGING MEMBER OF LANGTREE BUNGALOWS, LLC.

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

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

## CERTIFICATE OF SURVEYOR

I, KELLY KEHRER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF LANGTREE BUNGALOWS SUBDIVISION No. 1 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

KELLY KEHRER, P.L.S. 16662



6-17-2022



# PLAT OF LANGTREE BUNGALOWS SUBDIVISION No. 1

### APPROVAL OF CITY ENGINEER

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

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

### APPROVAL OF CITY COUNCIL

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

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

### ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

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

### CERTIFICATE OF COUNTY SURVEYOR

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

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

\_\_\_\_\_  
DATE

### HEALTH CERTIFICATE

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

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

\_\_\_\_\_  
DATE

### CERTIFICATE OF THE COUNTY TREASURER

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

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

\_\_\_\_\_  
DATE

### CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
ADA COUNTY } SS

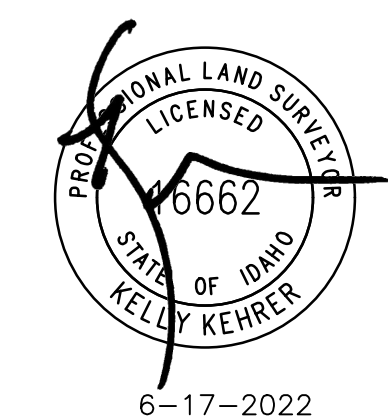
I HEREBY CERTIFY THAT THIS PLAT OF LANGTREE BUNGALOWS SUBDIVISION No. 1 WAS FILED AT THE REQUEST OF \_\_\_\_\_ AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_M., THIS \_\_ DAY OF \_\_\_\_\_, \_\_\_\_ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ THRU \_\_\_\_\_.

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

\_\_\_\_\_  
DEPUTY

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

FEE:



6-17-2022





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

Subdivision: Langtree Bungalows Phase: 1 Date: 10/18/2022

Developable Lots: 42 Review No: 2

Developer: Walsh Group, LLC

Tel: 208-841-8607 Email: \_\_\_\_\_

Engineer: KM Engineering LLP/David Zubizareta

Tel: 208-639-6939 Email: [dzubizareta@kmengllp.com](mailto:dzubizareta@kmengllp.com)

Property Address: Floating Feather Road

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

### FINAL PLAT REVIEW

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



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

**CONSTRUCTION DRAWING REVIEW**

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

				application must be approved prior to approval of final plat.
21			X	Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat.
22			X	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
23			X	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
24			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
25			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
26			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
27			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>GRADING PLAN</b>
28	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
29			X	The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
30	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31	X			Drainage facilities and easements are shown.
32		X		Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations. <b>See comments at the bottom of the checklist.</b>
33	X			Existing irrigation ditches, canals, and easements are shown.
34	X			Cut and fill slopes are no steeper that 2H:1V. (Spot checked by City Engineer)
35	X			Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
36	X			Tops and toes of cut and fill slopes are set back from

				structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
37	X			Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38	X			Existing and proposed elevations match at property boundaries.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>DRAINAGE PLAN</b>
39	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
40	X			Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41	X			Narrative is provided that describes the proposed method of stormwater retention.
42		X		Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer) <b>See comments at bottom of checklist.</b>
43	X			The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
44	X			Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
45	X			Section view of drainage facility provided. <b>Streets are labeled as private, but pond cross sections states ACHD will verify items. Design engineer is required to provide letters stating items are constructed per design on private roads.</b>
46	X			Able to determine drainage directions from information given.
47	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
48			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
49	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the “State of Idaho Catalog of Stormwater Best Management Practices”.
50	X			5-foot setback from property line maintained for drainage facilities.
51	X			Drainage basin / pond dimensions listed or noted.
52				Drainage facilities drawn to scale on grading and drainage plan.

53	X			Drain rock, ASTM C33 sand, or pond liner specified.
54	X			3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail. Ground water elevation must be shown, if not encountered provide elevation of the bottom of deepest test pit.
55	X			Vegetative cover shown over biofiltration facilities.
56		X		Appropriate license agreements have been executed and are provided for offsite discharge of storm water. <b>Majority of the site appears to drain offsite, provide documentation for irrigation district that they will accept stormwater.</b>
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>GRAVITY IRRIGATION</b>
57		X		Plan approval letter is provided from the appropriate irrigation district. <b>Please provide</b>
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>PRESSURE IRRIGATION</b>
58	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
59	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
60		X		Design provides a minimum of 15 gpm @ 45 PSI to each destination point. <b>Design only provides for 4.76 gpm for each home. Provide irrigation report with rotation schedule</b>
61		X		If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot. <b>See item 60</b>
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63	X			Main line distribution piping is 3-inches in diameter or greater.
64		X		Provisions are made for diversion and flow measurement from a gravity irrigation source ditch. <b>Provide approval from irrigation district that diversion location is acceptable.</b>
65		X		Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
66			X	Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67		X		Provided verification that water rights and/or irrigation shares will be transferred to the association managing

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

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

**Notes:**

*Additional Final Plat Comments:*

- 

*Additional Construction Drawing Comments:*

- Please include all grade breaks on profiles, multiple locations are difficult to tell were grade changes from 0.40% to 0.53% around corners.
- Grading for the north end of Black Elm St creates steep slopes and difficult access to lot 49, please revise grading for access to this lot. If road grades cannot change, please grade lot 49 to accommodate.
- basin maps and calculations do not appear to match. Basin Maps are for A1-A7 and calculations for Areas an unnamed area and facilities 2, 3, 4 and 6. Make numbering consistent.
- Pond calculations state they are for Facility 4, should not be two facility 4s.
- Acres shown for Areas A3, A4, A6 and A7 are not consistent with shaded area measurements.
- Predevelopment is listed as Facility 7
- Post development areas outside of pond exceed predevelopment rates by over 5 cfs

**No Revised Calculations were provided.**

**Boise Office**  
1101 W. River St.  
Suite 110  
Boise, Idaho 83702  
Tel. (208) 629-7447

**Challis Office**  
1301 E. Main Ave.  
P.O. Box 36  
Challis, Idaho 83226  
Tel. (208) 879-4488

**Twin Falls Office**  
213 Canyon Crest Drive  
Suite 200  
Twin Falls, Idaho 83301  
Tel. (208) 969-9585

Fax (all offices)  
(208) 629-7559



**RECEIVED**  
10/21/22  
Jmg

# SAWTOOTH LAW OFFICES, PLLC

Tuesday, October 18, 2022

Section 5, Item E.

**S. Bryce Farris**

**Evan T. Roth**

**Daniel V. Steenson**

**Andrew J. Waldera**

**Kelsea E. Donahue**

**Brian A. Faria**

**Thomas M. Larsen**

**Patxi Larrocea-Phillips**

**John A. Richards**

**Katie L. Vandenberg-Van  
Vliet**

**James R. Bennetts**  
*(retired)*

City of Star  
Attn: Shawn L. Nickel  
P.O. Box 130  
Star, Idaho 83669

Re: File #: FP-22-19 – Langtree Bungalows Subdivision Phase 1  
located at 9670 W. Floating Feather Rd, west of N. Plummer Rd in Star, Idaho

Dear Mr. Nickel:

The Foothill Ditch Company (referred to as “Ditch Company”) has a ditch and easement that runs through or abuts this property. The easement is 25 feet each side from the top of bank. In addition, the Drainage District No. 2 (referred to as “District”) has a ditch and easement that runs through or abuts this property. The District’s easement is 100 feet, 50 feet to either side for open drains and 50 feet, 25 feet to either side for piped or closed drains. The developer must contact the Ditch Company and District’s attorneys, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into Ditch Company and District’s facilities occur. The Ditch Company and District must review drainage plans and construction plans prior to any approval.

The Ditch Company and District generally require a License Agreement prior to any approval for the following reasons:

1. Relocation of a facility which would also require a new easement and relinquishment of the old easement once the relocation has been completed.
2. Piping of a facility.
3. Encroachment on a facility with gas, water and sewer lines, utility lines, roadways, bridges or any other structures.
4. Drainage discharges into any facilities.

Also, please be advised that neither the Ditch Company or District approve of trees within their easements. Therefore, any existing trees within easement will need to be removed. On occasion, the Ditch Company and District may make an exception on a case by case basis, which requires the developers/owners to obtain written permission from District for existing trees to remain.

Please contact me if you have any questions.

Yours very truly,



S. Bryce Farris

SBF:krk

cc: DD2/Foothill Ditch Co.



Ada County Transmittal  
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone/OTD # \_\_\_\_\_

Conditional/Accessory Use # \_\_\_\_\_

Preliminary / Final / Short Plat FP-22-19

Development Name/Section Langtree Bungalows I

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - waste flow characteristics
  - bedrock from original grade
  - other \_\_\_\_\_
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - community sewage system
  - interim sewage
  - central water
  - individual sewage
  - individual water
  - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - community sewage system
  - sewage dry lines
  - central water
  - community water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
  - food establishment
  - swimming pools or spas
  - beverage establishment
  - grocery store
  - child care center

14. \_\_\_\_\_

Reviewed By: [Signature] Date: 10 / 21 / 22





# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** **November 15, 2022**

**FILE(S) #:** **FP-22-24, Final Plat, Trident Ridge Subdivision Phase 6**

### REQUEST

Applicant is seeking approval of a Final Plat for Trident Ridge Subdivision Phase 6, consisting of 55 residential lots and 9 common lots on 19.06 acres. The phase is located on the east side of Wing Road, north of Beacon Light Road in Star, Idaho. Ada County Parcels R4830410310, R4830410210, R4830410110.

<b><u>APPLICANT:</u></b> Tim Mokwa Hayden Homes Idaho LLC 1406 N. Main St., Ste 109 Meridian, Idaho 83642	<b><u>OWNER:</u></b> Brookfield Holdings (Hayden II) LLC 250 Vesey St., 15 <sup>th</sup> Floor New York, NY 10281	<b><u>REPRESENTATIVE:</u></b> John Carpenter T-O Engineers 332 N. Broadmore Way Nampa, Idaho 83687
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### PROPERTY INFORMATION

Land Use Designation -	Residential R-3-PUD
	<b><u>Phase 6</u></b>
Acres -	19.06 acres
Residential Lots -	55
Common Lots -	9

### HISTORY

September 4, 2007	Council approved applications for Annexation and Zoning (R-1 & R-3)
November 21, 2017	Public hearing for Preliminary Plat (PP-17-04) was tabled until December 19, 2017 so Council could do a site visit of property.
November 22, 2017	Council visited the proposed development location.

- December 19, 2017 Council approved the Preliminary Plat (PP-17-04) for Trident Ridge Subdivision consisting of 143.6 acres, 324 residential lots and 23 common lots with a density of 2.26 du/ac. City accepted the donation of a parcel of land for a city park of +/- 50 acres and agreed to pay up to \$60k toward a bridge at the end of Wing Road for emergency vehicle access.
- January 2, 2018 Council formally clarified that a pedestrian foot bridge is to be built along with eight parking spaces and the use of park impact fees not to exceed \$60k for construction of an emergency vehicle access bridge.
- June 4, 2019 Council approved Final Plats for phase 1 and 2 (FP-18-04 & FP-18-05). Phase 1 sits on 17.12 acres and has 45 residential lots and 8 common lots. Phase 2 is on 2 acres and consists of 20 residential lots and 0 common lots.
- October 6, 2020 Council approved the Final Plat for Phase 3 (FP-20-15) sitting on 11 acres and consisting of 46 residential lots and 1 common lot.
- April 20, 2021 Council approved the Final Plat for Phase 4 (FP-21-05) sitting on 10.56 acres and consisting of 38 residential lots and 2 common lots.
- May 4, 2021 Council approved the Final Plat for Phase 5 (FP-21-06) comprised of 11.90 acres and consisting of 37 residential lots and 3 common lots.

**GENERAL DISCUSSION**

The applicant is requesting approval of the Final Plat for phase 6 of Trident Ridge Subdivision consisting of 55 residential lots and 9 common lots on 19.06 acres. After phase 6, 241 residential lots will have been approved in final plats. The preliminary plat originally approved 324, leaving 83 residential lots for the remaining phases of Trident Ridge Subdivision.

The Final Plat layout for Phase 6 generally complies with the approved Preliminary Plat.

In recent discussions with the applicant regarding the dedication of the future park property and construction of a bridge over Farmers Union Ditch, issues with the irrigation district, an adjacent property owner, and the applicants desire to continue the phasing of the development have arisen. Staff and the Mayor have met with the applicant regarding this issue with the discussion that the applicant should move forward with the dedication prior to signature of Phase 5, and that the applicant should provide their share portion of the bridge construction in the amount of \$60,000.00. Once this is completed, the City will work with the District and the Community moving forward, allowing the applicant to complete the development without the park and bridge issues as their responsibility. Council should discuss the acceptance of this prior to approval of Phase 5.

For the eight parking stalls that were requested to be part of the improvements at the end of Wing Road, a condition will be added requiring the completion of the spaces as part of the Phase 5 construction.

The dedication of the park has been delayed by the City and was not part of Phase 5. Prior to signature of Phase 6 final plat, the park will be dedicated, the \$60,000 shall be paid and the parking area improved or bonded for.

### **Original Preliminary Plat Review:**

Site Data:

Total Acreage of Site – 143.6 acres

Total Number of Lots – 347 lots

Total Number of Residential Lots – 324 lots

Total Number of Common Lots – 23 lots

Total Number of Commercial Lots – None

Type of Units – Single Family Units

Dwelling Units Per Gross Acre – 2.26 Units per acre

Total Acreage of Common Lots – 64.4 acres

Percent of Site as Common Area – 45.6%

*General Site Design Features:*

### **Landscaping**

The landscape plan submitted was approved as far as the locations. However, the UDC, Chapter 4, Section B-7 C-3 Street Trees, states that a minimum density of one (1) tree per thirty-five (35) linear feet is required. This can be accomplished with the requirement of having trees installed in the front yards of each lot.

### **Open Space**

Open space for the subdivision comes in the form of passive green space, active play areas, exercise trails, picnic area, and a large natural park area with trails.

*Street Design.*

### **Public Streets**

**All new streets are required to meet Ada County Highway District regulations and City of Star requirements. The applicant has agreed to construct all new streets starting in Phase 6 with street widths of 36' from back of curb to back of curb.** The Applicant requested and was granted a waiver of block lengths exceeding 500' as part of the original approval.

### **Sidewalks**

The Applicant will be required to provide sidewalks throughout the development.

### **Lighting**

Streetlights shall be of the same design throughout the entire development and shall be required to follow the "dark skies" regulations.

**Public Park Proposal:**

The Applicant intends to develop only the Residential (R3) portion of the subdivision. In the original application approved by the City, the Applicant offered to give to the City the 50 plus acre property above the Farmers Union Canal; in exchange the City agreed to provide up to \$60,000 for construction of a new bridge at the end of Wing Road for emergency vehicle use only.

**Staff analysis of Final Plat Submittal:**

**Lot Layout** – The gross density of Phase 6 is 2.88 du/acre.

**Common/Open Space and Amenities** – This phase will include a sport court and covered picnic area as amenities. Open space for the overall development is also provided in other phases of the subdivision. Landscaping as required by the Unified Development Code, Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. (Please see “Treasure Valley Tree Selection Guide”, as adopted by the Unified Development Code.)

**Setbacks** – The applicant has not requested any special setbacks and the development will adhere to the requirements of the R-3 zone.

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to living area/side load garage 20' to garage face	15'	5' per story (2)	20'

**Streetlights** – Streetlight plan/design specifications was previously submitted with the final plat application for previous phases. The streetlight design meets the dark sky standards consistent with the intent of the city. Streetlights shall be consistent throughout the remaining phases of the subdivision.

**Mailbox Clusters** – The Star Postmaster, Mel Norton has provided an approval letter for the mailbox clusters for this development. A letter of approval indicating specific locations has been provided in the original submittal documents for prior phases.

**Street Names** - Applicant has provided documentation from Ada County that the proposed street names have been approved. Correct street names are reflected on the final plat.

**Sidewalks** - Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision.

**PUBLIC NOTIFICATIONS**

Notifications of this application were sent to agencies having jurisdiction on October 13, 2022.

April 19, 2022	City Engineer	Recommend Approval w/Conditions
October 21, 2022	Central District Health	Standard Response
November 2, 2022	ITD	Email

**FINDINGS**

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

- A. The Plat is in conformance with the Comprehensive Plan.  
*The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.*
- B. Public services are available or can be made available and are adequate to accommodate the proposed development.  
*Staff finds that all public services are available and able to accommodate this development.*
- C. There is public financial capability of supporting services for the proposed development.  
*Staff knows of no financial hardship that would prevent services from being provided.*
- D. The development will not be detrimental to the public health, safety or general welfare; and,  
*Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.*
- E. The development preserves significant natural, scenic or historic features.  
*Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.*

**CONDITIONS OF APPROVAL**

1. **The applicant shall dedicate the park area and provide the City with a payment of \$60,000.00 for future improvements to the Farmers Union Ditch crossing prior to the signature of the final plat. The applicant shall complete the parking area or bond for the improvements prior to signature of final plat.**
2. **All public streets shall be constructed with 36' widths.**
3. The approved Final Plat for Trident Ridge Subdivision Phase 6 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.

4. 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.
5. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
6. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
7. 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.
8. 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)
9. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
10. The streetlight design and style should utilize the lights already in place from previous phases and be consistent through all phases of the development.
11. 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.
12. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
13. 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.)
14. 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.
15. A separate sign application is required for any subdivision sign.
16. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
17. 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.
18. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
19. 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.
20. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
21. All common areas shall be maintained by the Homeowners Association.

- 22. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
- 23. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- 24. **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.
- 25. Any additional Condition of Approval as required by Staff and City Council.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File # FP-22-24 Trident Ridge Subdivision, Final Plat, Phase 6 on \_\_\_\_\_, \_\_\_\_ 2022.







## FINAL PLAT APPLICATION

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

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

### Applicant Information:

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

Applicant Name: Hayden Homes / Tim Mokwa  
 Applicant Address: 1406 N. Main Street Meridian, ID Zip: 83642  
 Phone: 205-869-9785 Email: tmokwa@hayden-homes.com

Owner Name: Brookfield Holdings (Hayden II) LLC  
 Owner Address: 250 Vesey Street FL 15 New York, NY Zip: 10281  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
 Contact: John Carpenter or Mathew Graham Firm Name: T-O Engineers  
 Address: 332 N. Broadmore Way Nampa, ID Zip: 83687  
 Phone: 208-442-6300 Email: jcarpenter@to-engineers.com

### Property Information:

Subdivision Name: Trident Ridge Phase: 6

Parcel Number(s): R4830410310, R4830410210, R4830410110

Approved Zoning: R-3 Units per acre: 2.88

Total acreage of phase: 19.06 Total number of lots: 64

Residential: 55 Commercial: 0 Industrial: 0

Common lots: 9 Total acreage of common lots: 4.09 ac Percentage: 21.4%

Percent of common space to be used for drainage: 6% Acres: 1.15

Special Flood Hazard Area: total acreage N/A number of homes N/A

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots: <u>34, phasing has been altered</u>	<u>55</u>	<u>55</u>
Number of Common Lots: <u>2</u>	<u>2</u>	<u>9</u>
Number of Commercial Lots: <u>0</u>	<u>0</u>	<u>0</u>
Roads: <u>N Anselmo Way, North Hosta Avenue</u>		<u>W. Thimbleberry Drive, W. Salmonberry Drive, W Trident Ridge Drive</u>

Adjusted landscaping as needed to conform with code, per chapter 11.02, Section 5, Item F.  
 Two internal pathways, one completed other partially built. Basketball court  
 Identified plant species to populate phase.

Amenities: Identified areas of landscape buffers as well number of foliage species. Internal Pathway.

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

Subdivision Name: Trident Ridge Subdivision Phase: 6

Special Flood Hazard Area: total acreage N/A number of homes \_\_\_\_\_

- 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.: N/A  
 FIRM effective date(s): mm/dd/year N/A  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: N/A  
 Base Flood Elevation(s): AE\_\_\_\_.0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

**Application Requirements:**


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

Applicant (√)	Description	Staff (√)
✓	Completed and signed copy of Final Plat Application	
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> <li>• Gross density of the phase of the Final Plat submitted</li> <li>• Lot range and average lot size of phase</li> <li>• Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>• List any specific approved building setbacks previously approved by Council.</li> </ul>	
✓	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
✓	Electronic copy of current recorded warranty deed for the subject property	
N/A	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 F.
✓	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**	
N/A	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:**

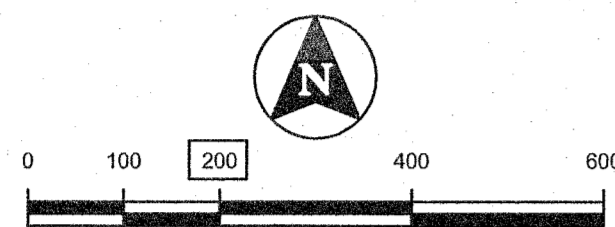
*\*\* I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary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

10/5/22  
 \_\_\_\_\_  
 Date

# PRELIMINARY PLAT FOR TRIDENT RIDGE SUBDIVISION

A PORTION OF THE E 1/2 OF THE W 1/2 OF SECTION 32  
TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
ADA COUNTY, IDAHO  
2017



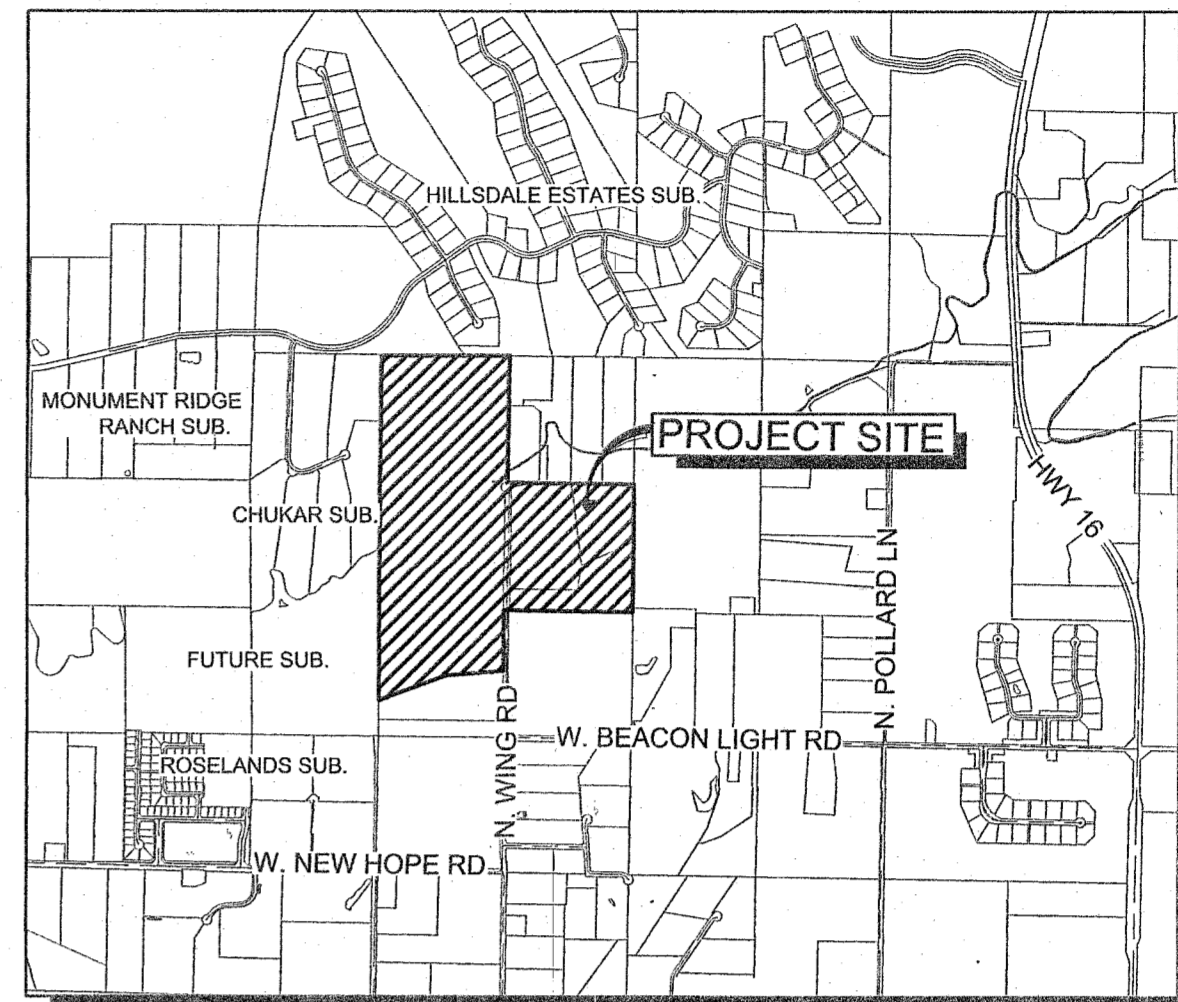
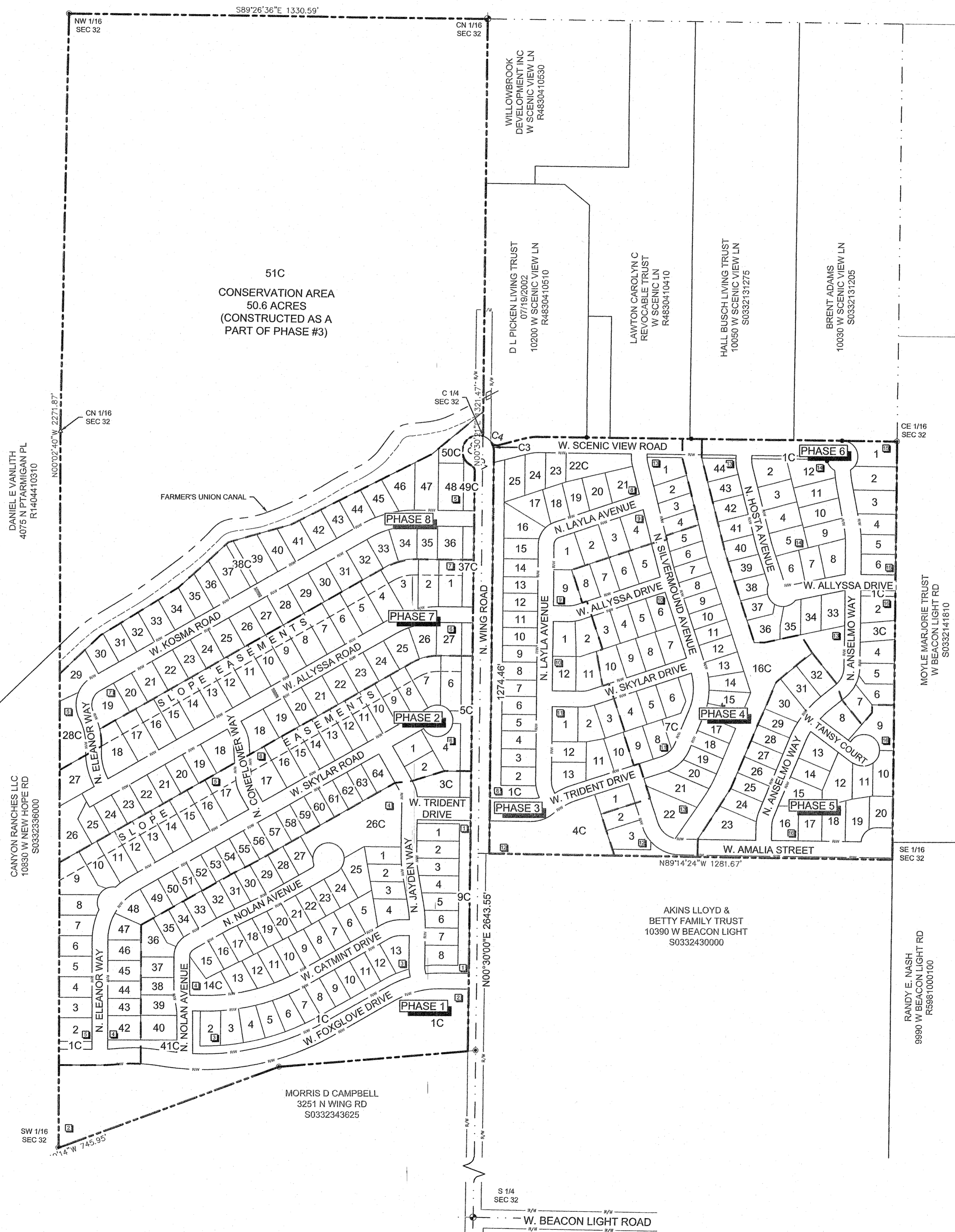
### LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- PROPOSED PHASE LINE
- ROAD RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF GRAVEL
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED PRESSURE IRRIGATION LINE
- EXISTING GRAVITY IRRIGATION LINE
- PROPOSED DRAINAGE FLOW PATH
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN/AREA INLET
- PROPOSED GRAVITY IRRIGATION BOX
- PROPOSED BLOCK NUMBER
- PROPOSED RESIDENTIAL LOT NUMBER
- PROPOSED COMMON LOT NUMBER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

### NOTES

- ALL COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE TRIDENT RIDGE HOMES OWNER ASSOCIATION.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A PUBLISHED FLOOD ZONE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4603 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- THIS PROPERTY IS PROVIDED IRRIGATION SERVICES BY FARMER'S UNION DITCH CO LTD, AND THE OWNER HAS COMPLIED WITH THE IDAHO CODE, SECTION 31-3806 AS IT PERTAINS TO IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL BE OWNED AND OPERATED BY THE HOA.
- STREET DRAINAGE WILL BE ROUTED IN CURB AND GUTTER TO THE STORM SYSTEM. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES AND THE ADA COUNTY HIGHWAY DISTRICT.
- DIRECT LOT ACCESS TO N. WING ROAD IS PROHIBITED FOR RESIDENTIAL LOTS.
- ALL ROADWAYS ARE PROPOSED TO BE PUBLIC AND DEDICATED TO ACHD. N. WING ROAD SHALL TERMINATE AT W. SCENIC VIEW ROAD AND NOT CONTINUE TO THE NORTH.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	22.56'	64°37'23"	S31°48'41"E	21.38'
C2	50.00'	116.33'	133°17'56"	S41°18'29"W	91.81'
C3	50.00'	29.03'	33°15'58"	N16°18'40"W	28.62'
C4	20.00'	24.91'	71°21'25"	S68°37'21"E	23.33'



### SITE DATA

**DEVELOPER/PLANNER**  
HAYDEN HOMES  
TIM MCKWIA  
2464 SW GLACIER PL, SUITE 110  
REDMOND, OR 97756  
(800)923-6607

**OWNER**  
FIRST SECURITY CORPORATION  
401 W. FRONT STREET  
BOISE, ID 83702

**ENGINEER**  
T-O ENGINEERS  
JOHN CARPENTER, PE  
332 N. BROADMORE WAY SUITE 101  
NAMPA, ID 83687  
(208) 442-6300

**SURVEYOR**  
T-O ENGINEERS  
ROB O'MALLEY, PLS  
332 N. BROADMORE WAY SUITE 101  
NAMPA, ID 83687  
(208) 442-6300

**ACREAGE SUMMARY**  
TOTAL = 141.36 AC (EXCLUDE WING ROAD)  
ZONE R-1 = 50.60 AC  
ZONE R-3 = 90.76 AC  
  
TOTAL = 143.6 AC (INCLUDE N WING ROAD)  
WING ROAD = 2.24 AC  
  
OPEN SPACE PROVIDED = 64.40 AC (45.56%)

**ZONING**  
EXISTING R-1 (CONSERVATION LOT 31C):  
LOW DENSITY RESIDENTIAL DISTRICT  
EXISTING R-3 (PROPOSED RESIDENTIAL LOTS):  
MEDIUM LOW DENSITY RESIDENTIAL DISTRICT

**SETBACKS**  
R-3:  
FRONT LIVING = 15'  
FRONT GARAGE = 20'  
REAR = 15'  
INTERIOR = 5' PLUS 5' FOR EACH STORY  
STREET SIDE - LOCAL = 20'  
LANDSCAPE BUFFER  
COLLECTOR STREET = 35'  
ENTRY WAY = 40'

**ROADWAY JURISDICTION**  
ADA COUNTY HIGHWAY DISTRICT

**SEWER AND WATER PROVIDER**  
STAR SEWER AND WATER

**FIRE DISTRICT**  
STAR FIRE PROTECTION DISTRICT

**IRRIGATION DISTRICT**  
FARMER'S UNION DITCH CO LTD

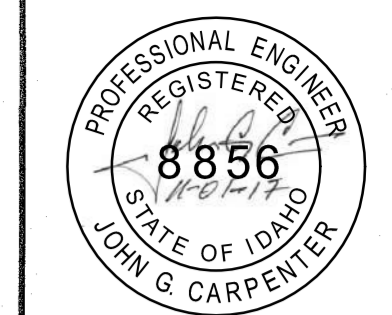
### PHASE SUMMARY

PHASE	NUMBER OF LOTS
1	56
2	54
3	44
4	36
5	23
6	34
7	38
8	37
TOTAL	324

- ### SHEET INDEX
- TITLE SHEET
  - LOT DIMENSION (WEST SIDE)
  - LOT DIMENSION (EAST SIDE)
  - UTILITY OVERVIEW
  - GRADING PLAN (CONSERVATION LOT)
  - UTILITY/GRADING/DRAINAGE PLAN (WEST SIDE)
  - UTILITY/GRADING/DRAINAGE PLAN (EAST SIDE)
  - STREET/SEWER PROFILES (WEST SIDE)
  - STREET/SEWER PROFILES (WEST SIDE)
  - STREET/SEWER PROFILES (EAST SIDE)
  - STREET/SEWER PROFILES (EAST SIDE)

### AREA AND LOT SUMMARY

LOT TYPE	NUMBER OF LOTS	DWELLING UNITS	AREA (AC)	% OF TOTAL
RESIDENTIAL	324	324	56.92	39.64%
COMMON	23	N/A	64.40	44.85%
PUBLIC ROADWAYS	N/A	N/A	20.04	13.96%
N. WING ROAD	N/A	N/A	2.24	1.55%
TOTAL	347	324	143.60	100%
PROPOSED DENSITY	2.26			



E-FILE NAME	DESIGNED	DRAWN	CHECKED	APPROVED
160245-C-BM	K. KEITH	K. KEITH	K. KEITH	J. CARPENTER

**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
2471 S. TITANIUM PLACE  
MERIDIAN, IDAHO 83642-9703  
PHONE: (208) 923-2388  
FAX: (208) 923-2389  
COBERT@T-OENGINEERS.COM  
OFFICES ALSO IN:  
NAMPA, IDAHO  
SPOKANE, WA  
BOISE, IDAHO

## PRELIMINARY PLAT FOR: TRIDENT RIDGE SUBDIVISION TITLE SHEET

ATTENTION:  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET OR 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

DATE: NOVEMBER 1, 2017  
PROJECT: 160245  
SHEET 1 OF 11

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City of Star

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

www.staridaho.org



Ma Section 5, Item F.  
Trevor A. Chadwick

Council:  
Kevin Nielsen  
Jennifer Salmonsén  
Kevan Wheelock  
David Hershey

19 April 2022

John G. Carpenter  
T-O Engineers  
332 N Broadmore Way  
Nampa, ID 83687

**Re: Trident Ridge Subdivision Phase 6 – Construction Drawing approval**

Dear Mr. Carpenter

The City of Star has reviewed the Final Plat and Construction Drawings for the Trident Ridge Subdivision Phase 6 dated April 4, 2022. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Shawn L. Nickel.

We recommend that the construction drawings be APPROVED. The final plat is not yet approved and will not be so until a legal description is provided for the subdivision boundary. Additionally, the City Engineer's signature on the final plat will be withheld until the proposed improvements are completed or bonded for as allowed for in City Code and requirements identified on the attached checklist are satisfactorily addressed.

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

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

Sincerely,

Ryan V. Morgan, P.E.  
City Engineer

Enclosures

**Shawn Nickel**

---

**From:** Barbara Norgrove  
**Sent:** Wednesday, November 2, 2022 11:09 AM  
**To:** Shawn Nickel  
**Subject:** FW: Agency Transmittal - Trident Ridge Subdivision Final Plat PH6

**Importance:** High

FYI

---

**From:** Wendy Howell <Wendy.Howell@itd.idaho.gov>  
**Sent:** Wednesday, November 2, 2022 10:58 AM  
**To:** Barbara Norgrove <bnorgrove@staridaho.org>  
**Subject:** RE: Agency Transmittal - Trident Ridge Subdivision Final Plat PH6

Good morning Barbara,

The applicant must adhere to all previously approved permits and/or conditions. ITD has no further comments at this time.

Thank you,

*Wendy J. Howell*, PCED  
Development Services Coordinator  
Idaho Transportation Department, District 3  
8150 W Chinden Blvd  
Boise, ID 83714  
Phone No: (208) 334-8338  
Email: [wendy.howell@itd.idaho.gov](mailto:wendy.howell@itd.idaho.gov)



YOUR Safety ••• ► YOUR Mobility ••• ► YOUR Economic Opportunity

CONFIDENTIALITY NOTICE: This email is intended only for the personal and confidential use of the individual(s) named as recipients and is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521. It may contain information that is privileged, confidential and/or protected from disclosure under applicable law including, but not limited to, the attorney client privilege and/or work product doctrine. If you are not the intended recipient of this transmission, please notify the sender immediately by telephone, 208-334-8964. Do not deliver, distribute or copy this transmission, disclose its contents or take any action in reliance of the information it contains.

---

**From:** Barbara Norgrove <[bnorgrove@staridaho.org](mailto:bnorgrove@staridaho.org)>  
**Sent:** Monday, October 17, 2022 7:06 AM  
**To:** Cc: Shawn Nickel <[snickel@staridaho.org](mailto:snickel@staridaho.org)>  
**Subject:** FW: Agency Transmittal - Trident Ridge Subdivision Final Plat PH6

---

Here is the complete transmittal

Thank you



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ACZ
Boise
Eagle
Garden City
Meridian
Kuna
Star (checked)

Rezone/OTD #

Conditional/Accessory Use #

Preliminary / Final / Short Plat FP-22-24

Development Name/Section Trident Ridge 4

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
11. Land development application, fee per lot, test holes and full engineering report is required.
12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
13. We will require plans be submitted for a plan review for any:
14.

Reviewed By: [Signature] Date: 10/21/22



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star - Planning & Zoning Department *Shen T. Armuth*

**MEETING DATE:** **November 15, 2022**

**FILE(S) #:** FP-22-21, Final Plat, Canopi Estates Subdivision

### REQUEST

Applicant is seeking approval of a Final Plat for Canopi Estates Subdivision, consisting of 15 residential lots and 3 common lots on 5.0 acres. The property is located at 10609 W. New Hope Road and generally located at the south side of New Hope Road, east of Brandon Road in Star, Idaho. Ada County Parcel Number S0405244460.

**REPRESENTATIVE:**

Kent Brown  
 Kent Brown Planning  
 3161 E. Springwood Drive  
 Meridian, Idaho 83642

**OWNER/APPLICANT:**

Greendale Grove Properties, LLC  
 Mitchell S. Armuth  
 701 S. Allen Street, Ste. 401  
 Meridian, Idaho 83642

### PROPERTY INFORMATION

Land Use Designation - Residential R-3-DA

Acres - 5.0 acres

Residential Lots - 15

Common Lots - 3

Commercial Lots - 0

### HISTORY

June 16, 2020 Council approved applications for Annexation and Zoning (AZ-20-07) and Preliminary Plat (PP-20-06) for Canopi Estates Subdivision. The preliminary plat was approved for 15 single family residential lots and 3 common lots with a density of 3 dwelling units per acre.



## GENERAL DISCUSSION

The Final Plat layout for Canopi Estates Subdivision generally complies with the approved Preliminary Plat.

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

The Preliminary Plat submitted contains 15 single family residential lots and 3 common area lots. The residential lots range in size from 9,500 square feet to 10,600 square feet. All streets are proposed to be public, ACHD maintained roadways.

The applicant has indicated that the development will contain a total of 33,323 square feet (15.3%) total open space within the common lots, including a 21, 939 square foot (10.1%) park, 1,316 square feet (.6%) street landscaping buffer along New Hope Road, and 11,449 square feet (5.5%) of planting strips along the roadway. The development is required to provide a minimum of 15% open space, 10% usable. The open space provided by the applicant currently includes a large open space park with amenities including a pathway, benches and a proposed Osprey nesting pole on the west side of the park (subject to approval by Idaho Power). The open space and amenities provided exceeds the minimum requirements of the UDC. It doesn't appear from the plans submitted that drainage will be contained within the useable common area lots.

- Additional Items:
  - A subdivision sign location has not been designated for this development. A sign permit application shall be submitted prior to any sign installation.
  - The ingress/egress will be taken from W. New Hope Road. The frontage is part of the realignment of Beacon Light Road as part of the Greendale Subdivision located north of the subject site. ACHD has reclassified New Hope Road as a local street in front of the development.
  - Fencing is not shown on the submitted plat or landscape plan. A fencing plan shall be submitted with the final plat application. The applicant should be prepared to discuss fencing with the Council during the public hearing.
  - Irrigation to the property will be provided by the Middleton Mill Irrigation District.
  - If a pump house is proposed, a location needs to be called out on the site plans and identified in the "Notes".
  - All block lengths are less than the maximum requirement of 750 feet.
  - The applicant has not indicated if the subdivision will be built in multiple phases. If phasing is requested, the applicant must submit a phasing plan prior to the public hearing to be approved by Council.
  - The application does not indicate location of mailbox clusters in the subdivision. The applicant should contact the postmaster in Star to coordinate location.

**Staff analysis of Final Plat Submittal:**

**Lot Layout** – The gross density is 3.0 du/acre, with lots ranging in size from 9,500 square feet to 10,600 square feet.

**Common/Open Space and Amenities** -

- Neighborhood Park with walking path
- ½ acre of qualified open space (10%)

**Mailbox Clusters** – The applicant has not provided approval from Star Postmaster, Mel Norton for location of the mailbox cluster for this development. **This will need to be provided prior to signing the final plat.**

**Streetlights** –A Streetlight design has not been provided with the final plat application. **A design/cut sheet will need to be submitted to the city and approved by staff prior to signing the final plat.** Street light locations indicated on the landscape plan satisfy city code.

**Street Names** – Letter or approval of street names from Ada County was included in the application packet. Street name needs to be reflected accordingly on the submitted final plat prior to signature.

**Subdivision Name** – Applicant has provided a letter of approval from Ada County that the subdivision name has been approved and reserved for this development. Letter is part of the application materials.

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

**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.**

**PUBLIC NOTIFICATIONS**

Notifications of this application were sent to agencies having jurisdiction on October 13, 2022.

June 2, 2022	City Engineer	Review Approval Letter
October 21, 2022	Central District Health	Standard Response
November 3, 2022	ITD	Email Restating Original Conditions

## FINDINGS

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

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

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

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

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

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

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

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

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

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

## CONDITIONS OF APPROVAL

1. **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 \$221.60 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$3324.00. The City will allocate funds to roadway improvements in the vicinity of the project. Canopi Estates Subdivision has 15 residential lots for a fee of \$3324.00 (15 x \$221.60).**
2. The approved Preliminary Plat for Canopi Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. 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.
4. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.

**5. Applicant shall provide a streetlight design/cut sheet for staff approval prior to signing the final plat.**

- 6. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 7. 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.
- 8. 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)

9. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.

10. 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.

11. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.

12. 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.)

**13. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service prior to signing the final plat.**

14. 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.

15. A separate sign application is required for any subdivision sign.

16. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**

17. 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.

18. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.

19. 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.

20. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**

21. All common areas shall be maintained by the Homeowners Association.

22. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**

23. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.

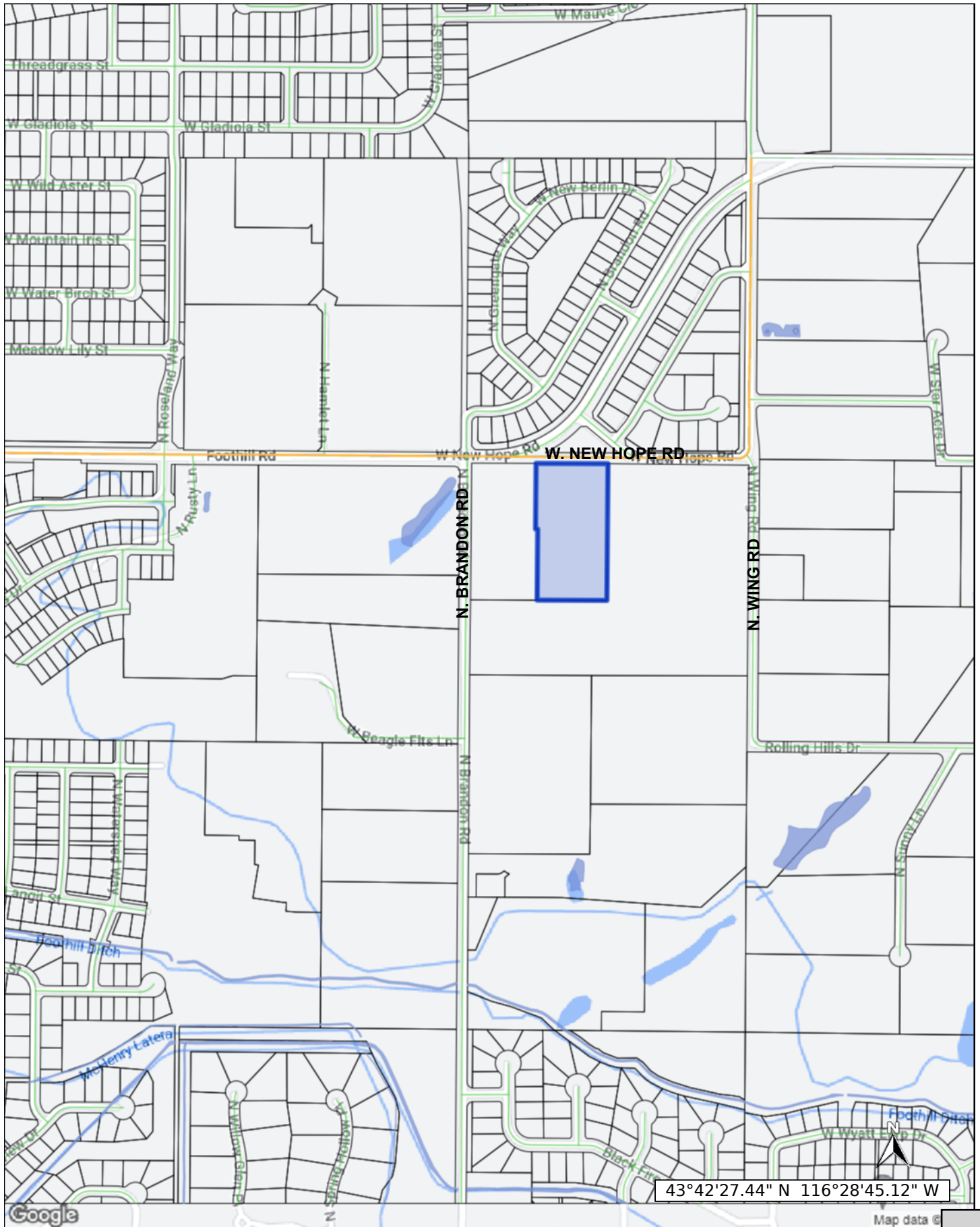
- 24. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
- 25. Any additional Condition of Approval as required by Staff and City Council.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File # FP-22-21 Canopi Estates Subdivision, Final Plat, on \_\_\_\_\_, 2022.

# CANOPI ESTATES SUBDIVISION VICINITY MAP

Section 5, Item G.





## FINAL PLAT APPLICATION

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

FILE NO.: FP-22-21  
Date Application Received: 7-28-22 Fee Paid: 2480.<sup>00</sup>  
Processed by: City: \_\_\_\_\_

### Applicant Information:

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

Applicant Name: Greendale Grove/Mitchell S Armuth 83642  
Applicant Address: 701 S Allen St Ste 401 Zip: \_\_\_\_\_  
Phone: 208-695-2000 Email: marmuth@hubblehomes.com

Owner Name: Greendale Grove Properties LLC  
Owner Address: 701 S allen St STE 401 Meridian Idaho Zip: 83642  
Phone: 208-695-2000 Email: psmith@hubblehomes.com

Representative (e.g., architect, engineer, developer):  
Contact: Kent Brown Firm Name: Kent Brown Planning  
Address: 3161 E Springwood Dr Meridian ID Zip: 83642  
Phone: 208-871-6842 Email: kentlkb@gmail.com

### Property Information:

Subdivision Name: Canopi Estates Subdivision Phase: \_\_\_\_\_

Parcel Number(s): S0405244460

Approved Zoning: R-3 DA Units per acre: 3.2

Total acreage of phase: 5. Total number of lots: 18

Residential: 15 Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_

Common lots: 3 Total acreage of common lots: .76 Percentage: 15.3

Percent of common space to be used for drainage: .0 Acres: .0

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

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots: <u>15</u>	<u>15</u>	<u>15</u>
Number of Common Lots: <u>3</u>	<u>3</u>	<u>3</u>
Number of Commercial Lots: <u>0</u>	<u>0</u>	<u>0</u>
Roads: <u>1</u>	<u>1</u>	<u>1</u>





Amenities: Neighborhood park

Neighborhood park

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

Subdivision Name: Canopi Estates Subdivision Phase: \_\_\_\_\_

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.: 0  
 FIRM effective date(s): mm/dd/year 0  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: 0  
 Base Flood Elevation(s): AE 0.0 ft., etc.: 0
- 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	
KB	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. <u>\$2,480</u>	✓
KB	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>	✓
KB	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	✓
KB	Electronic copy of current recorded warranty deed for the subject property	✓
KB	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	✓
KB	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" of the Final landscape plan	Section 5, Item G.
KB	Electronic copy of site grading & drainage plans**	✓
KB	Electronic copy of originally approved Preliminary Plat**	✓
KB	Electronic copy of a Plat with all phases marked with changes, if applicable**	✓
KB	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	✓
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
KB	Electronic copy of streetlight <b>design</b> and <b>location</b> information	✓
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
KB	Electronic copy of all easement agreements submitted to the irrigation companies	
KB	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	✓
KB	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>	
	After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.	

**FEE REQUIREMENT:**

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

  
 Applicant/Representative Signature

7-19-2022  
 Date

### City of Star GIS Statement

A.) The Star Sewer and Water District hereby verifies we have received development basemap files with as-built conditions including parcel lines, easements, sewer, water, storm, pressure irrigation, service lines, streetlights and other utilities in GIS format (shapefile) consistent with the Star Sewer & Water District's GIS system from

Kent Brown

(Applicant / Engineer)

pertaining to Canopi Estates Subdivision.

B.) The Star Sewer and Water District hereby verifies the property has been annexed into the Star Sewer and Water District.

\_\_\_\_\_  
Star Sewer & Water District Representative

\_\_\_\_\_  
Date

**\*\*NOTE:** No building permits will be issued until property is annexed into the Star Sewer & Water District.

# KENT BROWN PLANNING SERVICES

October 13, 2022

Star City Council  
PO Box 130  
Star, ID 83669

**RE: Final Plat for Canopi Estates Subdivision**

Dear Mayor and Council:

On behalf of Greendale Grove Properties LLC, please accept this request for Final Plat approval. The lot count for Canopi Estates is; 15 single-family residential and 3 common lots. This subdivision is located at 10606 New Hope Road.

- Canopi Estates Subdivision is in compliance with the preliminary plat (AZ20-07;DA 20-06 &PP20-06) and meets all requirements of conditions.
- Canopi Estates Subdivision Final Plat is in conformance with:
  1. The approved preliminary plat layout and uses
  2. Acceptable engineering, architectural and surveying practices and local standards.

Evidence of Substantial compliance for the Canvasback Subdivision:

<b>APPROVED PRELIMINARY SUBDIVISION</b>	<b>PHASE ONE</b>
<b>Total Residential lots -18</b>	<b>Total Residential lots -18</b>
Range of residential lots – 9500- 10,600	Range of residential lots – 9500- 10,600
<b>OPEN SPACE</b>	
Qualified open space – .5 acres (10%)	Qualified open space – .5 acres (10%)
Gross Density- 3 units per acre	Gross Density -3-units per acre
<b>AMENITIES: Neighborhood park</b>	<b>AMENITIES: Neighborhood Park</b>

Thank you for your consideration, if you have any question please call me.

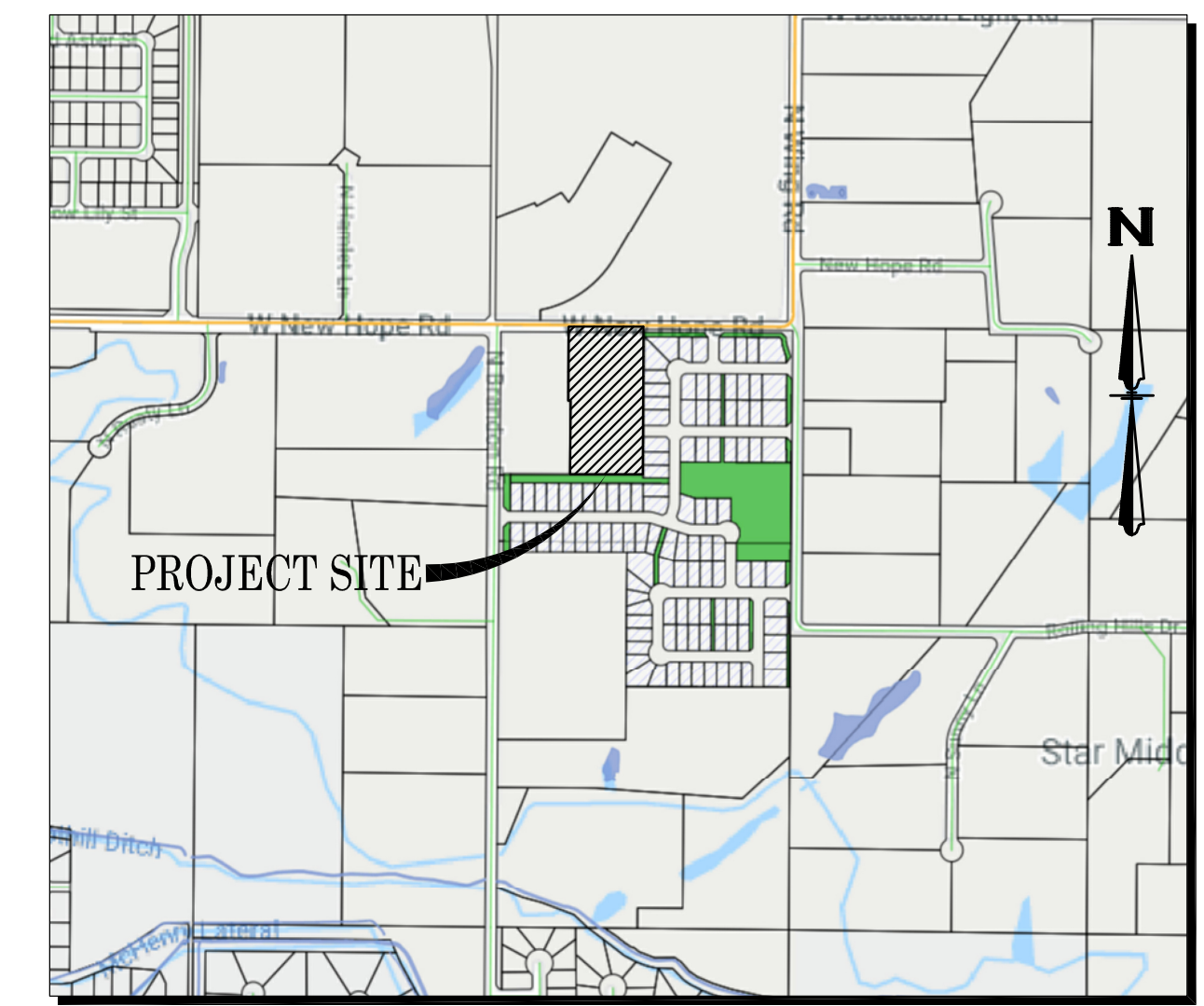
Sincerely,



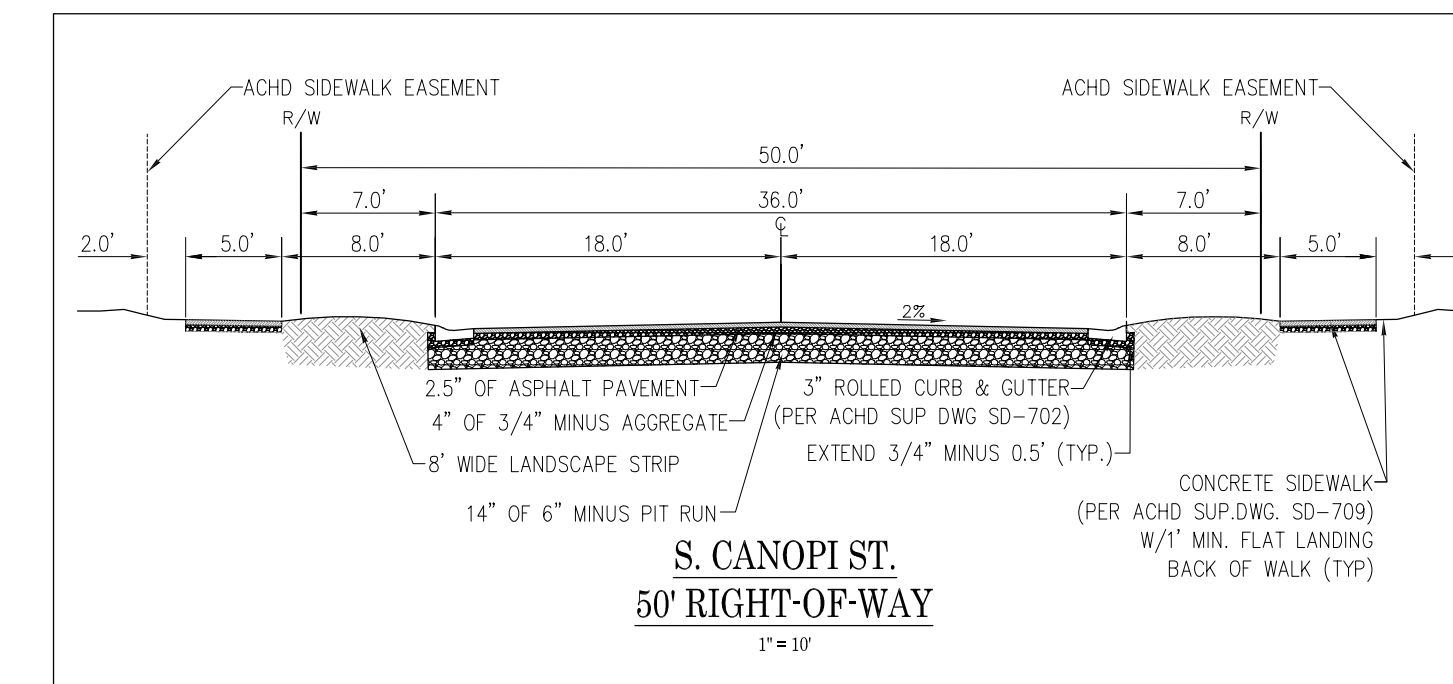
Kent Brown, Planner

# PRELIMINARY PLAT FOR CANOPI ESTATES SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF TH NW 1/4 OF SECTION 5,  
T.4N., R.1W., B.M., ADA COUNTY, IDAHO  
2020



VICINITY MAP  
1" = 800'



S. CANOPI ST.  
50' RIGHT-OF-WAY  
1" = 10'

### GENERAL LEGEND

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	LOT LINE
---	EASEMENT LINE
---	8" SANITARY SEWER
---	8" WATER
---	FUTURE 10" SEWER
---	FUTURE 16" WATER
---	6" TALL VINYL FENCE
---	GRAVITY IRRIGATION W/BOX
---	PRESSURE IRRIGATION
---	EDGE OF PAVEMENT
---	FIRE HYDRANT
---	STREET LIGHT
⑧	LOT/BLOCK NUMBER
---	DRAINAGE FACILITY
---	SECTION LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING LOT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING UNDERGROUND UTILITY
---	EXISTING OVERHEAD POWER & POLE
---	EXISTING TOP BANK OF DITCH
---	EXISTING TOE OF DITCH
---	EXISTING FLOWLINE OF DITCH
---	EXISTING SKIP LANE LINE
---	EXISTING SOLID WHITE LANE LINE
---	EXISTING PROPERTY CORNER PIN

### DEVELOPMENT FEATURES:

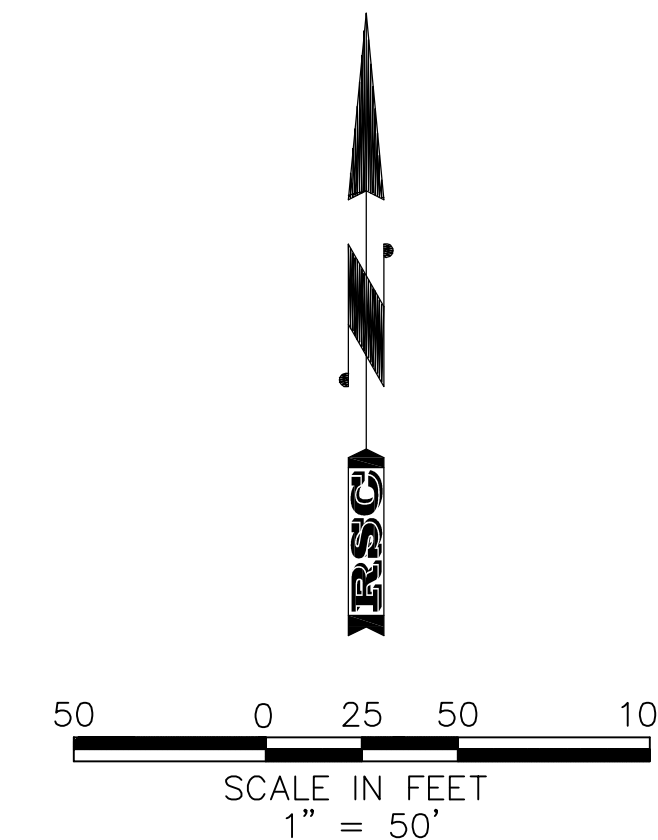
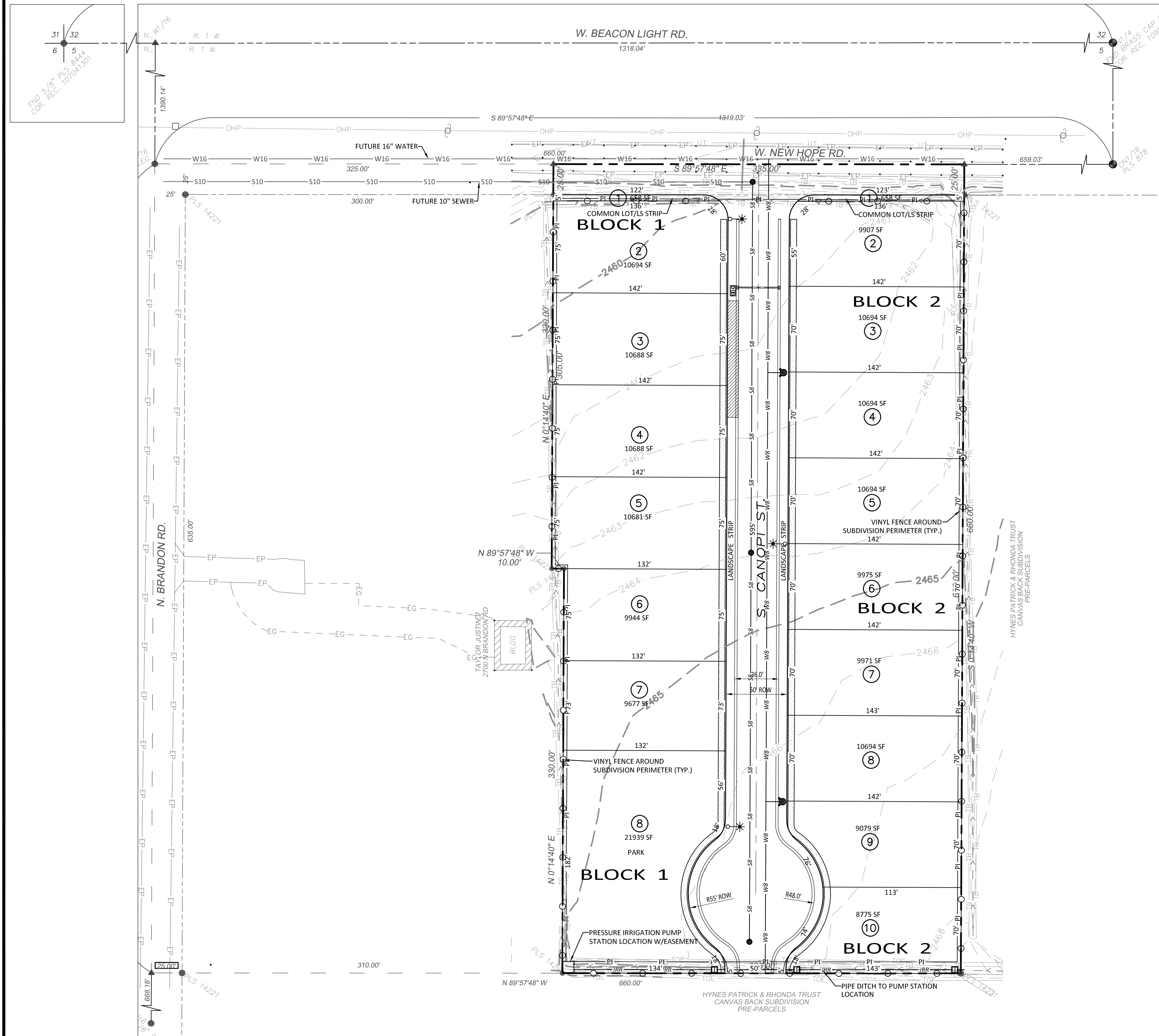
TOTAL ACRES.....	5.00 ACRES
TOTAL LOTS.....	18
BUILDABLE LOTS.....	15
COMMON LOTS/ACRE.....	3.76 ACRES
DENSITY.....	3 DU/ACRE
EXISTING ZONING.....	RUT (ADA COUNTY)
PROPOSED ZONING.....	R-4 (CITY OF STAR)
MINIMUM RESIDENTIAL LOT SIZE.....	8,775 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE.....	9,775 sq.ft.

### OPEN SPACE CALCULATIONS:

TOTAL ACRES.....	5.00 ACRES
15% OPEN SPACE REQUIRED	
10% USABLE OPEN SPACE REQUIRED	
LOT 8 BLOCK 1 PARK (USABLE) =	21,939 SF (10.1%)
LOT 1 BLOCK 1 & LOT 1 BLOCK 2 =	1,316 SF
LANDSCAPE STRIPS =	10,133 SF
UNUSABLE OPEN SPACE =	11,449 (5.2%)
TOTAL OPEN SPACE =	15.3%

### NOTES:

- SANITARY SEWER MAINS SHALL BE 8" DIAMETER UNLESS OTHERWISE SHOWN.
- WATER MAINS SHALL BE 8" DIAMETER UNLESS OTHERWISE SHOWN.
- SURFACE STORM WATER DRAINAGE SHALL BE DIRECTED TO PROPOSED STORM WATER MANAGEMENT FACILITIES AS SHOWN.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- PROJECT SITE IS LOCATED OUTSIDE THE 100 YEAR FLOODPLAIN PER FEMA FIRM 16001C0130H.
- ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT; LOTS 1 & 8 BLOCK 1 AND LOT 1 BLOCK 2 WHICH WILL BE COMMON LOTS OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



<b>LAND SURVEYOR</b> CARL PORTER, P.L.S. SAWTOOTH LAND SURVEYING LLC. 2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104	<b>CIVIL ENGINEER</b> JIM E. COSLETT, P.E. ROCK SOLID CIVIL LLC. 270 N. 27th STREET SUITE 100 BOISE, ID 83702 (208) 342-3277	<b>DEVELOPER</b> CANOPI DESIGN MARY JANE MARLOW 485 S. WINSLOW BAY WAY STAR, ID 83669 (805) 720-7337
--	---	---

### UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
CABLE	SPARKLIGHT	(208) 375-8288
SEWER	STAR SEWER & WATER DISTRICT	(208) 286-7388
WATER	STAR SEWER & WATER DISTRICT	(208) 286-7388
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 454-8135
IRRIGATION	HRM PIPELINE	(208) 286-7661
FIRE	STAR FIRE DISTRICT	(208) 286-7772

**811 CALL BEFORE YOU DIG!**  
CALL DIGLINE INC.  
PRIOR TO COMMENCING  
UNDERGROUND WORK  
208-342-1585

### Revisions

Date	Description
1	
2	
3	
4	

**ROCK SOLID CIVIL**  
Civil Engineering and Land Development Consulting  
270 North 27th Street, Suite 100  
Boise, ID 83702  
www.rocksolidcivil.com

REUSE OF DRAWINGS  
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

CANOPIESTATES SUBDIVISION  
10609 W. NEW HOPE RD.

Project Name  
Sheet Name

Stamp

PROFESSIONAL ENGINEER  
REGISTERED  
10692  
STATE OF IDAHO  
JIM E. COSLETT

Project No. RSC 20-24

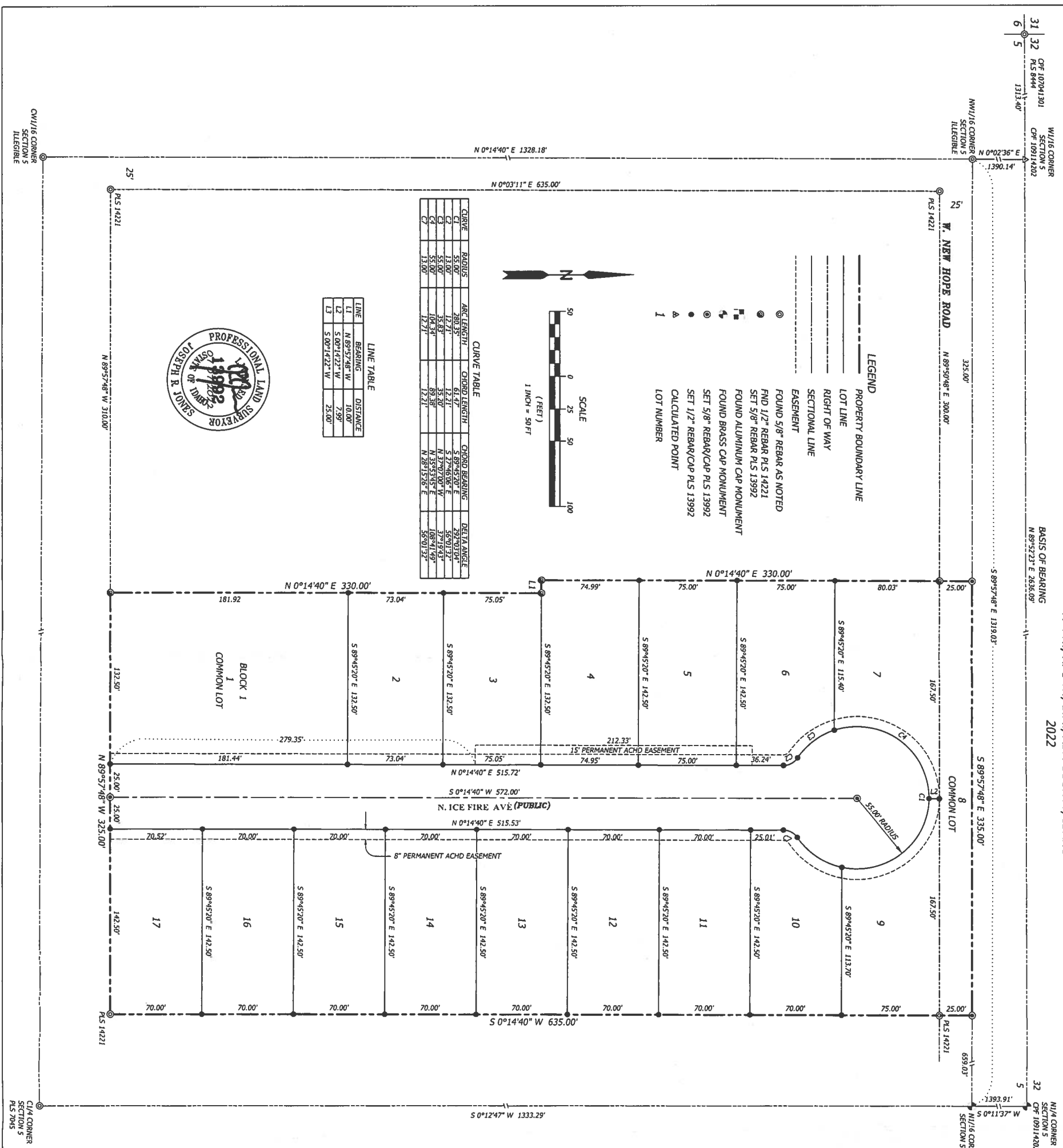
Drawn By: RLC

Date: 3 April 2020

Sheet No.

PP1  
1 of 1

**CANOE ESTATES SUBDIVISION**  
 A PARCEL OF LAND LOCATED IN THE SE1/4, OF THE NW1/4, SECTION 5,  
 T. 4 N., R. 1 W., B.M., ADA COUNTY, IDAHO  
 2022




**REFERENCE**

R1) ROD 10380 - INSTRUMENT NO. 2016-0093737

**PLAT NOTES**

- EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING:
  - TEN (10) FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY OR AS DERIVED
  - SIXTEEN (16) FOOT WIDE ADJACENT TO PUBLIC RIGHT OF WAY OR AS DERIVED
  - FIVE (5) FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR LOT LINES OR AS DERIVED
  - BLANKET COVERAGE OVER ALL OF COMMON LOT 8, BLOCK 1.
- A PERMANENT EASEMENT FOR PRESSURE IRRIGATION IS HEREBY RESERVED ALONG THE FOLLOWING:
  - TEN (10) FOOT WIDE ALONG SUBDIVISION BOUNDARY AND REAR LOT LINES OR AS DERIVED
  - FIVE (5) FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR LOT LINES OR AS DERIVED
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE RIGHT TO FARM ACT, WHICH STATES THE AGRICULTURAL OPERATION, MAINTENANCE OR FACILITY EXPANSION WHICH TAKES PLACE ON A RURAL PROPERTY SHALL BE CONSIDERED A SUBDIVISION CONDITION IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FOR THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE ADA COUNTY AT THE TIME OF RESUBDIVISION.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND / OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- NO HOMEOWNER SHALL AT ANY TIME FILL OR OBSTRUCT ACID DITCHES OR SWALES. MAINTENANCE OF ANY IRRIGATION DITCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AND IRRIGATION DRAINAGE ENTITY.
- IRRIGATION WATER HAS BEEN PROVIDED FROM FARMERS UNION DITCH COMPANY, IN COMPLIANCE WITH IDAHO CODE 31-3805(D). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE FARMERS UNION DITCH COMPANY.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CCRS) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE ADA COUNTY RECORDS OFFICE.
- DIRECT LOT OR PARCEL ACCESS TO W. NEW HOPE RD. IS PROHIBITED.
- THIS DEVELOPMENT IS SUBJECT TO A LICENSE AGREEMENT FOR LANDSCAPING WITHIN THE ACID RIGHT OF WAY AND EASEMENT AREAS.
- NO DEVELOPMENT IS SUBJECT TO A LICENSE AGREEMENT FOR LANDSCAPING WITHIN THE ACID RIGHT OF WAY AND EASEMENT AREAS.
- THIS DEVELOPMENT IS SUBJECT TO AN ACID SIDEWALK EASEMENT INST. NO. 2022-058442 LOCATED 2 FEET BEHIND BACK OF WALK AS SHOWN HEREON.
- LOTS 1 AND 8 OF BLOCK 1, ARE COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY CANOE ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS HAVE A BLANKET PUBLIC UTILITIES, PRESSURE IRRIGATION AND DRAINAGE EASEMENT.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- LOTS 3, 4, 5, & 6 OR A PORTION OF SAID LOTS OF BLOCK 1 ARE SERVED TO AND CONTAIN THE ACID STORM WATER DRAINAGE SYSTEM, THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-02228, OFFICIAL RECORDS OF ADA COUNTY, AND EASEMENT TO ACID STORM WATER DRAINAGE SYSTEM AND THE STORM WATER DRAINAGE SYSTEM AND EASEMENT TO ACID STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACID RAINFALL TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

  
**SAWTOOTH**  
 Land Surveying, LLC  
 WWW.SAWTOOTHLS.COM

2030 S. WASHINGTON AVE.  
 EMMETT, ID 83617  
 (208) 398-8104  
 FAX (208) 398-8105

SHEET: 1 OF 3	DATE: 7/2022	DRAWN BY: WFS	CHECKED BY: JJ	JOB#: 121078	DWG#: 121078-FP
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CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNERS FURTHER CERTIFY, THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER AND SEWER SERVICE FROM STAR SEWER AND WATER DISTRICT, INCORPORATED AND THAT STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-1334)

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC.

THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREBON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 89°52'23" EAST BETWEEN THE 5/8" REBAR "PLS 844" MARKING THE NORTHWEST CORNER OF SECTION 5, AND THE BRASS CAP MARKING THE NW/4 CORNER OF SECTION 5, BOTH IN T. 4 N., R. 1 W., B.M., ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 5, T. 4 N., R. 1 W., B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE NW/6 CORNER OF SECTION 5;

THENCE NORTH 89°57'48" WEST, COINCIDENT WITH THE NORTH LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 5, A DISTANCE OF 639.03 FEET TO A 5/8" REBAR "PLS 13992" TO THE POINT OF BEGINNING;

THENCE SOUTH 0°14'40" WEST, 635.00 FEET TO 5/8" REBAR "PLS 14221";

THENCE NORTH 89°57'48" WEST, PARALLEL WITH SAID NORTH LINE OF THE SE1/4 OF THE NW1/4, A DISTANCE OF 325.00 FEET TO A 5/8" REBAR "PLS 13992";

THENCE NORTH 0°14'40" EAST, 330.00 FEET TO A 5/8" REBAR "PLS 13992";

THENCE NORTH 89°57'48" WEST, PARALLEL WITH SAID NORTH LINE OF THE SE1/4 OF THE NW1/4, A DISTANCE OF 10.00 FEET TO A 5/8" REBAR "PLS 13992";

THENCE NORTH 0°14'40" EAST, 330.00 FEET TO A 5/8" REBAR "PLS 13992" ON SAID NORTH LINE OF THE SE1/4 OF THE NW1/4;

THENCE SOUTH 89°57'48" EAST, COINCIDENT WITH SAID NORTH LINE OF THE SE1/4 OF THE NW1/4, A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.000 ACRES MORE OR LESS.

*Mitchell S. Arault*  
MITCHELL S. ARAULT  
GREENDALE GROVE PROPERTIES, LLC  
AUTHORIZED AGENT

ACKNOWLEDGEMENT

STATE OF IDAHO }  
                          } SS  
COUNTY OF ADA }

ON THIS 8th DAY OF June, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MITCHELL S. ARAULT, KNOWN OR IDENTIFIED TO ME TO BE A AUTHORIZED AGENT OF PROVIDENCE PROPERTIES, LLC, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

*Jenny Dennis*  
Jenny Dennis, TB  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT Meridian, ID  
MY COMMISSION EXPIRES 5-16-2025




CERTIFICATE OF SURVEYOR

I, JOSEPH R. JONES, 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 AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

*JR*  
JOSEPH R. JONES  
PROFESSIONAL LAND SURVEYOR  
13992  
STATE OF IDAHO  
6/28/2022  
P.L.S. 13992



2030 WASHINGTON AVE.  
EMMETT, ID 83617  
(208) 398-8104  
FAX (208) 398-8105  
WWW.SAWTOOTHLS.COM



SAWTOOTH  
Land Surveying, LLC

SHEET: 2 OF 3	DATE: 4/2022	DRAWN BY: WJ	CHECKED BY: JJ	JOB#: 121078	DWG#: 121078-FP
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APPROVAL OF CENTRAL DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 59, 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.

*Devi Roberts* Devi Roberts 1.13.2022  
CENTRAL DISTRICT HEALTH, BHS DATE



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FORGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, ADA COUNTY HIGHWAY DISTRICT

DATE

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER

DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK

DATE

CERTIFICATE OF COUNTY SURVEYOR

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

COUNTY SURVEYOR

DATE

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR COUNTY OF ADA, STATE OF IDAHO, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED CONDOMINIUM HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS.

COUNTY TREASURER

DATE

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }  
COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D., AND WAS DULY RECORDED IN BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_.

DEPUTY

EX-OFFICIO RECORDER



2030 S. WASHINGTON AVE.  
EMMETT, ID 83617  
(208) 398-8104  
FAX (208) 398-8105

**SAWTOOTH**  
Land Surveying, LLC WWW.SAWTOOTHLS.COM

SHEET: DATE: DRAWN BY: CHECKED BY: JOB#: DWG#: 3 OF 3 4/2022 WFS JJ 121078 121078-FP

City of Star

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

www.staridaho.org



Ma Section 5, Item G.  
Trevor A. Chadwick

Council:  
Kevin Nielsen  
Jennifer Salmonsén  
Kevan Wheelock  
David Hershey

2 June 2022

Jim Coslett  
Rock Solid Civil LLC  
270 N 27<sup>th</sup> St., Suite 100  
Boise, ID 83702

**Re: Canopi Estates Subdivision– Construction Drawing approval**

Dear Mr. Coslett

The City of Star has reviewed the Final Plat and Construction Drawings for the Canopi Estates Subdivision dated May 8, 2022. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Shawn L. Nickel.

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

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

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

Sincerely,

Ryan V. Morgan, P.E.  
City Engineer



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

Subdivision: Canopi Estates Phase: 1 Date: 6/2/2022  
 Developable Lots: 16 Review No: 2  
 Developer: Hubble Homes – Austin Edwards  
 Tel: 208-433-800 Email: \_\_\_\_\_  
 Engineer: Rock Solid Civil – Jim Coslett  
 Tel: 208-342-3277 Email: \_\_\_\_\_  
 Property Address: New Hope and Brandon  
 Review Check By: Ryan Morgan, P.E., City Engineer

### FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2	X			Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
4	X			Landscape plan provided. Confirm consistent with approved preliminary plat.
5		X		Verified written legal description. <b>L1 on page 1 of the plat is listed as 10 feet, the legal description calls it out as 5 feet. The next leg then calls out 305 in the legal, but is dimensions as 330.</b>
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements <b>only</b> when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7	X			Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping. <b>Please update instrument numbers before final signatures are obtained.</b>

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

**CONSTRUCTION DRAWING REVIEW**

ITEM	OK	NEED	N/A	GENERAL
15	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
16	X			Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code.
17	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.

18	X			All profiles are drawn to the same horizontal scale as plan views.
19	X			Street lighting plans are provided showing pole locations at every corner and end of cul-de-sac and luminary types. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>FLOODPLAIN DEVELOPMENT</b>
20			X	Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final plat.
21			X	Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat.
22			X	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
23			X	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
24			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
25			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
26			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
27			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>GRADING PLAN</b>
28	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
29			X	The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
30	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31	X			Drainage facilities and easements are shown.
32	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
33	X			Existing irrigation ditches, canals, and easements are

				shown.
34	X			Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer)
35	X			Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
36	X			Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
37	X			Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38	X			Existing and proposed elevations match at property boundaries. <b>All elevations along the north property line are listed as ??? EX</b>
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>DRAINAGE PLAN</b>
39	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
40	X			Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41	X			Narrative is provided that describes the proposed method of stormwater retention.
42	X			Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
43	X			The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
44	X			Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
45	X			Section view of drainage facility provided.
46	X			Able to determine drainage directions from information given.
47	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
48			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
49	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the "State of Idaho Catalog of Stormwater Best Management Practices".
50	X			5-foot setback from property line maintained for drainage

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

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

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

**Notes:**

*Additional Final Plat Comments:*

- 

*Additional Construction Drawing Comments:*

-



**Shawn Nickel**

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**From:** Wendy Howell <Wendy.Howell@itd.idaho.gov>  
**Sent:** Thursday, November 3, 2022 9:55 AM  
**To:** Barbara Norgrove; Shawn Nickel  
**Subject:** RE: Agency Transmittal - Candau Estates Subdivision Final Plat

Hi Barbara,

Candau Estates must adhere to all previously approved permits and/or conditions. ITD has no further comments at this time.

Thank you,

Wendy

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**From:** Barbara Norgrove <bnorgrove@staridaho.org>  
**Sent:** Tuesday, October 18, 2022 11:57 AM  
**To:** **Subject:** FW: Agency Transmittal - Candau Estates Subdivision Final Plat

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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**Subject:** Agency Transmittal - Candau Estates Subdivision Final Plat

Please see attached Agency Transmittal for Candau Estates Subdivision Final Plat, located in Star, Ada County.

Thanks.

Shawn

**SHAWN L. NICKEL**  
**PLANNING DIRECTOR AND ZONING ADMINISTRATOR**  
**CITY OF STAR**  
[SNICKEL@STARIDAHO.ORG](mailto:SNICKEL@STARIDAHO.ORG)  
208-908-5455





Ada County Transmittal
Division of Community and Environmental Health

- Return to:
[ ] ACZ
[ ] Boise
[ ] Eagle
[ ] Garden City
[ ] Meridian
[ ] Kuna
[X] Star

Rezone/OTD #
Conditional/Accessory Use #
Preliminary / Final / Short Plat FP-22-21
Development Name/Section Canopi Estates

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
11. Land development application, fee per lot, test holes and full engineering report is required.
12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
13. We will require plans be submitted for a plan review for any:
14.

Reviewed By: [Signature] Date: 10/21/22



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** **November 15, 2022**

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

### REQUEST

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision Phase 2 consisting of 43 residential lots and 7 common lots on 18.19 acres. The subject property is generally located on the northeast corner of W. Chinden Blvd and N. Star Road in Star, Idaho. Ada County Parcel No's. S04320325800, S04320336300, S04320315200 and S04320336500.

### APPLICANT/OWNER/REPRESENTATIVE

**REPRESENTATIVE:**

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

**OWNER/APPLICANT:**

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

### PROPERTY INFORMATION

Land Use Designation -	Residential (R-3-PUD-DA) <b><u>Phase 2</u></b>
Acres -	18.19
Residential Lots -	43
Common Lots -	7
Commercial -	1

### HISTORY

August 17, 2021	Application was originally scheduled for public hearing and was postponed allowing ACHD and ITD time to provide comments.
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January 11, 2022 Council approved applications for Annexation and Zoning (AZ-21-09), Development Agreement (DA-21-11), Planned Unit Development (PUD-21-01), and Preliminary Plat (PP-21-12) for Inspirado Subdivision. The preliminary plat was approved for a maximum 195 single-family residential lots, 2 multi-family lots, 1 commercial lot, 4 mixed use lots and 24 common lots on 139 acres.

September 6, 2022 Council approved the final plat for Inspirado Subdivision, (FP-22-20), Phase 1 consisting of 61 residential lots, 7 common lots and 1 commercial lot on 61.32 acres.

**GENERAL DISCUSSION**

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision, Phase 2, consisting of 43 single-family residential lots, 7 common lots, and 1 commercial lot on 18.19 acres.

The Final Plat generally complies with the approved Preliminary Plat.

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

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

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

The application states that proposed overall open space provided is 10.65 acres (15.9%), including 3.5 acres (33%) usable open space. The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 9 site amenities. The applicant is proposing two main amenity areas (primary and secondary) including a community pool, 2 pickleball and two bocce ball courts, children’s play area with tot lot structure, shade ramada, picnic tables and benches, multiple pathways and connections and passive, open areas. The applicant is also proposing a primary entrance monument with a water feature. with a pocket

park with a shade ramada and a pathway along the southern portion of the property along the hillside and wetland area. There will also be three ponds in the development. These amenities satisfy the code requirement for development amenities. Any future multi-family development shall meet additional landscaping and amenity requirements in Section 8-5-20 of the UDC at the time of future approval.

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

Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

- 7' Sidewalks shall be constructed along Collector Roadways and Star Road, or bonded for through ACHD
- Provide a public pathway easement along the south side of the Phyliss Canal for potential future pathway
- The Developer agrees to provide the Bean property two (2) built driveways per their agreement in Phase 1
- There shall be no residential uses allowed within the Commercially zoned district
- Any storage units proposed in the Mixed-Use or Commercial areas shall require a Conditional Use Permit
- All streets within the development shall have minimum 36' roadway widths. The detached sidewalk planter strips shall be allowed at 6 ½ feet on each side with Class I trees.
- Council approves reduction in 10% usable open space to allow detached sidewalk planter strip reduction
- Non-single-family detached residential dwellings will be limited to a maximum of 10% of the subject gross R-3 development parcel.
- Setbacks shall be approved as follows:
  - 5' side yard setbacks for all patio homes
  - 7' side yard setbacks for all single-family detached homes

**Staff analysis of Final Plat Submittal:**

**Compliance with Council Conditions of Approval – Staff confirmed that this phase includes 36' wide road widths with detached sidewalks, 6 ½' planter streets and Class I trees.**

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

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

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

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

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

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

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

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

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

**Sidewalks** – Sidewalks are proposed to be 5 foot wide throughout the development and will be detached with a 6.5-foot-wide planter strip, as approved by Council.

**Streets** – Development local roads are proposed to be 36 feet wide from back of curb to back of curb in a 50-foot wide right of way.

**PUBLIC/DEPARTMENTAL NOTIFICATIONS**

Notifications of this application were sent to agencies and City Departments having jurisdiction on October 17, 2022.

October 26, 2022  
October 26, 2022

Star City Engineer  
ITD

Checklist  
Letter

## FINDINGS

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

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

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

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

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

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

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

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

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

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

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

## CONDITIONS OF APPROVAL

1. The final plat for the Inspirado Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Council added conditions of approval:
  - 7' Sidewalks shall be constructed along Collector Roadways and Star Road, or bonded for through ACHD
  - Provide a public pathway easement along the south side of the Phyliss Canal for potential future pathway
  - The Developer agrees to provide the Bean property two (2) built driveways per their agreement in Phase 1
  - There shall be no residential uses allowed within the Commercially zoned district
  - Any storage units proposed in the Mixed-Use or Commercial areas shall require a Conditional Use Permit

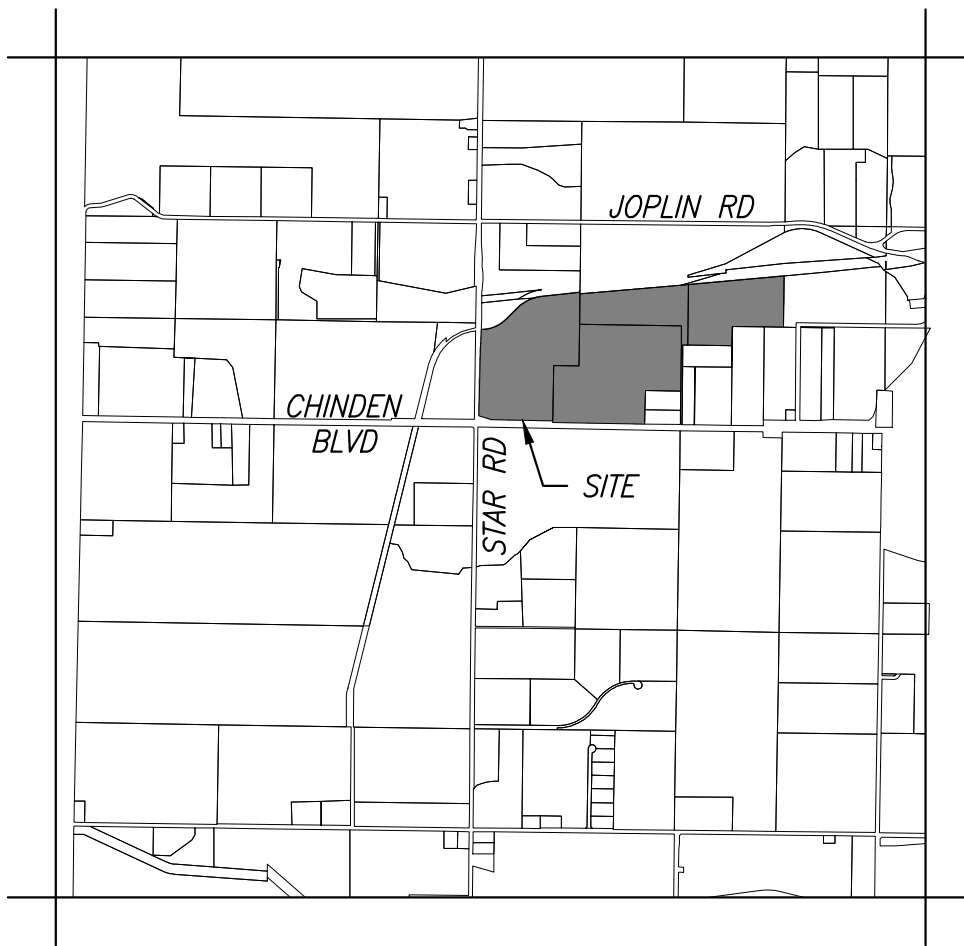
- All streets within the development shall have minimum 36' roadway widths. The detached sidewalk planter strips shall be allowed at 6 ½ feet on each side with Class I trees.
  - Non-single-family detached residential dwellings will be limited to a maximum of 10% of the subject gross R-3 development parcel.
  - Setbacks shall be approved as follows: 5' side yard setbacks for all patio homes, 7' side yard setbacks for all single-family detached homes
3. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
  4. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1,000.00 per residence. These fees will be collected by the City of Star, by phase, prior to final plat signature.** The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected. **Proportionate share for Phase 2 shall be \$43,000 (43 lots x \$1000).**
  5. **All irrigation agreements shall be executed with the appropriate district(s) and all historic irrigation water delivery methods in place and operational prior to signing the final plat.**
  6. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
  7. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
  8. **The applicant shall submit a Temporary Use application to the City for approval prior to the start of excavation of any pond. The excavation shall comply with all requirements set forth in Section 8-5-19C of the Star Unified Development Code pertaining to Accessory Pits.**
  9. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
  10. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
  11. The Mylar of this final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
  12. All common areas shall be maintained by the Homeowner's Association.
  13. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.



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

**COUNCIL DECISION**

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



T4N, R1W, SEC. 20



## FINAL PLAT APPLICATION

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

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

### Applicant Information:

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

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

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

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

### Property Information:

Subdivision Name: Inspirado Subdivision No. 2 Phase: 2

Parcel Number(s): S04320325800;336300;315200;336500

Approved Zoning: R-3 PUD Units per acre: 2.39

Total acreage of phase: 18.19 Total number of lots: 51

Residential: 43 Commercial: 1 Industrial: \_\_\_\_\_

Common lots: 7 Total acreage of common lots: 1.11 Percentage: 6.1%

Percent of common space to be used for drainage: 3.6% Acres: 0.04

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>43</u>	<u>43</u>
Number of Common Lots:	<u>7</u>	<u>7</u>
Number of Commercial Lots:	<u>1</u>	<u>1</u>

Roads: W. Old School St., N. Wonder Ave., N. Ellis Park Ave., W. Whisper Ridge Dr., N. Smokefall Ave., W. Inspirado Dr. W. Old School St., N. Wonder Ave., N. Ellis Park Ave., W. Whisper Ridge Dr., N. Smokefall Ave., W. Inspirado Dr.

Amenities: None in Phase None in Phase

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

Subdivision Name: Inspirado Subdivision No. 2 Phase: 2

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0120H  
 FIRM effective date(s): mm/dd/year 02/19/2003  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X  
 Base Flood Elevation(s): AE N/A .0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

**Application Requirements:**

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

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

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

**FEE REQUIREMENT:**

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

Applicant/Representative Signature

08/01/2022

Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )  
 ) ss  
COUNTY OF ADA)

I, Randal S. Clarno, 1861 S. Wells Avenue #200  
(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 Kimley-Horn Engineering  
950 W. Bannock St #1100, Boise, ID (name) 83702  
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: Ada County Parcel No. 50419417200

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: Final Plat Acknowledgment

Dated this 27th day of January, 20 22.

[Signature]  
(Signature)

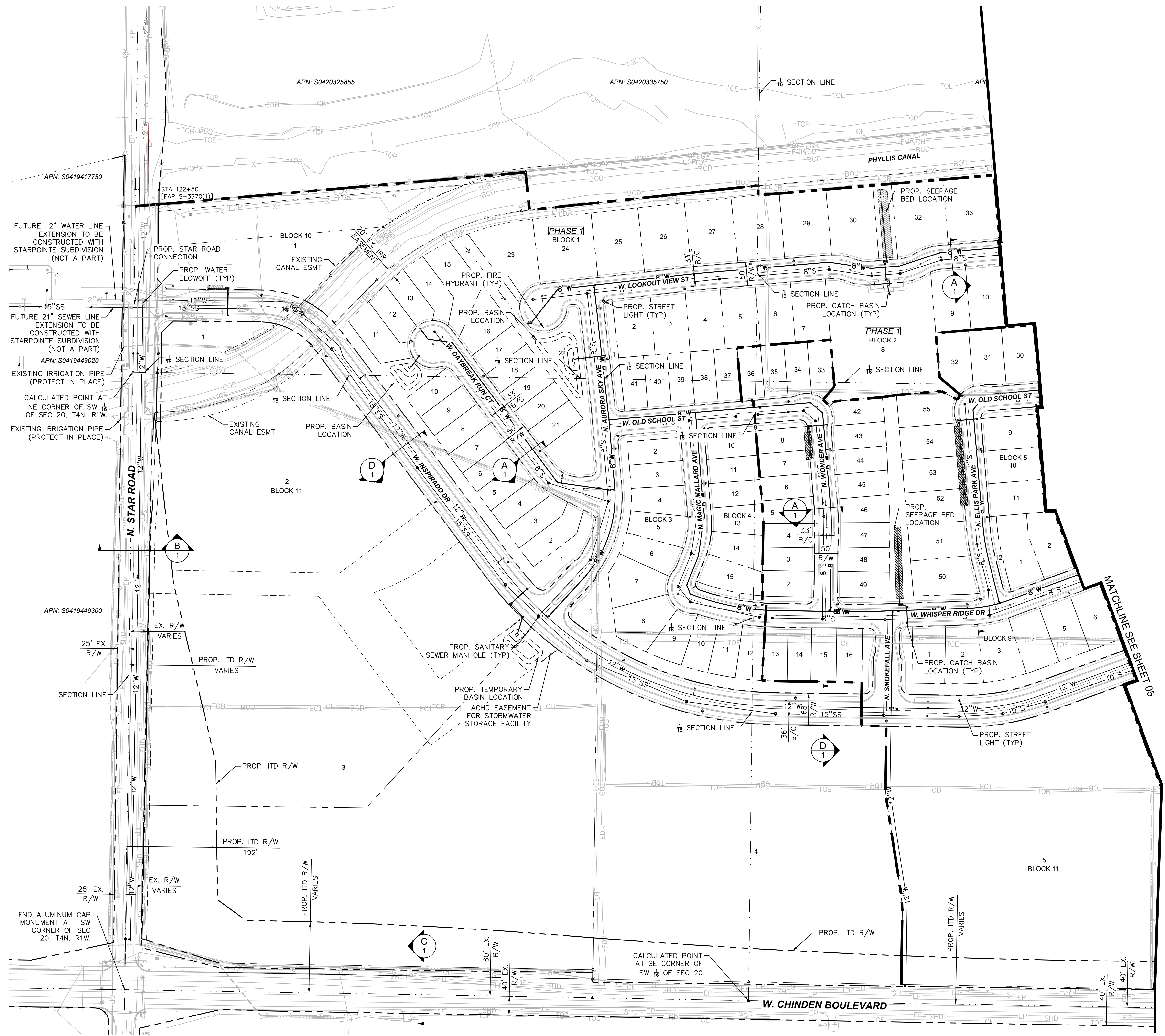
SUBSCRIBED AND SWORN to before me the day and year first above written.



Leslie C. Riley  
Notary Public for Idaho  
Residing at: 1861 S. Wells Ave #200 Meridian ID  
My Commission Expires: 6/21/2027

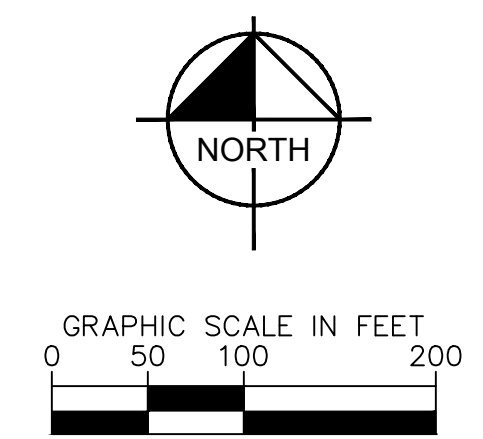
NO.	REVISION	BY	DATE	APP.

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FUTURE 12" WATER LINE EXTENSION TO BE CONSTRUCTED WITH STARPOINTE SUBDIVISION (NOT A PART)  
 FUTURE 21" SEWER LINE EXTENSION TO BE CONSTRUCTED WITH STARPOINTE SUBDIVISION (NOT A PART)  
 EXISTING IRRIGATION PIPE (PROTECT IN PLACE)  
 CALCULATED POINT AT NE CORNER OF SW 1/4 OF SEC 20, T4N, R1W.  
 EXISTING IRRIGATION PIPE (PROTECT IN PLACE)

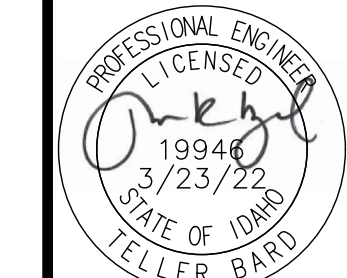
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 SECTION LINE  
 EX. R/W VARIES  
 PROP. ITD R/W VARIES  
 PROP. ITD R/W 192'  
 EX. R/W VARIES  
 PROP. ITD R/W VARIES



**Kimley»Horn**  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 950 Bonlock Street, Suite 1100  
 Boise, Idaho 83702 (208) 297-2885

SCALE (H): 1"=150'  
 SCALE (V): NONE  
 DESIGNED BY: ITC  
 DRAWN BY: ITC  
 CHECKED BY: TRB  
 DATE: 3/23/2022

INSPIRADO  
 PROPOSED CONDITIONS  
 STAR, IDAHO



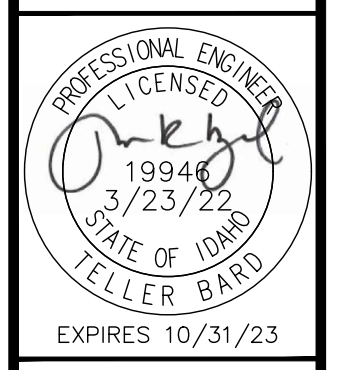
EXPIRES 10/31/23  
 PROJECT NO. 291015012  
 DRAWING NAME 5012-PP-PC-2

NO.	REVISION	BY	DATE	APP.

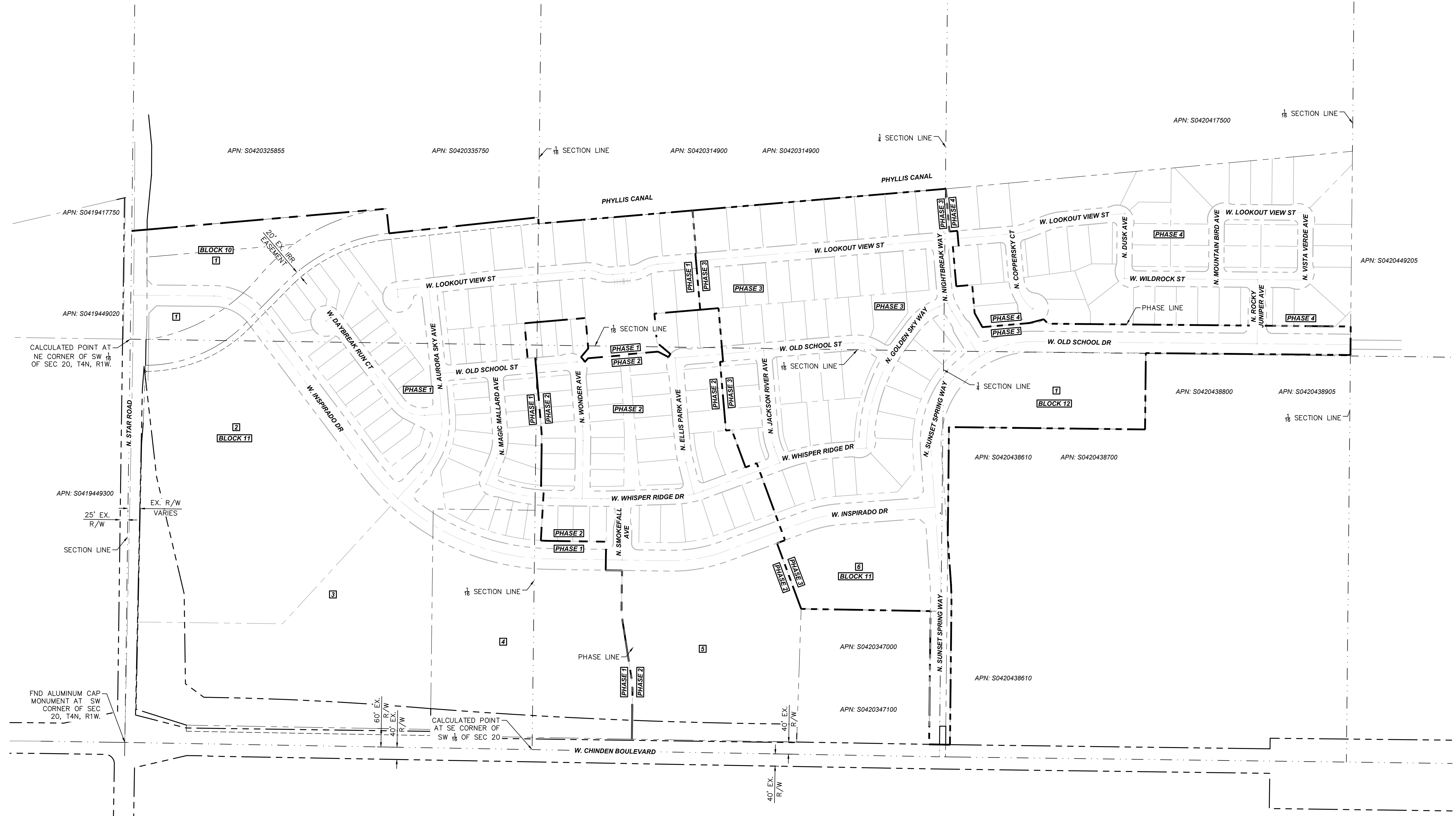
# Kimley»Horn

SCALE (H): 1"=150'  
 SCALE (V): NONE  
 DESIGNED BY: ITC  
 DRAWN BY: ITC  
 CHECKED BY: TRB  
 DATE: 3/23/2022

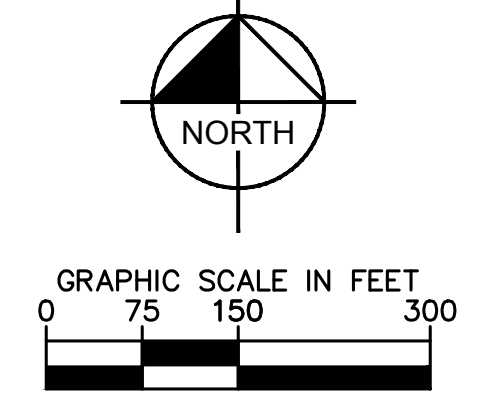
INSPIRADO  
 PHASING PLAN  
 STAR, IDAHO



PROJECT NO.  
291015012  
 DRAWING NAME  
5012-PP-PHASE



**NOTE**  
 COMMERCIAL AND MIXED-USE PARCELS BLOCK 10, LOT 1, BLOCK 11, LOTS 2, 3, 4, 5, & 6, AND BLOCK 12, LOT 1 WILL BE INDIVIDUALLY DEVELOPED UNDER SEPARATE APPLICATIONS. INFRASTRUCTURE WILL BE EXTENDED TO EACH PARCEL LISTED AS PART OF THIS DEVELOPMENT.

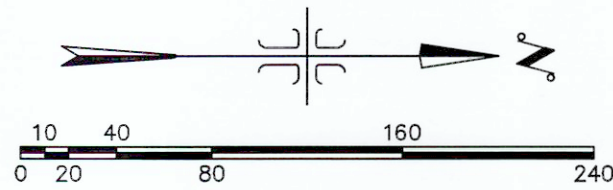


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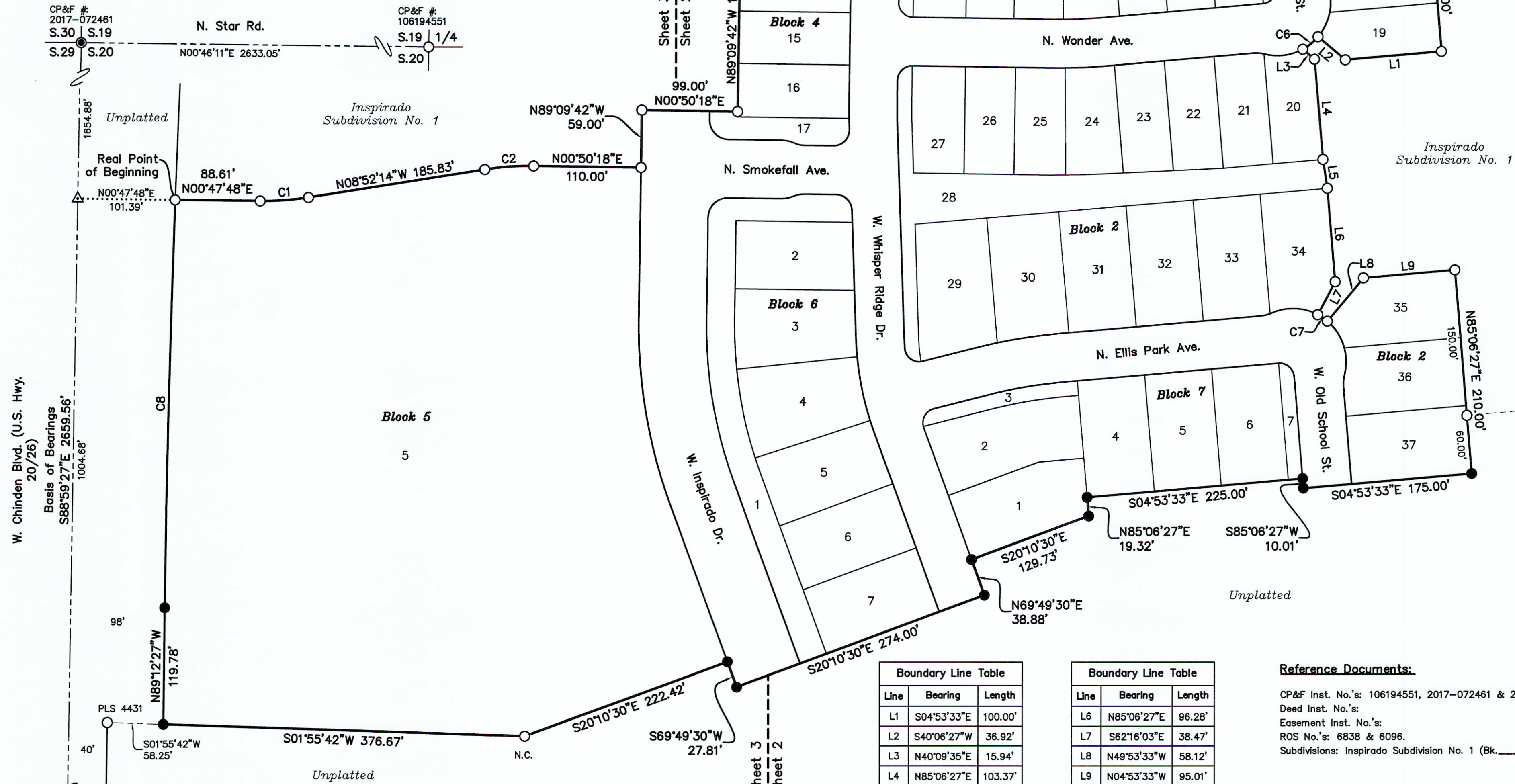
# Plat Showing Inspirado Subdivision No. 2

Situated in a portion of  
the Southwest Quarter of Section 20,  
Township 4 North, Range 1 West, Boise Meridian,  
City of Star, Ada County, Idaho.  
2022

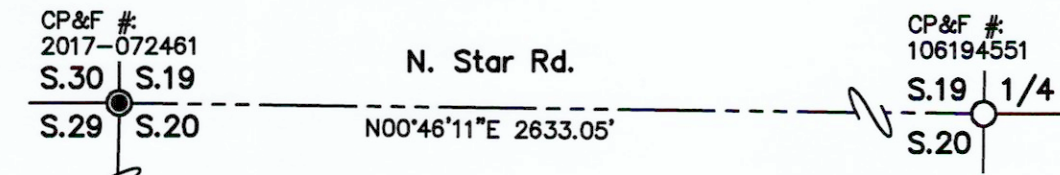


Scale: 1" = 80'

Inspirado  
Subdivision No. 1



W. Chinden Blvd. (U.S. Hwy. 20/26)  
Basis of Bearings  
S88°59'27"E 2659.56'  
1004.68'



1/4 S.29 | S.20  
CP&F #  
2017-072462

- Legend**
- Found 5/8" Iron Pin, "ISG PLS 11779" Unless Otherwise Noted
  - Found Aluminum Cap Monument
  - △ Calculated Point, Nothing Found or Set
  - Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
  - 1 Lot Number
  - N.C. No Cap
  - Subdivision Boundary Line
  - - - - - Adjacent Subdivision/Parcel Line
  - - - - - Right-of-Way Line
  - Lot Line
  - - - - - Section Line
  - ..... Tie Line
  - - - - - Match Line



**Boundary Line Table**

Line	Bearing	Length
L1	S04°53'33"E	100.00'
L2	S40°06'27"W	36.92'
L3	N40°09'35"E	15.94'
L4	N85°06'27"E	103.37'
L5	N81°16'04"E	30.07'

**Boundary Line Table**

Line	Bearing	Length
L6	N85°06'27"E	96.28'
L7	S62°16'03"E	38.47'
L8	N49°53'33"W	58.12'
L9	N04°53'33"W	95.01'

**Boundary Curve Table**

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	50.62'	300.00'	9°40'02"	N04°02'13"W	50.56'
C2	50.84'	300.00'	9°42'32"	N04°00'58"W	50.77'
C3	29.88'	691.00'	2°28'40"	N87°55'22"W	29.88'
C4	9.06'	526.00'	0°59'11"	N86°11'26"W	9.06'
C5	34.01'	340.00'	5°43'51"	N02°01'38"W	33.99'
C6	20.43'	55.00'	21°16'56"	S39°15'05"E	20.31'
C7	11.88'	55.00'	12°22'30"	N33°55'12"E	11.86'
C8	419.50'	16953.78'	1°25'04"	N88°29'55"W	419.49'

**Reference Documents:**

CP&F Inst. No.'s: 106194551, 2017-072461 & 2017-072461.  
Deed Inst. No.'s:  
Easement Inst. No.'s:  
ROS No.'s: 6838 & 6096.  
Subdivisions: Inspirado Subdivision No. 1 (Bk.\_\_\_\_, Pg.\_\_\_\_).

**Surveyors narrative:**

The purpose of this survey is to subdivide the property shown hereon. The property is a portion of unplatted lands. The existing section corner monumentation found and shown on this plat are in substantial agreement with existing corner records and were used to establish the boundaries of this subdivision.

See Sheet 4 for Notes, Line & Curve Data Tables.

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

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

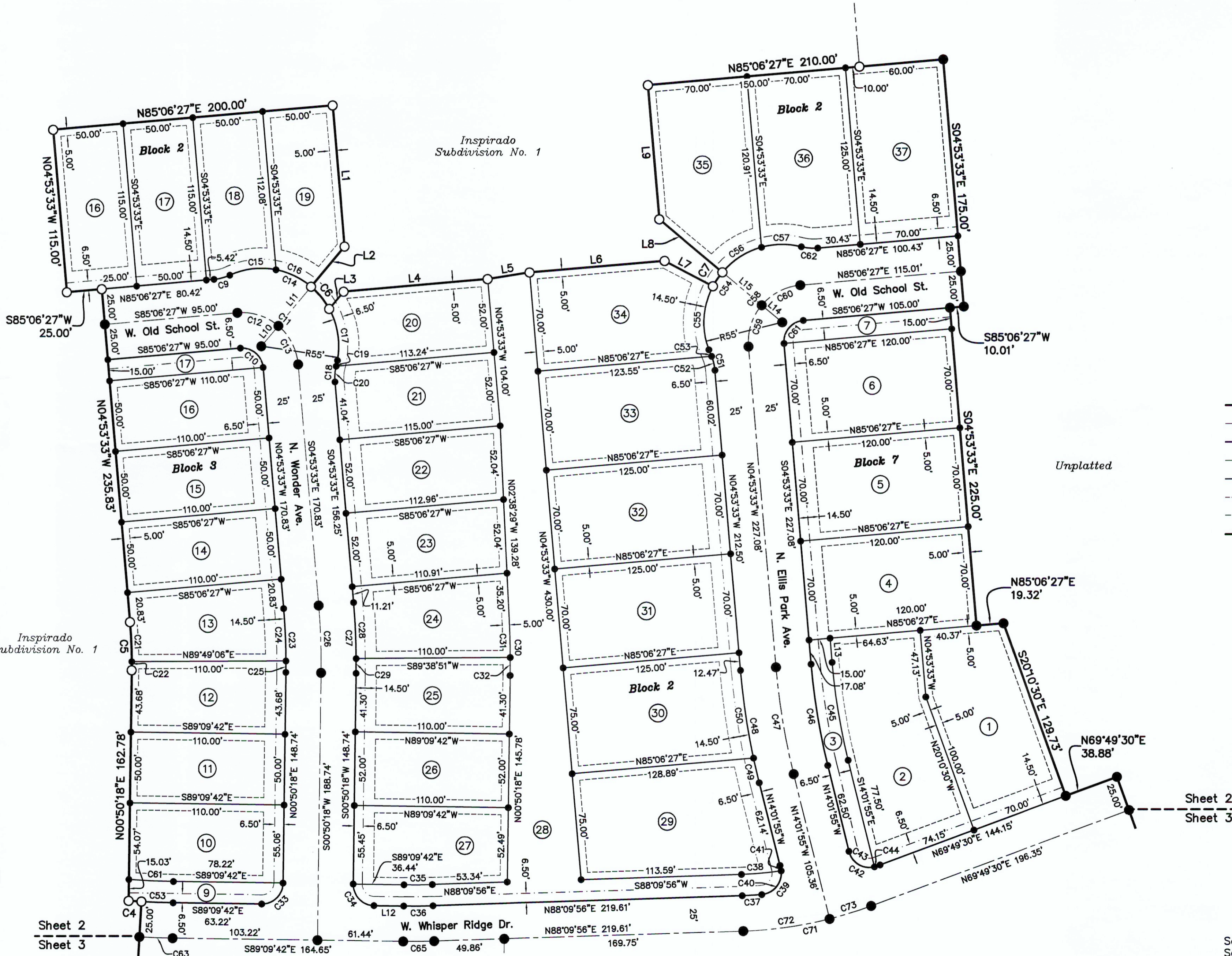
# Inspirado Subdivision No. 2



Scale: 1" = 50'

### Legend

- Found 5/8" Iron Pin, "ISG PLS 11779"
- Found Aluminum Cap Monument
- Calculated Point, Nothing Found or Set
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Lot Number
- Subdivision Boundary Line
- Adjacent Subdivision/Parcel Line
- Right-of-Way Line
- Centerline
- Lot Line
- Easement Line (Note 1)
- Easement Line (Note 2)
- Match Line



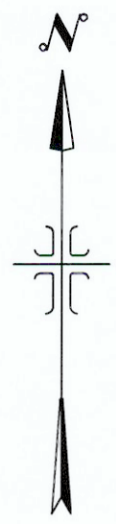
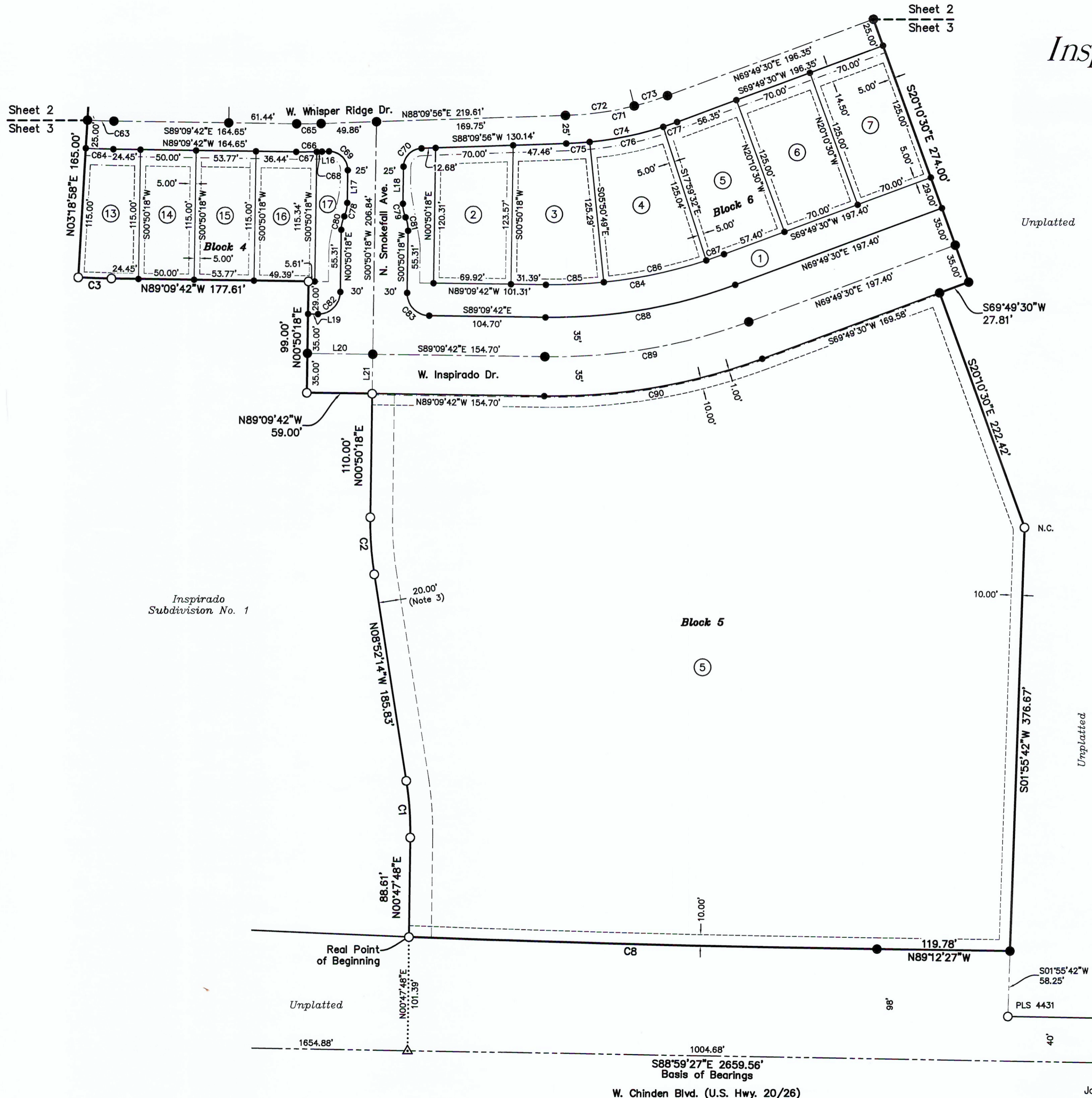
Sheet 2  
Sheet 3

See Sheet 3 for Notes, Line & Curve Data Tables.  
 See Sheet 1 for Boundary Line & Curve Data Tables.  
 Book \_\_\_\_\_ Page \_\_\_\_\_

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

Job No. 22-229  
Sheet 2 of 6

# Inspirado Subdivision No. 2



Scale: 1" = 60'

**Legend**

- Found 5/8" Iron Pin, "ISG PLS 11779"
- Found Aluminum Cap Monument
- △ Calculated Point, Nothing Found or Set
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- ① Lot Number
- Subdivision Boundary Line
- - - - - Adjacent Subdivision/Parcel Line
- Right-of-Way Line
- Centerline
- Lot Line
- - - - - Easement Line (Note 1)
- - - - - Easement Line (Note 2)
- - - - - Easement Line, as noted
- - - - - Match Line



See Sheet 3 for Notes, Line & Curve Data Tables.  
See Sheet 1 for Boundary Line & Curve Data Tables.

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

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

1004.68'  
 S88°59'27"E 2659.56'  
 Basis of Bearings  
 W. Chinden Blvd. (U.S. Hwy. 20/26)

Job No. 22-229  
 Sheet 3 of 6

# Inspirado Subdivision No. 2

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C9	11.72'	35.00'	19°11'17"	N75°30'48"E	11.67'
C10	23.56'	15.00'	90°00'00"	N49°53'33"W	21.21'
C11	62.83'	40.00'	90°00'00"	N49°53'33"W	56.57'
C12	31.42'	40.00'	45°00'00"	N72°23'33"W	30.61'
C13	31.42'	40.00'	45°00'00"	N27°23'33"W	30.61'
C14	123.23'	55.00'	128°22'35"	N49°53'33"W	99.03'
C15	33.61'	55.00'	35°00'53"	S83°25'36"W	33.09'
C16	28.00'	55.00'	29°10'24"	N64°28'45"W	27.70'
C17	41.19'	55.00'	42°54'21"	N07°09'27"W	40.23'
C18	11.72'	35.00'	19°11'17"	S04°42'05"W	11.67'
C19	0.57'	35.00'	0°56'12"	S13°49'38"W	0.57'
C20	11.15'	35.00'	18°15'05"	S04°13'59"W	11.10'
C21	27.96'	340.00'	4°42'40"	N02°32'13"W	27.95'
C22	6.05'	340.00'	1°01'11"	N00°19'42"E	6.05'
C23	45.01'	450.00'	5°43'51"	N02°01'38"W	44.99'
C24	37.00'	450.00'	4°42'40"	N02°32'13"W	36.99'
C25	8.01'	450.00'	1°01'11"	N00°19'42"E	8.01'
C26	47.51'	475.00'	5°43'51"	S02°01'38"E	47.49'
C27	50.01'	500.00'	5°43'51"	N02°01'38"W	49.99'
C28	39.62'	500.00'	4°32'24"	N02°37'21"W	39.61'
C29	10.39'	500.00'	1°11'27"	N00°14'34"E	10.39'
C30	37.05'	610.00'	3°28'47"	N00°54'06"W	37.04'
C31	24.37'	610.00'	2°17'20"	N01°29'49"W	24.37'
C32	12.68'	610.00'	1°11'27"	N00°14'34"E	12.68'
C33	23.56'	15.00'	90°00'00"	N45°50'18"E	21.21'
C34	23.56'	15.00'	90°00'00"	S44°09'42"E	21.21'
C35	20.29'	435.00'	2°40'22"	N89°30'07"E	20.29'
C36	20.99'	450.00'	2°40'22"	N89°30'07"E	20.99'
C37	13.83'	265.00'	2°59'26"	N86°40'13"E	13.83'
C38	28.05'	250.00'	6°25'44"	N84°57'04"E	28.04'
C39	25.97'	15.00'	99°12'25"	N35°34'17"E	22.85'
C40	24.01'	15.00'	91°43'09"	N39°18'55"E	21.53'
C41	1.96'	15.00'	7°29'16"	N10°17'17"W	1.96'
C42	25.17'	15.00'	96°08'35"	S62°06'13"E	22.32'
C43	23.56'	15.00'	90°00'00"	S59°01'55"E	21.21'
C44	1.61'	15.00'	6°08'35"	N72°53'47"E	1.61'
C45	70.19'	440.00'	9°08'22"	S09°27'44"E	70.11'
C46	72.58'	455.00'	9°08'22"	S09°27'44"E	72.50'
C47	76.57'	480.00'	9°08'22"	S09°27'44"E	76.48'
C48	80.55'	505.00'	9°08'22"	S09°27'44"E	80.47'
C49	17.86'	505.00'	2°01'37"	S13°01'07"E	17.86'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C50	62.69'	505.00'	7°06'45"	S08°26'56"E	62.65'
C51	11.72'	35.00'	19°11'17"	N14°29'12"W	11.67'
C52	10.12'	35.00'	16°33'32"	N13°10'19"W	10.08'
C53	1.61'	35.00'	2°37'45"	N22°45'58"W	1.61'
C54	123.23'	55.00'	128°22'35"	S40°06'27"W	99.03'
C55	49.74'	55.00'	51°48'47"	S01°49'33"W	48.06'
C56	33.15'	55.00'	34°32'15"	S57°22'34"W	32.65'
C57	28.46'	55.00'	29°39'03"	S89°28'13"W	28.15'
C58	62.83'	40.00'	90°00'00"	S40°06'27"W	56.57'
C59	31.42'	40.00'	45°00'00"	S17°36'27"W	30.61'
C60	31.42'	40.00'	45°00'00"	S62°36'27"W	30.61'
C61	23.56'	15.00'	90°00'00"	S40°06'27"W	21.21'
C62	11.72'	35.00'	19°11'17"	S85°17'55"E	11.67'
C63	23.83'	551.00'	2°28'40"	S87°55'22"E	23.83'
C64	24.91'	576.00'	2°28'40"	S87°55'22"E	24.91'
C65	22.16'	475.00'	2°40'22"	N89°30'07"E	22.16'
C66	23.32'	500.00'	2°40'22"	N89°30'07"E	23.32'
C67	18.57'	500.00'	2°07'39"	N89°46'28"E	18.57'
C68	4.76'	500.00'	0°32'42"	N88°26'17"E	4.76'
C69	26.69'	16.50'	92°40'22"	N45°29'53"W	23.87'
C70	25.15'	16.50'	87°19'38"	S44°30'07"W	22.78'
C71	92.83'	290.00'	18°20'26"	N78°59'43"E	92.43'
C72	61.74'	290.00'	12°11'51"	N82°04'00"E	61.62'
C73	31.09'	290.00'	6°08'35"	N72°53'47"E	31.08'
C74	100.83'	315.00'	18°20'26"	N78°59'43"E	100.40'
C75	20.80'	315.00'	3°46'59"	N86°16'27"E	20.79'
C76	66.95'	315.00'	12°10'41"	N78°17'36"E	66.83'
C77	13.08'	315.00'	2°22'46"	N71°00'53"E	13.08'
C78	12.33'	30.00'	23°33'23"	N12°36'59"E	12.25'
C79	12.33'	30.00'	23°33'23"	S10°56'24"E	12.25'
C80	12.33'	30.00'	23°33'23"	S12°36'59"W	12.25'
C81	12.33'	30.00'	23°33'23"	N10°56'24"W	12.25'
C82	31.42'	20.00'	90°00'00"	N45°50'18"E	28.28'
C83	31.42'	20.00'	90°00'00"	S44°09'42"E	28.28'
C84	161.74'	441.01'	21°00'46"	N80°19'54"E	160.83'
C85	51.46'	441.01'	6°41'06"	N87°29'44"E	51.43'
C86	93.48'	441.01'	12°08'43"	N78°04'49"E	93.31'
C87	16.80'	441.01'	2°10'57"	N70°54'59"E	16.80'
C88	172.37'	470.00'	21°00'47"	N80°19'54"E	171.41'
C89	185.21'	505.00'	21°00'47"	N80°19'54"E	184.17'
C90	198.04'	540.00'	21°00'47"	N80°19'54"E	196.94'

Line Table		
Line	Bearing	Length
L10	N40°06'27"E	18.79'
L11	N40°06'27"E	36.21'
L12	N89°09'42"W	21.44'
L13	S04°53'33"E	17.08'
L14	N49°53'33"W	18.79'
L15	N49°53'33"W	36.21'
L16	N88°09'56"E	6.38'
L17	N00°50'18"E	29.07'
L18	S00°50'18"W	32.94'
L19	S89°09'42"E	9.00'
L20	S89°09'42"E	59.00'
L21	S00°50'18"W	35.00'

**Notes**

1. A permanent public utilities easement is hereby reserved adjacent to the public right-of-ways as delineated and referenced. A ten (10) foot wide permanent public utilities and lot drainage easement is hereby reserved along all rear lot lines. A five (5) foot wide permanent lot drainage easement is hereby reserved adjacent to the sides of interior lot lines unless otherwise shown. The easements are as shown on this plat.
2. ACHD permanent easement. See Instrument No. \_\_\_\_\_
3. Access easement for the benefit of and to be maintained by the Homeowner's Association.
4. This development recognizes Idaho Code, Title 22, Chapter 45 Right to Farm Act, Section 22-4503, which states "no agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."
5. Irrigation water has been provided by the owner through a pressurized irrigation system, to be owned and maintained by the homeowner's association in compliance with 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 Nampa-Meridian irrigation company.
6. Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.
7. Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required, or as shown on this plat.
8. Lot 28, Block 2; Lots 9 and 17, Block 3; Lot 17, Block 4; Lot 1, Block 6; Lots 3 and 7, Block 7 are common lots which shall be owned and maintained by the Homeowner's Association. Said Lots are subject to a blanket permanent public utilities easement.



See Sheet 1 for Line & Curve Boundary Data Tables.

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

**IDAHO SURVEY GROUP, LLC**

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

# Inspirado Subdivision No. 2

## Certificate Of Owners

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

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

Commencing at the Section corner common to Sections 19, 20, 29 and 30, T.4.N, R.1.W., B.M., from which the 1/4 corner common to said Sections 20 and 29, bears South 88°59'27" East, 2,659.56 feet; thence on the south boundary line of said Section 20, South 88°59'27" East, 1654.88 feet; thence leaving said south boundary line, North 00°47'48" East, 101.39 feet to the exterior boundary line of Inspirado Subdivision No. 1, as filed in Book \_\_\_\_\_ of Plats at Pages \_\_\_\_\_ through \_\_\_\_\_, records of Ada County, Idaho and the REAL POINT OF BEGINNING;

thence on the exterior boundary line for the following twenty nine (29) courses and distances:

- North 00°47'48" East, 88.61 feet;
- 50.62 feet on the arc of curve to the left having a radius of 300.00 feet, a central angle of 09°40'02" and a long chord which bears North 04°02'13" West, 50.56 feet;
- North 08°52'14" West, 185.83 feet;
- 50.84 feet on the arc of curve to the right having a radius of 300.00 feet, a central angle of 09°42'32" and a long chord which bears North 04°00'58" West, 50.77 feet;
- North 00°50'18" East, 110.00 feet;
- North 89°09'42" West, 59.00 feet;
- North 00°50'18" East, 99.00 feet;
- North 89°09'42" West, 177.61 feet;
- 29.88 feet on the arc of curve to the right having a radius of 691.00 feet, a central angle of 02°28'40" and a long chord which bears North 87°55'22" West, 29.88 feet;
- North 03°18'58" East, 165.00 feet;
- 9.06 feet on the arc of a curve to the right having a radius of 526.00 feet, a central angle of 00°59'11" and a long chord which bears North 86°11'26" West, 9.06 feet;
- North 00°50'18" East, 162.78 feet;
- 34.01 feet on the arc of curve to the left having a radius of 340.00 feet, a central angle of 05°43'51" and a long chord which bears North 02°01'38" West, 33.99 feet;
- North 04°53'33" West, 235.83 feet;
- South 85°06'27" West, 25.00 feet;
- North 04°53'33" West, 115.00 feet;
- North 85°06'27" East, 200.00 feet;
- South 04°53'33" East, 100.00 feet;
- South 40°06'27" West, 36.92 feet;
- 20.43 feet on the arc of a curve to the right having a radius of 55.00 feet, a central angle of 21°16'56" and a long chord which bears South 39°15'05" East, 20.31 feet;
- North 40°09'35" East, 15.94 feet;
- North 85°06'27" East, 103.37 feet;
- North 81°16'04" East, 30.07 feet;
- North 85°06'27" East, 96.28 feet;
- South 62°16'03" East, 38.47 feet;
- 11.88 feet on the arc of a curve to the right having a radius of 55.00 feet, a central angle of 12°22'30" and a long chord which bears North 33°55'12" East, 11.86 feet;
- North 49°53'33" West, 58.12 feet;
- North 04°53'33" West, 95.01 feet;
- North 85°06'27" East, 150.00 feet;
- thence leaving said exterior boundary line and continuing, North 85°06'27" East, 60.00 feet;
- thence leaving said exterior boundary line, South 04°53'33" East, 175.00 feet;
- thence South 85°06'27" West, 10.01 feet;
- thence South 04°53'33" East, 225.00 feet;
- thence North 85°06'27" East, 19.32 feet;
- thence South 20°10'30" East, 129.73 feet;
- thence North 69°49'30" East, 38.88 feet;
- thence South 20°10'30" East, 274.00 feet;

- thence South 69°49'30" West, 27.81 feet;
- thence South 20°10'30" East, 222.42 feet;
- thence South 01°55'42" West, 376.67 feet to the northerly right-of-way line of State Highway 20/26;
- thence on said northerly right-of-way line the following two (2) courses and distances:
- North 89°12'27" West, 119.78 feet;
- 419.50 feet on the arc of curve to the right having a radius of 16953.78 feet, a central angle of 01°25'04" and a long chord which bears North 88°29'55" West, 419.49 feet to the REAL POINT OF BEGINNING.

Containing 18.192 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes are to be erected within the limits of said easements. All lots in this plat will be eligible to receive 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. 50-1334) and (I.C. 50-1326).

In witness whereof I have hereunto set my hand:

Antonov Star Holding LLC, a California Limited Liability Company

By: Randal S. Clarno, Date  
Its: Member

## Acknowledgment

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

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

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

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

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

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

## Certificate of Surveyor

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

Cody M. McCammon



P.L.S. No. 11779

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

**ISG** IDAHO SURVEY GROUP, LLC

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

# Inspirado Subdivision No. 2

### Health Certificate

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

\_\_\_\_\_  
Central District Health                      Date

### Approval of Ada County Highway District

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

\_\_\_\_\_  
President ACHD

### Approval of City Engineer

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

\_\_\_\_\_  
City Engineer                                      Date

### Approval of City Council

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

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

### Certificate Of County Surveyor

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

\_\_\_\_\_  
County Surveyor

### Certificate of County Treasurer

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

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

### County Recorder's Certificate

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

I hereby certify that this instrument was filed at the request of Idaho Survey Group, LLC,

at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_ M.,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in Book \_\_\_\_\_ of Plats at

Pages \_\_\_\_\_ through \_\_\_\_\_.

Fee \$ \_\_\_\_\_

\_\_\_\_\_  
Deputy

\_\_\_\_\_  
Ex-Officio Recorder



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

<b>ISG</b>	<b>IDAHO SURVEY GROUP, LLC</b>	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570 WWW.IDAHOSURVEY.COM
	Job No. 22-229 Sheet 6 of 6	

# Inspirado Subdivision No. 2

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\_\_\_\_\_  
Central District Health

\_\_\_\_\_  
Date

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\_\_\_\_\_  
President ACHD

## Approval of City Engineer

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

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Date

## Approval of City Council

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

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

## Certificate Of County Surveyor

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

\_\_\_\_\_  
County Surveyor

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

\_\_\_\_\_  
County Treasurer

\_\_\_\_\_  
Date

## County Recorder's Certificate

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

I hereby certify that this instrument was filed at the request of Idaho Survey Group, LLC,

at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_ M.,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in Book \_\_\_\_\_ of Plats at

Pages \_\_\_\_\_ through \_\_\_\_\_,

Fee \$ \_\_\_\_\_

\_\_\_\_\_  
Deputy

\_\_\_\_\_  
Ex-Officio Recorder



Book

Page





**Your Safety • Your Mobility  
Your Economic Opportunity**

Section 5, Item H.

**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

October 26, 2022

City of Star  
Attn: Shawn L. Nickel, P&Z Administrator  
PO Box 130  
Star, ID 83669  
[snickel@staridaho.org](mailto:snickel@staridaho.org)

Re: Inspirado Subdivision Final Plat Phase 2, Case #FP-22-22

Dear Mr. Nickel,

Idaho Transportation Department (ITD) appreciates the opportunity to review Inspirado Subdivision Final Plat, Phase 2. The proposed development is located on the northeast corner of SH-44 and North Star Boulevard, Star, Idaho.

A Traffic Impact Study (TIS) was previously reviewed by ITD and the Development Conditions Memo (Memo) was signed on December 28, 2021 (See attached). Any necessary mitigations for traffic impacts that were identified by the TIS and the Memo is the responsibility of the applicant to construct.

ITD reserves the right to make further comments on an as needed basis.

Sincerely,

Wendy I. Howell  
ITD – District 3  
Development Services Coordinator

Enc.





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**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

December 28, 2021

Teller Bard  
Kimley-Horn and Associates, Inc.  
950 Bannock Street  
Suite 1100  
Boise, ID 83702  
[Teller.Bard@kimley-horn.com](mailto:Teller.Bard@kimley-horn.com)

VIA EMAIL

RE: Inspirado Mixed Use Development – ITD Traffic Impact Study Development Condition Memo

Dear Mr. Bard,

The Idaho Transportation Department (ITD) appreciated the opportunity to review the transportation impact study (TIS) for the Inspirado Mixed Use Development. The proposed development is located in the northeast quadrant of the intersection of US-20/26 and Star Road. The development is proposing two new accesses to US-20/26.

ITD finds the proposed development and accesses to US-20/26 acceptable with the following mitigation:

**Proportionate Share Contribution**

The proposed development will add trips and contribute to congestion on the State Highway System at multiple intersections. ITD is currently working with our local agency partners to update our procedures for calculating proportionate share contributions. Prior to final plat approval, ITD will calculate a contribution that will be used to accelerate future projects on the State Highway System within the City of Star’s area of impact. Based on past proportionate share calculations within the City of Star, the proportionate share contribution will not exceed \$1630 per PM peak hour trip generated by the development.

**Proposed Accesses**

***Access D***

Within one year of issuance of ITD right-of-way encroachment permit:

- Developer shall design and construct the approach and connected roadway at Access D three lanes wide, with a dedicated right-out lane, a dedicated left-out lane, and an inbound lane.



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**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

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- Developer shall design and construct a 12ft wide westbound right-turn lane to meet current ITD Traffic Manual standards for a 55 MPH speed zone.
  - Turn lane shall have 8 ft shoulders
  - Right-of-way dedication will be required as necessary to accommodate drainage needs that do not fit into ITD's existing right-of-way.

When one of the following conditions is met:

- Developer shall design and construct a raised median/traffic separator on US-20/26 to limit Access D to right-in/right-out:
  - When excessive left-turn related crashes are observed at the access location and ITD determines that the access needs to be restricted to address safety concerns; developer shall construct raised median within 6 months of notification from by ITD, or else ITD will perform necessary construction and invoice developer for costs
  - Or, when Access E is constructed

The raised median shall extend a minimum of 150 feet in each direction from the center of Access D.

If one of the preceding conditions is not met before ITD widens US-20/26 to three lanes in each direction per the approved corridor plan, then ITD will construct a raised median that will limit Access D to right-in/right-out when the widening is constructed.

**Access E**

Prior to ITD issuing right-of-way encroachment permit:

- Developer shall provide \$5000 to ITD for developer share of estimated cost of environmental re-evaluation for adding traffic signal at mid-mile between Star Rd and SH-16, per ITD letter to developer dated September 22, 2021.

Within one year of issuance of ITD right-of-way encroachment permit:

- Developer shall design and construct a three-lane approach at Access E with a right-out lane, left-out lane, and an inbound lane.
- Developer shall design and construct a 12 ft wide westbound right-turn lane to meet current ITD Traffic Manual standards for a 55 MPH speed zone—length shall include storage length for signalized condition.
  - Turn lane shall have 8 ft shoulders
  - Right-of-way dedication will be required as necessary to accommodate drainage needs that do not fit into ITD's existing right-of-way.



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**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

Developer may construct a traffic signal at Access E. The following conditions apply:

- Developer shall submit a traffic analysis including traffic signal warrant analysis with updated traffic volumes within one year prior to ITD issuing the right-of-way encroachment permit for the construction of a traffic signal. One or more traffic signal warrants must be met or projected to be met within one year of construction of the traffic signal. This step may be concurrent with initial construction of Access E provided that one or more signal warrants are projected to be met within one year of construction.
- Developer shall modify Access E approach to have one dedicated right-turn and two dedicated left-turn lanes.
- Developer shall design and construct traffic signal to ACHD standards.

Developer shall have construction plans reviewed and accepted by ITD prior to construction of any or all of the improvements listed above.

Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. If you have any questions please do not hesitate to contact me at [jason.brinkman@itd.idaho.gov](mailto:jason.brinkman@itd.idaho.gov) or 208-334-8303.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. D. Brinkman'.

Jason D. Brinkman, P.E.  
Engineering Manager  
ITD District 3

cc:

Eric Sweat – Kimley-Horn and Associates, Inc.  
Shawn Nickel – City of Star  
Paige Bankhead – ACHD



Ada County Transmittal
Division of Community and Environmental Health

- Return to:
[ ] ACZ
[ ] Boise
[ ] Eagle
[ ] Garden City
[ ] Meridian
[ ] Kuna
[X] Star

Rezone/OTD # \_\_\_\_\_
Conditional/Accessory Use # \_\_\_\_\_
Preliminary / Final / Short Plat FP-22-22
Development Name/Section Inspired 2

- [ ] 1. We have No Objections to this Proposal.
[ ] 2. We recommend Denial of this Proposal.
[ ] 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
[ ] 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
[ ] high seasonal ground water [ ] waste flow characteristics
[ ] bedrock from original grade [ ] other \_\_\_\_\_
[ ] 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
[X] 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
[X] central sewage [ ] community sewage system [ ] community water well
[ ] interim sewage [X] central water
[ ] individual sewage [ ] individual water
[X] 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
[X] central sewage [ ] community sewage system [ ] community water
[ ] sewage dry lines [X] central water
[X] 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
[ ] 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
[ ] 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
[ ] 11. Land development application, fee per lot, test holes and full engineering report is required.
[ ] 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
[ ] 13. We will require plans be submitted for a plan review for any:
[ ] food establishment [ ] swimming pools or spas [ ] child care center
[ ] beverage establishment [ ] grocery store

[ ] 14. \_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

Reviewed By: Row P... Date: 10/21/22



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

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

Developable Lots: 57 Review No: 1

Developer: Antonov Star Holdings, LLC – Randy Clarno

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

Engineer: Kimley-Horn and Associates, Inc.

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

Property Address: Teratai Street

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

### FINAL PLAT REVIEW

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

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

**CONSTRUCTION DRAWING REVIEW**

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

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

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



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

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

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

**Notes:**

*Additional Final Plat Comments:*

- 

*Additional Construction Drawing Comments:*

-



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star - Planning & Zoning Department *Shen T. M...*

**MEETING DATE:** **November 15, 2022**

**FILE(S) #:** FP-22-17, Final Plat, Rosti Farms Subdivision Phase 6

### REQUEST

Applicant is seeking approval of a Final Plat for Rosti Farms Subdivision Phase 6, consisting of 58 residential lots and 4 common lots on 18.94 acres. This is a new Phase 6 review. The City previously transmitted a phase 6 for agency review on 9/21/21. That phase originally approved by Council on October 12, 2021, but has since been withdrawn by the applicant and replaced with this current phase. The subject property is generally located at the southwest corner of Highway 16 and W. Floating Feather Road in Star, Idaho. Ada County Parcel Number S0409120750.

**APPLICANT/REPRESENTATIVE:**

Kyle Prewett  
 Toll Brothers  
 3103 W. Sheryl Drive  
 Meridian, Idaho 83642

**OWNER:**

Toll Southwest, LLC  
 313 W. Sheryl Drive  
 Meridian, Idaho 83642

### PROPERTY INFORMATION

Land Use Designation - Residential R-3-PUD-DA

**Phase 6**

Acres - 18.94 acres  
 Residential Lots - 58  
 Common Lots - 4  
 Commercial Lots - 0

**HISTORY**

- June 16, 2020 Council approved applications for Annexation and Zoning (AZ-20-03) and Preliminary Plat/PUD (PP-20-02) for Rosti Farms Subdivision. The preliminary plat was approved for 426 single family residential lots, 60 common lots and 7 commercial lots.
- November 17, 2020 Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 1 & 2. (FP-20-17, FP-20-19). Phase 1 included 48 residential lots and 11 common lots on 20.76 acres. Phase 2 consisted of 36 residential lots and 5 common lots on 9.07 acres.
- April 6, 2021 Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 3 & 4. (FP-21-04, FP-21-07). Phase 3 included 56 residential lots and 4 common lots on 21.43 acres. Phase 4 included 45 residential lots and 10 common lots on 15.29 acres.
- September 7, 2021 Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 5. (FP-21-17). Phase 5 included 73 residential lots and 5 common lots on 28.86 acres.
- October 12, 2021 Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 6. (FP-21-22). Phase 6 included 31 residential lots and 4 common lots on 12.49 acres.
- September 2, 2022 Council rescinded the approval for the Final Plat of Rosti Farms Subdivision, Phase 6, (FP-21-22) at the request of the Applicant so they could re-phase the development based on market conditions. A new Phase 6 will be submitted and transmitted for review and approval.

**GENERAL DISCUSSION**

The Final Plat layout for Phase 6 generally complies with the approved Preliminary Plat. Including this Phase 6, there will be a total of 316 lots platted, leaving 110 residential lots for future phases of the development. The preliminary plat was approved with 426 residential lots.

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

Lot sizes as listed on the preliminary plat range in size from the smallest at 6,000 sq. feet with an average lot size of 8,832 sq. feet. The subdivision is proposed to develop in ten (10) phases. The Applicant has provided a variety of lot widths and depths for several different housing plans and types.

Common/open space for the development consists of 31.53 acres (18.26%) total open space within common lots. The development is required to provide a minimum of 15% open space, 10% usable. The open space provided by the applicant currently includes large open space areas and amenities including a community pool and pool house, multiple tot-lots, multiple plazas with picnic shelters with benches and pathways and natural areas throughout the development.

The current Zoning Ordinance requires one site amenity for each 20-acres of development area (total of 9 amenities is required). Proposed amenities within the development include the following:

1. Swimming Pool & Pool House
2. Tot Lot #1 (Children’s Play Structure Amenity)
3. Tot Lot #2 (Children’s Play Structure Amenity)
4. Picnic Area
5. Plaza #1 (Quality of Life Amenity)
6. Plaza #2 with Shelter (Quality of Life Amenity)
7. Pocket Park #1 (Quality of Life Amenity)
8. Pocket Park #2 (Quality of Life Amenity)
9. Pocket Park #3 (Quality of Life Amenity)
10. Pathways throughout ((Pedestrian or Bicycle Circulation Amenity)
11. Open Style Fencing Along Drains and Canals ((Quality of Life Amenity)

As part of the landscape plan provided to the City, landscaping is depicted in the open space areas and along the exterior roadways within common area lots, with street trees being proposed within the front yards of the residential lots. The proposed street tree locations are consistent with the UDC, Chapter 4, Section B-7 C-3 Street Trees, requiring a minimum density of one (1) tree per thirty-five (35) linear feet.

The subdivision has been approved with the following dimensional standards:

**Proposed Setbacks:**

- Minimum Residential Lot Frontage: 35 feet
- Front Setbacks (Measured from the back of sidewalk or property line): 20 feet
- Rear Setbacks: 15 feet
- **Interior Setbacks: 5 feet (for one and two-stories) – Deviation from current standards**
- Local Street Side Setbacks: 20 feet
- Street Landscape Buffers:
  - Arterial Roadway: 35 feet
  - State Highway 16: 50 feet
  - Residential Collectors: 20 feet
- Maximum Building Height: 35 feet
- Minimum Lot Size: 6,000 Square Feet
- Average Lot Size: 8,832 Square Feet

**Staff analysis of Final Plat Submittal:**

**Lot Layout** – The gross density of Phase 6 is 3.06 du/acre, with lots ranging in size from 7,708 square feet to 20,410 square feet.

**Common/Open Space and Amenities** - Completed in Phase 1:

- Tot Lot
- Benches
- Pathways
- Pool / Pool-house
- Picnic shelter

**Mailbox Clusters** – The Star Postmaster, Mel Norton has approved the mailbox clusters for this development to be placed in two locations. Location A is Lot 1, Block 7 on the west side of N. Rosti Farms Way, by the club house parking lot. Location B is Lot 8, Block 19, also on the west side of N. Rosti Farms Way.

Postmaster’s letter of approval was included in the application material.

**Streetlights** –A Streetlight design has been provided with the final plat application and the proposed light style and type meet Dark Sky requirements and comply with the City Code. A streetlight plan was also included in the final plat application. Staff is supportive of the location of streetlights in this phase.

**Street Names** – Letter or approval of street names from Ada County was included in the application packet and are reflected accordingly on the submitted final plat.

**Sidewalks** – Sidewalks are proposed to be 5 foot wide and detached throughout the development.

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

**PUBLIC NOTIFICATIONS**

Notifications of this application were sent to agencies having jurisdiction on October 18, 2022.

October 21, 2022	Central District Health	Standard Response
November 7, 2022	ITD	Email Restating Original Conditions

**FINDINGS**

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

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

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

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

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

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

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

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

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

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

#### CONDITIONS OF APPROVAL

1. **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 \$2053.11 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$874,625. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 6 has 58 residential lots for a fee of \$119,080.40 (58 x \$2053.11).**
2. The approved Preliminary Plat for Rosti Farms Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. 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.
4. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.

5. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
6. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
7. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
8. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
9. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
10. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
11. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
12. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
13. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
14. A separate sign application is required for any subdivision sign.
15. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
16. 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.
17. 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.
18. 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.
19. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
20. All common areas shall be maintained by the Homeowners Association.
21. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
22. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
23. **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.



24. Any additional Condition of Approval as required by Staff and City Council.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File # FP-22-17 Rosti Farms Subdivision, Final Plat, Phase 6  
FP-21-17 on \_\_\_\_\_, 2022.





## FINAL PLAT APPLICATION

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

FILE NO.: \_\_\_\_\_  
Date Application Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_  
Processed by: City: \_\_\_\_\_

### Applicant Information:

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

Applicant Name: Toll Southwest LLC  
Applicant Address: 3103 W. Sheryl Dr., Suite 100, Meridian, ID Zip: 83642  
Phone: 208.424.0020 Email: acapell@tollbrothers.com

Owner Name: Toll Southwest LLC  
Owner Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
Contact: Kyle Prewett Firm Name: Toll Brothers  
Address: 3103 W. Sheryl Dr., Suite 100, Meridian, ID Zip: 83642  
Phone: 208.576.3625 Email: kprewett@tollbrothers.com

### Property Information:

Subdivision Name: Rosti Farms Subdivision Phase: 6

Parcel Number(s): S0409120750

Approved Zoning: R3-PUD-DA Units per acre: 3.06

Total acreage of phase: 18.94 Total number of lots: 62

Residential: 58 Commercial: 0 Industrial: 0

Common lots: 4 Total acreage of common lots: 0.14 Percentage: 0.74%

Percent of common space to be used for drainage: N/A Acres: 0

Special Flood Hazard Area: total acreage N/A number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots: _____	57	58
Number of Common Lots: _____	5	4
Number of Commercial Lots: _____	0	0
Roads: _____	7	7

Amenities: Walking Path Walking Path

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

Subdivision Name: N/A Phase: \_\_\_\_\_

Special Flood Hazard Area: total acreage \_\_\_\_\_ number of homes \_\_\_\_\_

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

✓	One (1) 11" X 17" copy of the Final landscape plan	Section 5, Item 1.
✓	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**	
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
✓	Electronic copy of streetlight <b>design</b> and <b>location</b> information	
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
N/A	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.*

*Kyle Prewett*

Applicant/Representative Signature

6/14/22

Date

# Toll Brothers®

## LAND DEVELOPMENT

Section 5, Item 1.

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

May 31, 2022

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

**RE: Rosti Farms Subdivision No. 6**

Dear Planning Staff,

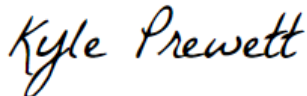
Attached for your review is the Final Plat application for Rosti Farms Subdivision No. 6. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat of Rosti Farms Subdivision.

Phase 6 of Rosti Farms Subdivision will include 58 single-family residential and 4 common lots on 18.94 acres. Gross density for this phase is 3.06 units per acre. Lot sizes range from 7,708 s.f – 23,335 s.f with an average lot size of 11,080 s.f.

Approved open space, consisting of 0.14 acres or 0.74% of total acreage in Phase 6, will include green space and a walking path. The main amenities for the community, including a pool, pool-house, playground area, and gazebo, are located in Phase 1.

Construction of Phase 6 will be in compliance with the approved Preliminary Plat. Thank you for your time and consideration of this Final Plat application. If you have any questions or need further information, please don't hesitate to reach out to me at 208-576-3625 or my email at [kprewett@tollbrothers.com](mailto:kprewett@tollbrothers.com).

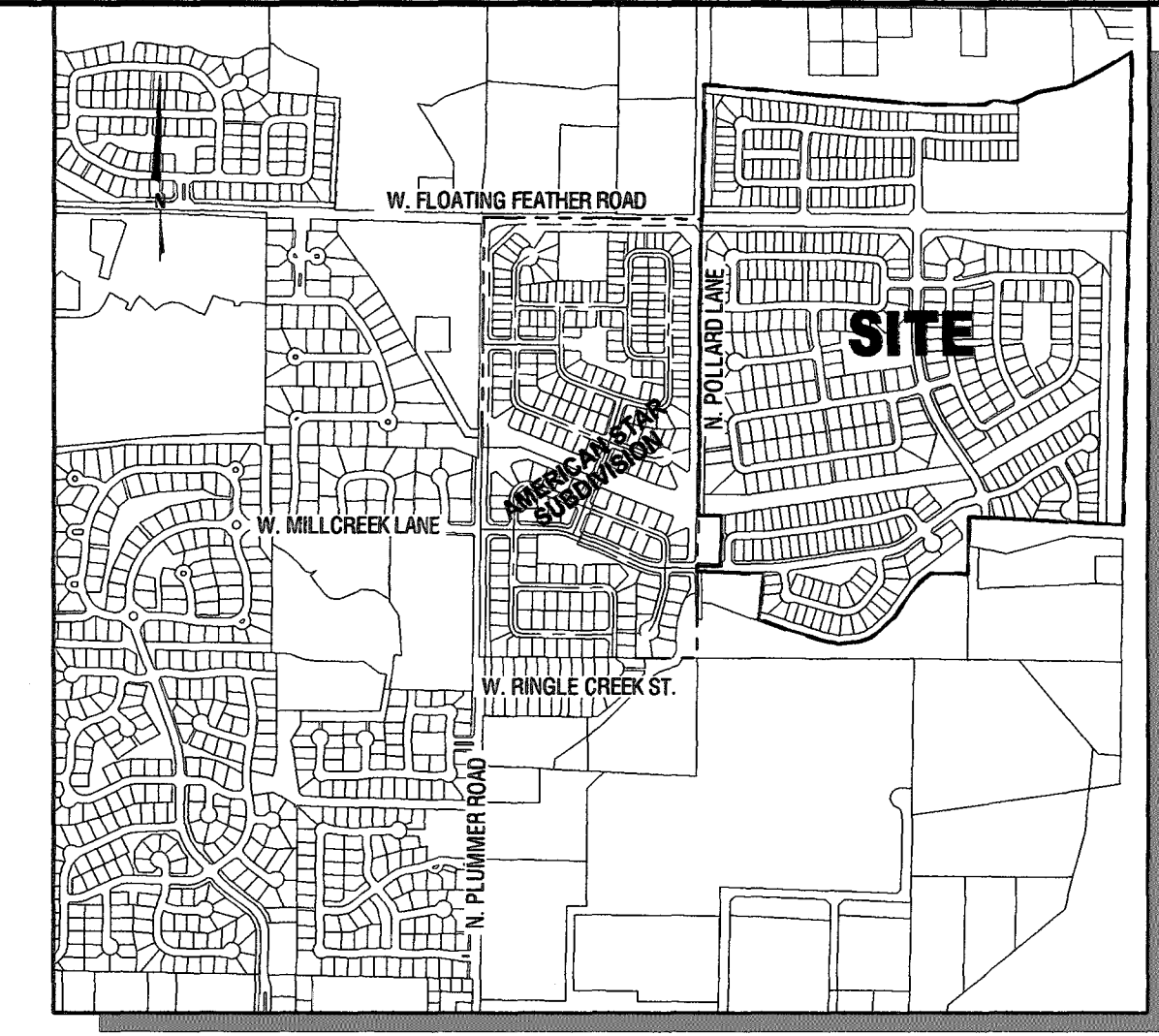
Sincerely,



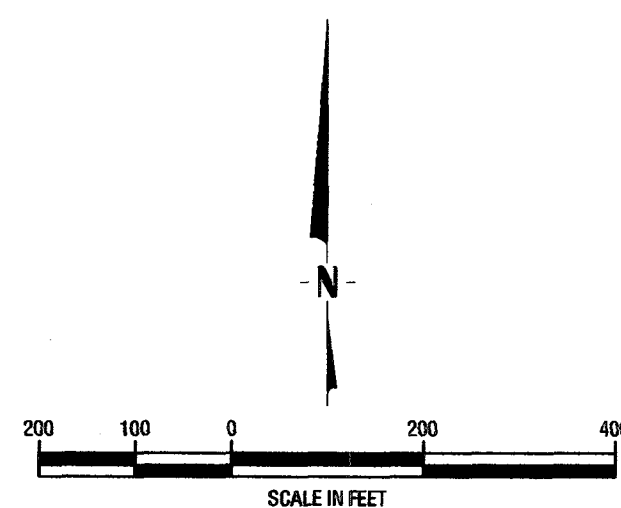
Kyle Prewett  
Assistant Land Entitlement Manager  
Toll Brothers

# PRELIMINARY PLAT REVISED ROSTI FARMS SUBDIVISION

A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09  
T.4N., R.1W., B.M. STAR, ADA COUNTY, IDAHO



VICINITY MAP  
NOT TO SCALE



S0403336110  
LEGACY EXPANSION, LLC  
1252 STATE HIGHWAY 16  
EAGLE, ID 83616

S0403336110  
LEGACY EXPANSION, LLC  
1252 N HWY 16  
EAGLE, ID 83616

S50409110001  
CLOUD BERRY, LLC  
STATE HIGHWAY 16  
EAGLE, ID 83616

RUT  
S50409141800  
CT PALMER FARM, LLC  
STATE HIGHWAY 16  
EAGLE, ID 83616

S0409131400  
DAVID JORDAN LOWE  
STATE HIGHWAY 16  
EAGLE, ID 83616

RUT  
S0409131605  
REVLS FAMILY TRUST  
771 STATE HIGHWAY 16  
EAGLE, ID 83616

S0409244750  
STEVEN YOUNG  
906 N POLLARD LN  
STAR, ID 83669

RUT  
S0404336500  
STAR CEMETERY  
9350 W FLOATING ROAD  
STAR, ID 83669

W1/16 CORNER SECTION 9  
3-1/4" ALUMINUM CAP  
CORNER RECORD NO. 2018-0349157

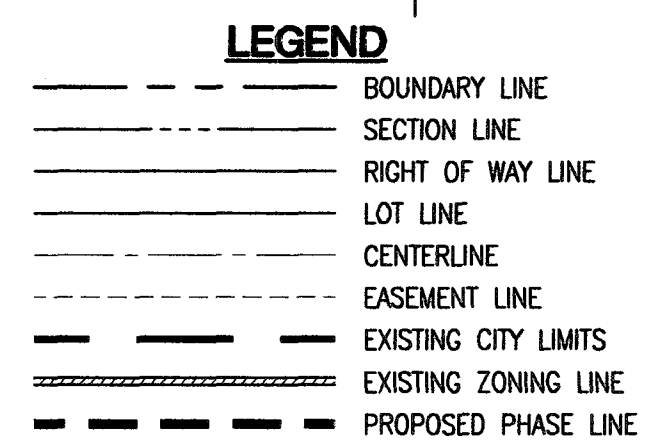
R-3  
AMH DEVELOPMENT, LLC  
1078 N PLUMMER ROAD  
STAR, ID 83669

R-3  
S0409233003  
AMH DEVELOPMENT, LLC  
1078 N PLUMMER ROAD  
STAR, ID 83669

S0409244390  
EARNEST BRADBURY  
1024 N POLLARD LN  
STAR, ID 83669

R-3  
AMH DEVELOPMENT, LLC  
1078 N PLUMMER ROAD  
STAR, ID 83669

LINE NO.	LENGTH	DIRECTION
L1	32.23	N74°00'00"E
L2	28.52	N74°00'00"E
L3	113.30	N64°19'44"E
L4	202.39	N78°28'38"E
L5	128.58	N64°41'47"E
L6	293.31	N58°28'19"E
L7	88.44	S0°55'59"W
L8	115.07	S40°37'03"W
L9	145.83	S34°22'19"W
L10	145.77	S47°47'02"W
L11	43.88	S54°34'01"W
L12	65.71	S70°03'01"W
L13	131.91	S83°03'43"W
L14	117.72	N78°40'28"W
L15	105.68	N71°11'11"W
L16	115.02	N74°54'37"W
L17	134.10	N71°08'39"W
L18	35.22	N78°17'48"W
L19	38.37	N00°35'51"E
L20	143.00	S89°33'59"E
L21	143.00	N89°33'59"W

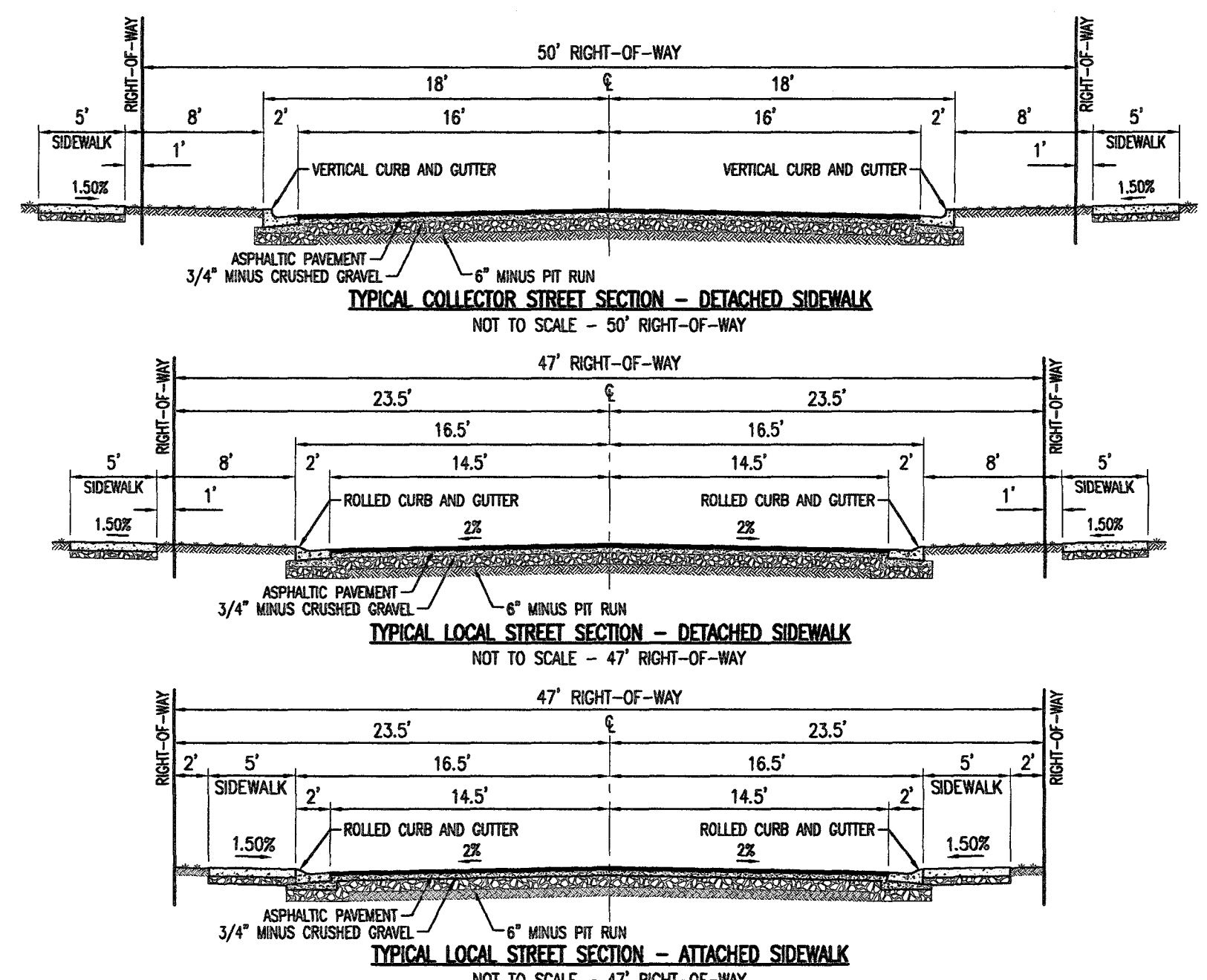


### PRELIMINARY PLAT NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 160001C0130H, DATED FEBRUARY 19, 2003.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- IRRIGATION WATER SHALL BE PROVIDED FROM THE MIDDLETON MILL IRRIGATION DISTRICT AND FOOHILLS DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS SHALL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED WITHIN THE PUD.
- LOTS 1, 25, AND 26, BLOCK 1; LOTS 1 AND 10, BLOCK 2; LOT 1, BLOCK 3; LOTS 1 AND 21, BLOCK 4; LOTS 1, 25, 26, 27, 38, 49, 60, 69 AND 78, BLOCK 5; LOTS 1, 9, AND 15, BLOCK 6; LOTS 1, 9, AND 13, BLOCK 7; LOTS 1, 8, 17, AND 30, BLOCK 8; LOTS 1, BLOCK 10; LOTS 1, 6 AND 13, BLOCK 11; LOTS 1, 5, 8, AND 15, BLOCK 12; LOTS 1, 2, 8, 12, 27, 28, 29, 35, 61 AND 67, BLOCK 13; LOTS 1 AND 12, BLOCK 14; LOTS 1, 2, 9, 10, 11, 19, 40, 50 AND 61, BLOCK 15; LOT 1, BLOCK 16; LOTS 1 AND 13, BLOCK 17. ARE OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS, EXCEPT LOTS 53-59, BLOCK 15 WHICH MAY BE DEVELOPED AS MIXED USE.
- DIRECT LOT ACCESS TO N. POLLARD LANE, W. FLOATING FEATHER ROAD, AND STATE HIGHWAY 16 IS PROHIBITED.

### PRELIMINARY PLAT DATA

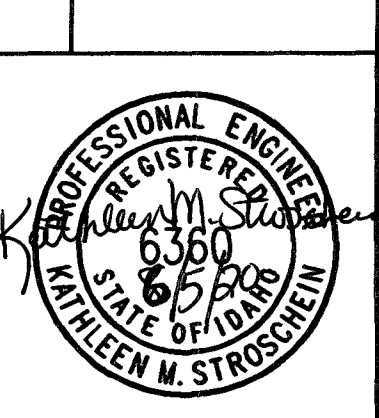
TOTAL ACRES	171.70 AC	USEABLE COMMON OPEN SPACE (15.30%)	24.45 AC	ZONING	EXISTING: RUT/MU PROPOSED: R-3-PUD
SINGLE-FAMILY RESIDENTIAL	86.38 AC	DRAINAGE DISTRICT #2 DRAIN (MULTI-USE PATHWAY)	5.84 AC	CENTRAL ANCHOR AREA (POOL FACILITY/PLAY EQUIP.)	2.92 AC
FUTURE MIXED USE COMMERCIAL AREA	16.97 AC	POCKET PARK (PUBLIC SHELTER/PLAZA)	1.04 AC	PEDESTRIAN PATHWAY LOTS	0.94 AC
PUBLIC RIGHT-OF-WAY	26.44 AC	COMMON LOT WITH PATHWAY	0.65 AC	EASTERLY CENTRAL COMMON LOT (PLAY EQUIP.)	1.82 AC
W. FLOATING FEATHER ROAD RIGHT-OF-WAY	5.16 AC	POLLARD LANE (TO BE VACATED) MULTI-USE PATHWAY	1.38 AC	NORTH ANCHOR COMMON LOT (PLAY EQUIP.)	0.44 AC
FUTURE STATE HWY 16 RIGHT-OF-WAY (SOUTH OF FLOATING FEATHER)	4.30 AC	LINEAR OPEN SPACE (NORTH)	0.59 AC	PEDESTRIAN PATHWAYS/OPEN AREA	0.50 AC
OPEN SPACE (USABLE & ADDITIONAL OPEN SPACE)	32.45 AC	MILLCREEK LANE COLLECTOR BUFFERS	1.06 AC	ROSTI FARM WAY COLLECTOR BUFFERS	3.90 AC
TOTAL LOTS	493	STATE HIGHWAY 16 LANDSCAPE BUFFERS (RESIDENTIAL AREA)	1.75 AC	POLLARD LANE SIDEWALK/LANDSCAPE BUFFER	0.25 AC
SINGLE-FAMILY RESIDENTIAL LOTS	426	ADDITIONAL COMMON OPEN SPACE	8.00 AC	MIDDLETON MILL CANAL/STUB DRAIN	2.59 AC
MIXED-USE LOTS (COMMERCIAL AREA)	7	END BLOCK BUFFERS	1.27 AC	CUL-DE-SAC BUFFER	0.01 AC
OPEN SPACE LOTS	60	STORM DRAIN LOTS	0.61 AC	KLONDIKE DRAIN LOT	0.89 AC
SINGLE-FAMILY RESIDENTIAL PERCENTAGE	50.31%	FOOHILLS DITCH LOT	2.63 AC	TOTAL COMMON OPEN SPACE	32.45 AC
MIXED-USE AREA PERCENTAGE	9.88%	TOTAL COMMON OPEN SPACE PERCENTAGE	20.43%	ACREAGE USED TO CALCULATE OPEN SPACE REQUIREMENT: 158.85 AC (EXCLUDES SH-16 R-O-W = 6.69 AC. & FLOATING FEATHER R-O-W = 5.16 AC.)	
PUBLIC RIGHT-OF-WAY PERCENTAGE	20.91%				
OPEN SPACE/COMMON PERCENTAGE	18.90%				
SINGLE FAMILY LOT DISTRIBUTION	426				
55' WIDE LOTS	(57.04%) 243				
75' WIDE LOTS	(42.96%) 183				



OWNERS OF RECORD  
SAM AND KARI ROSTI  
SAMUEL J. ROSTI  
ROSTI LAND, LLC  
1466 N. POLLARD ROAD  
STAR, IDAHO 83669  
PHONE: (208) 980-0384

DEVELOPER  
TOLL SOUTHWEST, LLC  
3103 W. SHERMAN DRIVE, SUITE 100  
MERIDIAN, IDAHO 83842  
PHONE: (208) 454-0020

PLANNER  
BECKY MCKAY  
ENGINEERING SOLUTIONS  
1029 N. ROSARIO STREET, STE. 100  
MERIDIAN, IDAHO 83842  
PHONE: (208) 938-9880  
FAX: (208) 938-0441  
EMAIL: beckymckay@engsol.org



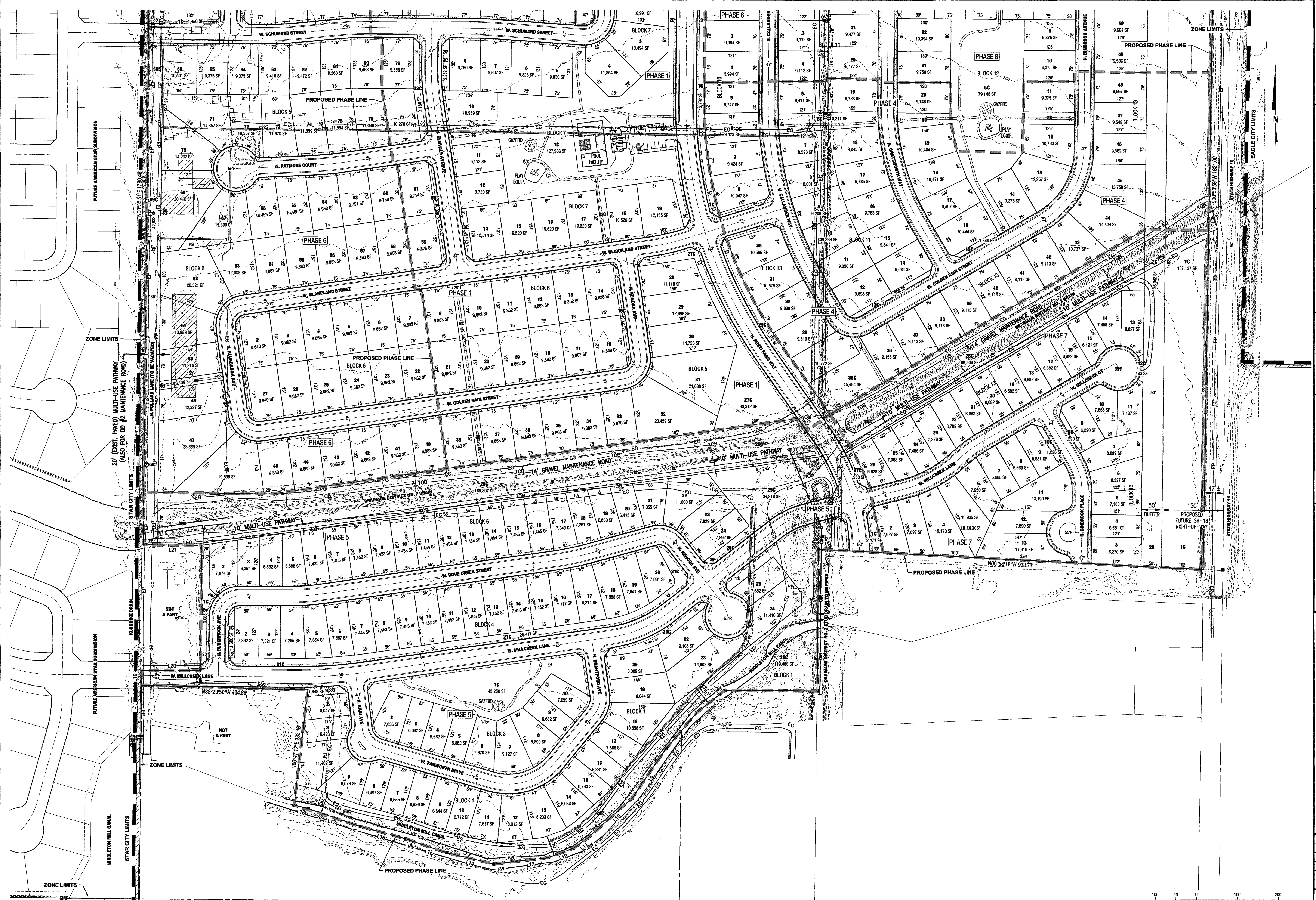
NO.	DESCRIPTION	REVISIONS	DATE	BY
1	PRELIMINARY PLAT REVIEW	01/06/20	RJH	
2	PRELIMINARY PLAT REVIEW	06/05/20	RLS	

ENGINEERING SOLUTIONS  
1029 N. ROSARIO STREET, SUITE 100  
MERIDIAN, IDAHO 83842  
PHONE: (208) 938-9880 FAX: (208) 938-0441

ROSTI FARMS SUBDIVISION  
A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09, T.4N., R.1W., B.M.  
PRELIMINARY PLAT

DATE ISSUED: 02/03/2020  
PROJECT NO.: 190515  
DWG. FILE: 190515-P-PREL.dwg  
SCALE: AS SHOWN  
DRAWN BY: KDM  
CHECKED BY: BZM

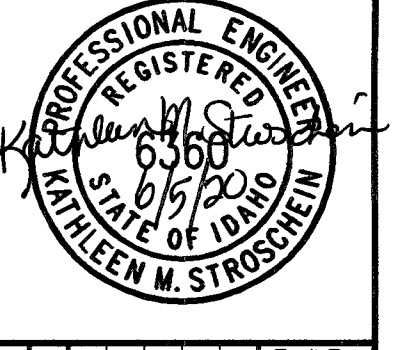
PP-01  
SHEET 1 OF 3



**OWNERS OF RECORD**  
 SAM AND KARI ROSTI  
 SAMUEL J. ROSTI  
 ROSTI LAND, LLC  
 1460 N. POLAR ROAD  
 STAR, IDAHO 83089  
 PHONE (208) 980-0884

**DEVELOPER**  
 TOLL SOUTHWEST, LLC  
 3103 W. SHERRY DRIVE, SUITE 100  
 MERIDIAN, IDAHO 83842  
 PHONE (208) 464-6620

**PLANNER**  
 BECKY MCKAY  
 ENGINEERING SOLUTIONS  
 1029 N. ROSARIO STREET, STE. 100  
 MERIDIAN, IDAHO 83842  
 PHONE (208) 939-8980  
 FAX (208) 938-0841  
 EMAIL: beckym@engsol.org



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN REV.	01/08/20	KDH
2	PRELIMINARY PLAN REV.	06/05/20	RLS

**ENGINEERING SOLUTIONS, LP**  
 1029 N. ROSARIO STREET, SUITE 100  
 MERIDIAN, IDAHO 83842  
 PHONE (208) 938-6880 FAX (208) 938-0841

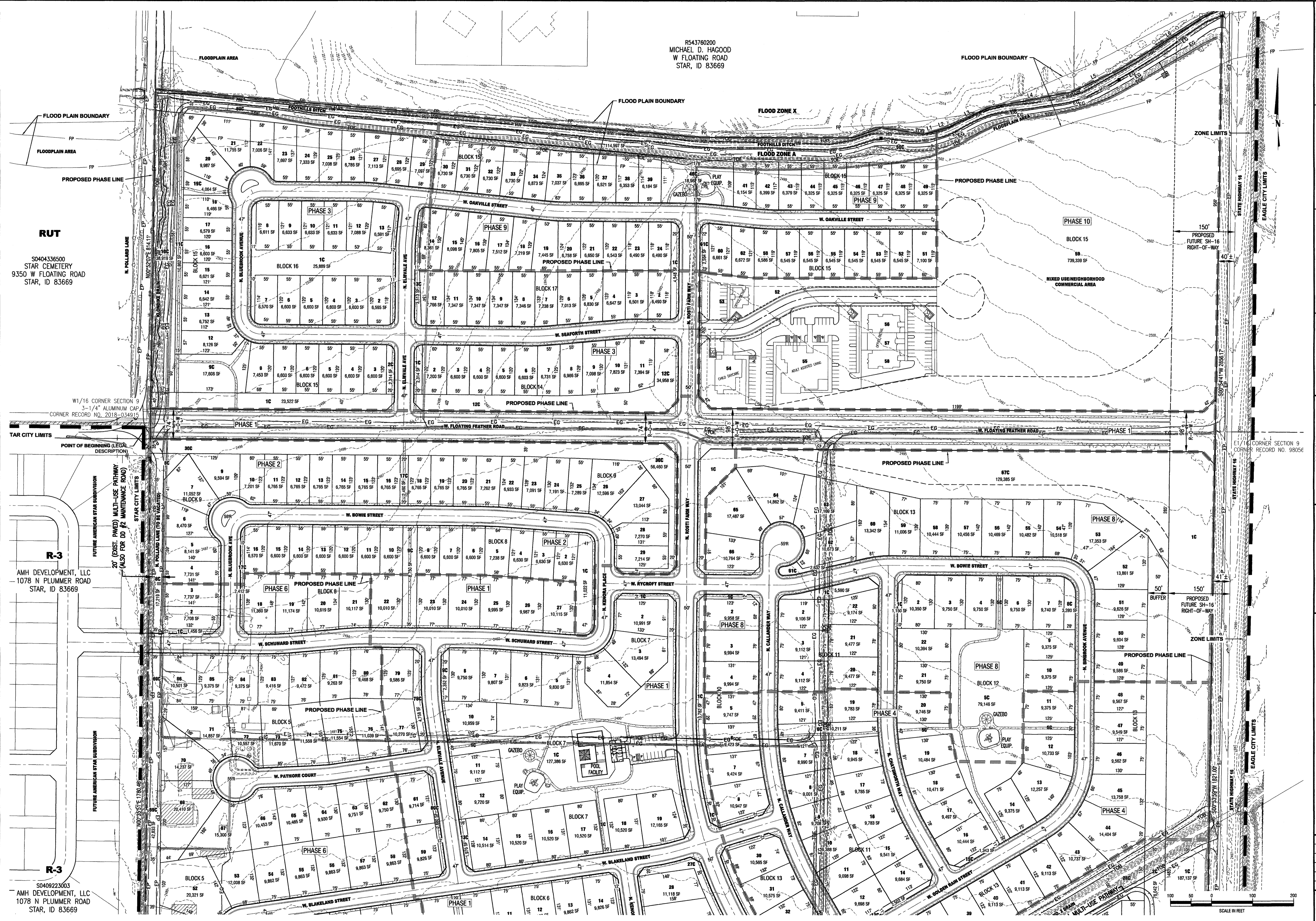
**ROSTI FARMS SUBDIVISION**  
 A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 08, T.4N., R.1W., B.M.

**PRELIMINARY PLAN**

DATE ISSUED: 02/03/2020  
 PROJECT NO.: 190515  
 DWG. FILE: 190515-P-PREL.dwg  
 SCALE: AS SHOWN  
 DRAWN BY: KDH  
 CHECKED BY: BZM

**PP-02**  
 SHEET 2 OF 3





R543760200  
 MICHAEL D. HAGOOD  
 W FLOATING ROAD  
 STAR, ID 83669

**RUT**  
 S0404336500  
 STAR CEMETERY  
 9350 W FLOATING ROAD  
 STAR, ID 83669

**R-3**  
 AMH DEVELOPMENT, LLC  
 1078 N PLUMMER ROAD  
 STAR, ID 83669

**R-3**  
 S0409223003  
 AMH DEVELOPMENT, LLC  
 1078 N PLUMMER ROAD  
 STAR, ID 83669

**OWNERS OF RECORD**  
 SAM AND KARI ROSTI  
 SAMUEL J. ROSTI  
 ROSTI LAND, LLC  
 1460 N POLLARD ROAD  
 STAR, ID 83669  
 PHONE: (208) 860-0884

**DEVELOPER**  
 TOLL SOUTHWEST, LLC  
 3103 W. SHERWIN DRIVE, SUITE 100  
 MERIDIAN, ID 83642  
 PHONE: (208) 467-0020

**PLANNER**  
 BECKY MCKAY  
 ENGINEERING SOLUTIONS  
 1029 N. ROSARIO STREET, STE. 100  
 MERIDIAN, ID 83642  
 PHONE: (208) 939-0980  
 FAX: (208) 938-0941  
 EMAIL: becky@engsol.com



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN REV.	01/08/2021	KOH
2	PRELIMINARY PLAN REV.	08/05/2020	RLS

**ENGINEERING SOLUTIONS, LP**  
 1029 N. ROSARIO STREET, SUITE 100  
 MERIDIAN, IDAHO 83642  
 PHONE: (208) 939-0980 FAX: (208) 938-0941

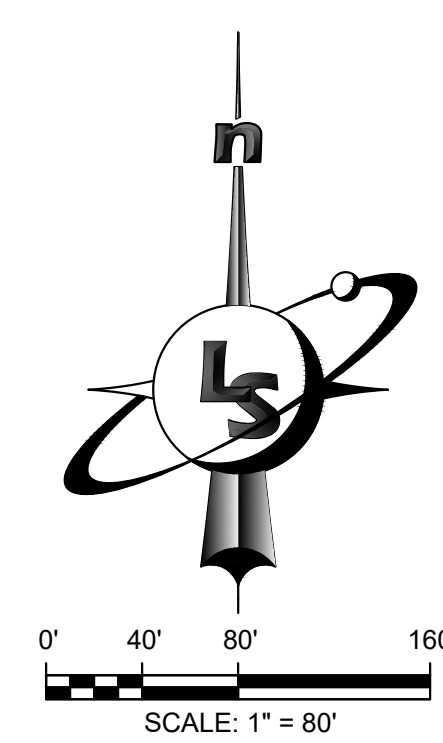
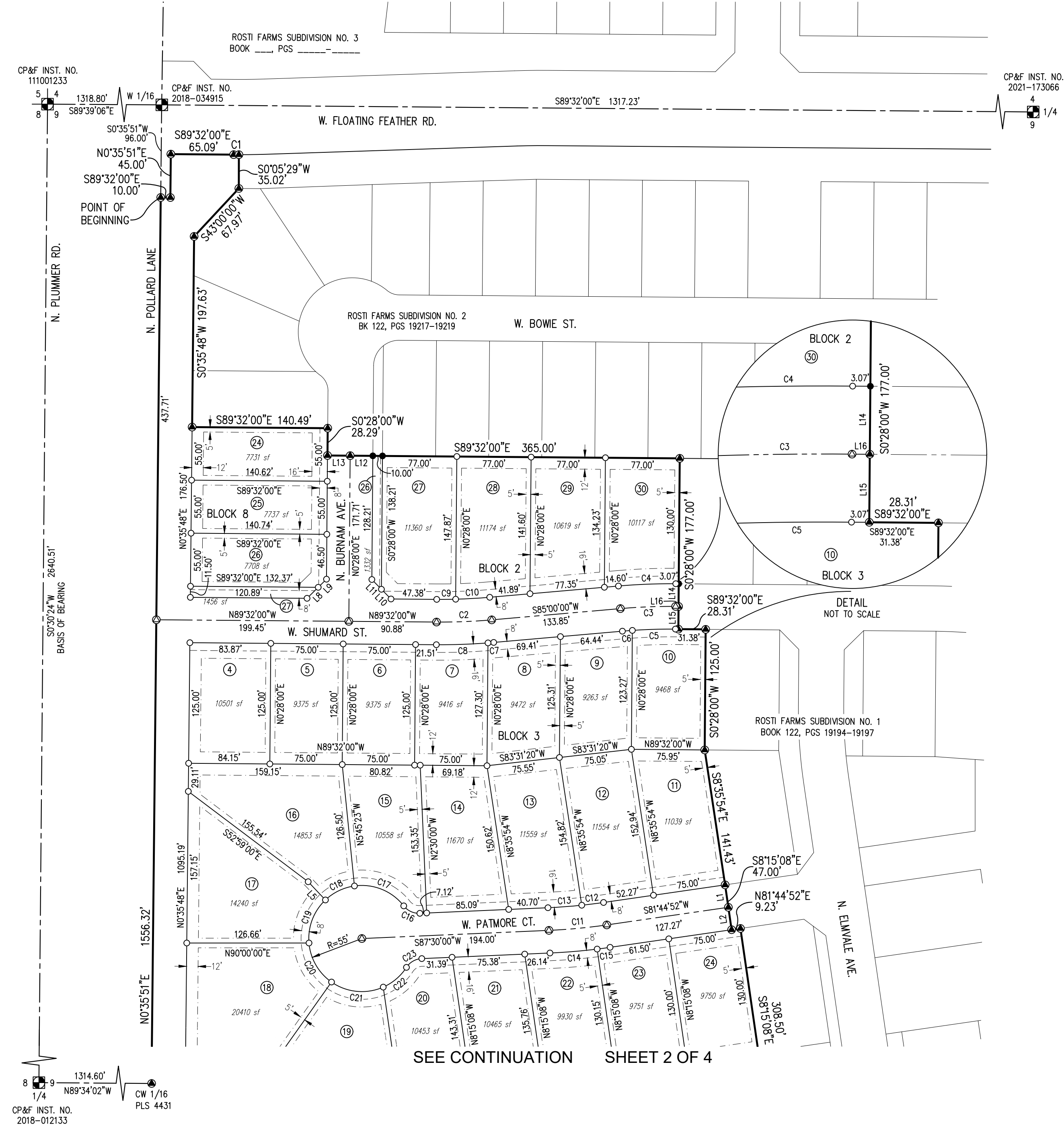
**ROSTI FARMS SUBDIVISION**  
 A PORTION OF THE NE 1/4 OF SECTION 09, T.4N., R.1W., B.M.  
 PRELIMINARY PLAT

DATE ISSUED	02/03/2020
PROJECT NO.	190515
DWG. FILE	190515-P-PREL.dwg
SCALE	AS SHOWN
DRAWN BY	KOH
CHECKED BY	BZM

**PP-03**  
 SHEET 3 OF 3

# ROSTI FARMS SUBDIVISION NO. 6

LOCATED IN THE E 1/2 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.  
CITY OF STAR, ADA COUNTY, IDAHO  
2022



LEGEND	
	SUBDIVISION BOUNDARY
	SECTION LINE
	CENTERLINE
	LOT LINE
	PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
	EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT SIDEWALK EASEMENT, INSTRUMENT NO. _____
	OTHER EASEMENT LINE AS NOTED
	FOUND ALUMINUM CAP MONUMENT
	SET 5/8"x30" REBAR w/PLASTIC CAP
	SET 1/2"x24" REBAR w/PLASTIC CAP
	FOUND 5/8" REBAR AS NOTED
	FOUND 1/2" REBAR AS NOTED
	LOT NUMBER

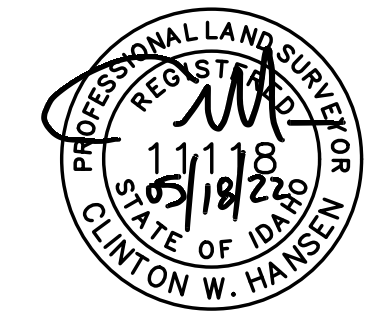
### NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND A TWELVE (12) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION, INC. AND FOOTHILLS DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY THESE IRRIGATION ENTITIES.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
- LOT 26, BLOCK 2; LOT 34, BLOCK 3; LOT 20, BLOCK 6 AND LOT 27, BLOCK 8 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY HEIRLOOM RIDGE HOMEOWNERS ASSOCIATION, INC., OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2020-156437, RECORDS OF ADA COUNTY, IDAHO.
- PORTIONS OF LOT \_\_\_\_\_ AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"), THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2021-176543, ADA COUNTY RECORDS, AND AS MAY BE AMENDED.

SEE SHEET 2 OF 4 FOR CURVE AND LINE DATA

### SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF ROSTI FARMS SUBDIVISION NO. 1, ROSTI FARMS SUBDIVISION NO. 2, ROSTI FARMS SUBDIVISION NO. 3, ROSTI FARMS SUBDIVISION NO. 5, INFORMATION FROM RECORD OF SURVEY NUMBERS 109, 111, 2649, 4288, 6767, 7072, 11174, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



SEE CONTINUATION SHEET 2 OF 4

**Toll Brothers** AMERICA'S LUXURY HOME BUILDER®

**LandSolutions** Land Surveying and Consulting  
231 E. 5TH STREET, MERIDIAN ID 83642  
(208) 288-2040 www.landsolutions.biz

# ROSTI FARMS SUBDIVISION NO. 6

LOCATED IN THE E 1/2 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.  
CITY OF STAR, ADA COUNTY, IDAHO  
2022



### LEGEND

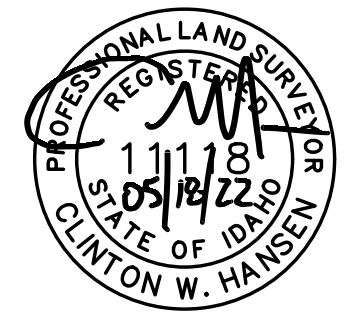
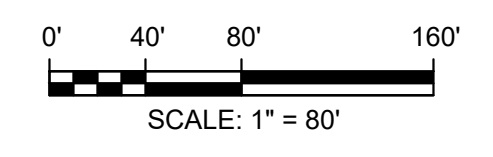
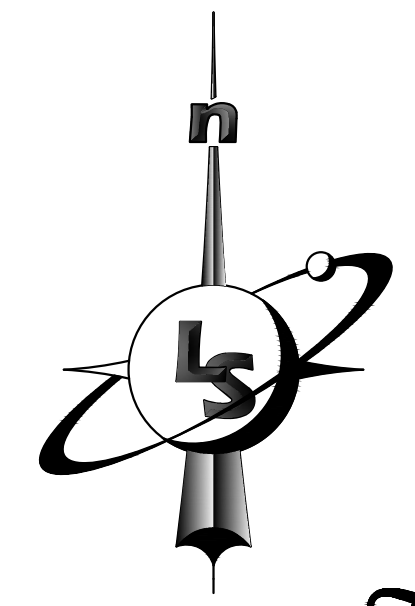
- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT SIDEWALK EASEMENT, INSTRUMENT NO. \_\_\_\_\_
- OTHER EASEMENT LINE AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8"x30" REBAR w/PLASTIC CAP
- SET 1/2"x24" REBAR w/PLASTIC CAP
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- LOT NUMBER

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.50'	N81°5'08"W
L2	23.50'	N81°5'08"W
L3	23.50'	N81°5'08"W
L4	23.50'	N81°5'08"W
L5	26.00'	S43°23'11"E
L6	23.50'	N81°5'08"W
L7	23.50'	N81°5'08"W
L8	16.26'	N45°28'00"E
L9	12.02'	N45°28'00"E
L10	14.14'	S44°32'00"E
L11	14.14'	S44°32'00"E
L12	23.50'	N89°32'00"W
L13	23.50'	N89°32'00"W
L14	23.50'	N0°28'00"E
L15	23.50'	N0°28'00"E
L16	3.07'	N89°32'00"W
L17	253.70'	N81°5'08"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	5.44'	837.00'	0°22'20"	S89°43'10"E	5.44'
C2	57.25'	600.00'	5°28'00"	N87°44'00"E	57.22'
C3	57.25'	600.00'	5°28'00"	S87°44'00"W	57.22'
C4	59.49'	623.50'	5°28'00"	S87°44'00"W	59.47'
C5	44.61'	576.50'	4°26'02"	S88°14'59"W	44.60'
C6	10.39'	576.50'	1°01'58"	S85°30'59"W	10.39'
C7	5.93'	623.50'	0°32'42"	N85°16'21"E	5.93'
C8	53.56'	623.50'	4°55'18"	N88°00'21"E	53.54'
C9	19.63'	576.50'	1°57'03"	N89°29'28"E	19.63'
C10	35.38'	576.50'	3°30'57"	N86°45'28"E	35.37'
C11	60.24'	600.00'	5°45'08"	N84°37'26"E	60.21'
C12	22.74'	576.50'	2°15'35"	N82°52'39"E	22.74'
C13	35.14'	576.50'	3°29'34"	N85°14'38"E	35.14'
C14	49.10'	623.50'	4°30'43"	N85°14'38"E	49.09'
C15	13.50'	623.50'	1°14'27"	N82°22'03"E	13.50'
C16	19.04'	20.00'	54°32'58"	S65°13'31"E	18.33'
C17	57.68'	55.00'	60°05'28"	N67°59'46"W	55.08'
C18	33.93'	55.00'	35°20'41"	S64°17'10"W	33.39'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C19	49.39'	55.00'	51°27'08"	S20°53'15"W	47.75'
C20	48.24'	55.00'	50°14'57"	S29°57'47"E	46.70'
C21	56.28'	55.00'	58°37'39"	S84°24'06"E	53.86'
C22	32.00'	55.00'	33°20'03"	N49°37'03"E	31.55'
C23	19.04'	20.00'	54°32'58"	S60°13'31"W	18.33'
C24	78.54'	50.00'	90°00'00"	S36°44'52"W	70.71'
C25	15.94'	26.50'	34°28'28"	S64°30'38"W	15.71'
C26	25.68'	26.50'	55°31'32"	S19°30'38"W	24.69'
C27	23.49'	73.50'	18°18'37"	S72°35'33"W	23.39'
C28	56.34'	73.50'	43°55'12"	S41°28'38"W	54.97'
C29	35.62'	73.50'	27°46'11"	S5°37'57"W	35.28'
C30	78.54'	50.00'	90°00'00"	S53°15'08"E	70.71'
C31	25.68'	26.50'	55°31'32"	S36°00'55"E	24.69'
C32	15.94'	26.50'	34°28'28"	S81°00'55"E	15.71'
C33	45.15'	73.50'	35°11'55"	S25°51'06"E	44.45'
C34	55.19'	73.50'	43°01'32"	S64°57'50"E	53.91'
C35	15.11'	73.50'	11°46'33"	N87°38'08"E	15.08'

SEE SHEET 1 OF 4 FOR PLAT NOTES



**Toll Brothers LandSolutions**  
AMERICA'S LUXURY HOME BUILDER® Land Surveying and Consulting  
231 E. 5TH STREET, MERIDIAN ID 83642  
(208) 288-2040 www.landsolutions.biz

# ROSTI FARMS SUBDIVISION NO. 6

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF ROSTI FARMS SUBDIVISION NO. 6;

A PARCEL BEING A PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 9, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 9 (W 1/4 CORNER) BEARS S 0°30'24" W A DISTANCE OF 2640.51 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 9 S 89°39'06" E A DISTANCE OF 1318.80 FEET TO AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE E 1/2 OF THE NW 1/4 OF SAID SECTION 9;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID E 1/2 OF THE NW 1/4 S 0°35'51" W A DISTANCE OF 96.00 FEET TO A 5/8 INCH DIAMETER IRON PIN MONUMENT MARKING THE SOUTHWESTERLY CORNER OF ROSTI FARMS SUBDIVISION NO. 3, AS SHOWN IN BOOK \_\_\_\_\_ OF PLATS ON PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO, THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3 THE FOLLOWING COURSES AND DISTANCES:

- THENCE S 89°32'00" E A DISTANCE OF 10.00 FEET TO A POINT;
- THENCE N 0°35'51" E A DISTANCE OF 45.00 FEET TO A POINT;
- THENCE S 89°32'00" E A DISTANCE OF 65.09 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 5.44 FEET ALONG THE ARC OF AN 837.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 0°22'20" AND A LONG CHORD BEARING S 89°43'10" E A DISTANCE OF 5.44 FEET TO THE NORTHWESTERLY CORNER OF ROSTI FARMS SUBDIVISION NO. 2, AS SHOWN IN BOOK 122 OF PLATS ON PAGES 19217 THROUGH 19219, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING THE BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3, AND ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 2 THE FOLLOWING COURSES AND DISTANCES:

- THENCE S 0°05'29" W A DISTANCE OF 35.02 FEET TO A POINT;
- THENCE S 43°00'00" W A DISTANCE OF 67.97 FEET TO A POINT;
- THENCE S 0°35'48" W A DISTANCE OF 197.63 FEET TO A POINT;
- THENCE S 89°32'00" E A DISTANCE OF 140.49 FEET TO A POINT;
- THENCE S 0°28'00" W A DISTANCE OF 28.29 FEET TO A POINT;

THENCE S 89°32'00" E A DISTANCE OF 365.00 FEET TO THE NORTHWESTERLY CORNER OF ROSTI FARMS SUBDIVISION NO. 1, AS SHOWN IN BOOK 122 OF PLATS ON PAGES 19194 THROUGH 19197, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING THE BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 2, AND ALONG THE WESTERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 1 THE FOLLOWING COURSES AND DISTANCES:

- THENCE S 0°28'00" W A DISTANCE OF 177.00 FEET TO A POINT;
- THENCE S 89°32'00" E A DISTANCE OF 28.31 FEET TO A POINT;
- THENCE S 0°28'00" W A DISTANCE OF 125.00 FEET TO A POINT;
- THENCE S 8°35'54" E A DISTANCE OF 141.43 FEET TO A POINT;
- THENCE S 8°15'08" E A DISTANCE OF 47.00 FEET TO A POINT;
- THENCE N 81°44'52" E A DISTANCE OF 9.23 FEET TO A POINT;
- THENCE S 8°15'08" E A DISTANCE OF 308.50 FEET TO A POINT;
- THENCE N 81°44'52" E A DISTANCE OF 15.00 FEET TO A POINT;

THENCE S 8°15'08" E A DISTANCE OF 441.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 5, AS SHOWN IN BOOK \_\_\_\_\_ OF PLATS ON PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING THE BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 1, AND ALONG THE NORTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 5 THE FOLLOWING COURSES AND DISTANCES:

- THENCE S 81°44'52" W A DISTANCE OF 430.46 FEET TO A POINT;
- THENCE N 89°24'12" W A DISTANCE OF 313.39 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID E 1/2 OF THE NW 1/4;

THENCE LEAVING THE BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 5, AND ALONG SAID WESTERLY BOUNDARY N 0°35'51" E A DISTANCE OF 1556.32 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 18.94 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY SUSAN STANLEY, DIVISION PRESIDENT

## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED SUSAN STANLEY, KNOWN TO ME TO BE THE DIVISION PRESIDENT OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN SAID LIABILITY COMPANY'S NAME.

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 \_\_\_\_\_


RESIDING AT \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF IDAHO

## CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A 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.

CLINTON W. HANSEN  
PLS 11118



HEALTH CERTIFICATE

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

\_\_\_\_\_  
CENTRAL DISTRICT HEALTH, EHS      DATE

APPROVAL OF CITY COUNCIL

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

\_\_\_\_\_  
CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

\_\_\_\_\_  
CITY ENGINEER ~ STAR, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

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

CERTIFICATE OF THE COUNTY SURVEYOR

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

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

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: \_\_\_\_\_  
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

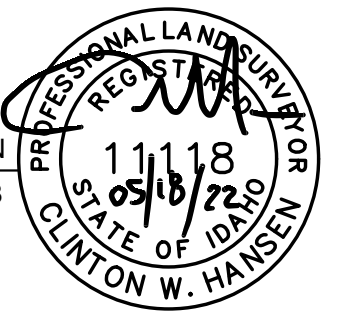
STATE OF IDAHO }  
COUNTY OF ADA } S.S.      INSTRUMENT NO. \_\_\_\_\_

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_.M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN BOOK \_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_.

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

FEE: \_\_\_\_\_

CLINTON W. HANSEN  
PLS 11118





Ada County Transmittal
Division of Community and Environmental Health

- Return to:
[ ] ACZ
[ ] Boise
[ ] Eagle
[ ] Garden City
[ ] Meridian
[ ] Kuna
[X] Star

Rezone/OTD # \_\_\_\_\_

Conditional/Accessory Use # \_\_\_\_\_

Preliminary / Final / Short Plat FP-22-17

Development Name/Section Rosti Farms 4

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
[ ] high seasonal ground water [ ] waste flow characteristics
[ ] bedrock from original grade [ ] other
5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
[X] central sewage [ ] community sewage system [ ] community water well
[ ] interim sewage [X] central water
[ ] individual sewage [ ] individual water
7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
[X] central sewage [ ] community sewage system [ ] community water
[ ] sewage dry lines [X] central water
8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
11. Land development application, fee per lot, test holes and full engineering report is required.
12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
13. We will require plans be submitted for a plan review for any:
[ ] food establishment [ ] swimming pools or spas [ ] child care center
[ ] beverage establishment [ ] grocery store
14. \_\_\_\_\_

Reviewed By: [Signature] Date: 10/21/22

**Shawn Nickel**

---

**From:** Wendy Howell <Wendy.Howell@itd.idaho.gov>  
**Sent:** Wednesday, November 2, 2022 4:16 PM  
**To:** Barbara Norgrove; Shawn Nickel  
**Subject:** RE: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 6  
**Attachments:** 12-4-2019 Rosti Farm Subdivision ITD TIS Acceptance Letter.pdf

Good afternoon,

Rosti Farms Subdivision’s developer shall adhere to all previously approved permits and/or conditions. Attached is a copy of the development memo conditions for your reference.

ITD has no further comments at this time.

Thank you,

Wendy

---

**From:** Barbara Norgrove <bnorgrove@staridaho.org>  
**Sent:** Tuesday, October 18, 2022 11:59 AM  
**To:** jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; chopper@canyonhd4.org; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@starfirerescue.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@starfirerescue.org; Horner Marci <Horner.Marci@westada.org>; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; Julissa Wolf <jwolf@baileyengineers.com>; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; gmprdjulie@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@staridaho.org>; Kerry.schmidt@intgas.com; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; Wendy Howell <Wendy.Howell@itd.idaho.gov>  
**Cc:** Shawn Nickel <snickel@staridaho.org>  
**Subject:** FW: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 6

**CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**

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**Subject:** Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 6

Please see attached Agency Transmittal for Rosti Farms Subdivision Final Plat Phase 6, located in Star, Ada County.

Thanks.



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star - Planning & Zoning Department *Shen J. Smith*

**MEETING DATE:** **November 15, 2022**

**FILE(S) #:** FP-22-23, Final Plat, Candau Estates Subdivision

### REQUEST

Applicant is seeking approval of a Final Plat for Candau Estates Subdivision, consisting of 12 residential lots and 6 common lots on 26.03 acres. The property is generally located north of W. Beacon Light Road, east of Wing Road in Star, Idaho. Ada County Parcel Number S0332141830.

**REPRESENTATIVE:**  
 Antonio Conti  
 Ackerman-Estvold  
 7661 W. Riverside Dr., Ste. 102  
 Garden City, Idaho 83714

**OWNER/APPLICANT:**  
 West Beacon Light, LLC  
 349 N. Story Book Way  
 Eagle, Idaho 83616

### PROPERTY INFORMATION

Land Use Designation -	Residential R-1-DA
Acres -	<b>26.03</b> acres
Residential Lots -	12
Common Lots -	6
Commercial Lots -	0

### HISTORY

August 21, 2007	Council approved the Annexation (R-1) of the property as part of the Whitecloud Subdivision, Ordinance 182.
June 16, 2020	Council approved applications for Preliminary Plat (PP-21-06) for Candau Estates Subdivision. The preliminary plat was approved for 12 single



family residential lots and 5 common lots on 26.14 acres with a density of 0.46 dwelling units per acre. Council also approved a private road (PR-21-05 and Development Agreement (DA-21-05).

**GENERAL DISCUSSION**

The Final Plat layout for Candau Estates Subdivision generally complies with the approved Preliminary Plat.

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

The Preliminary Plat submitted for Moyle Heights (Candau Estates) contains twelve (12) single family residential lots and 5 common lots on 26.14 acres with a density of 0.46 du/ac. The residential lots range in size from 1 acre to 2.74 acres with the average buildable lot of 1.78 acres. The applicant has indicated that total open space is 3.02 acres (11.55%). Section 8-4E-2 of the UDC allows Council to waive landscaping requirements for subdivisions with densities of 1 acre or less. Given the large lot size and rural nature of this development, staff is supportive of the waiver for open space.

Streets within this portion of the development are proposed to be private with a 26-foot-wide pavement in a 40-foot-wide lot. The road will include a private gate at the entrance. Unified Development Code Section 8-4D-3B(4) States that a private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District. Ada County Code, Section 8-4D-4A(1)a states that "... inside an area of city impact, the easement of lot shall be a minimum of fifty feet (50') in width. The proposed lot width does not meet ACHD code. ACHD Code, Section 8-4D-4(B)2a states "Private roads that will provide frontage or access to more than four (4) properties shall have a travel way with a minimum improved width of twenty-four feet (24')." The proposed lane of travel of twenty-six (26') feet with 5 feet striped for pedestrian access falls short of the required twenty-four (24') width for lane of travel. Applicant will work with Star Fire Applicant is proposing to have a 5-foot-wide path striped on the private street, satisfying Section 8-4D-34B(4) of the Unified Development Code.

The submitted landscape plan does not include street trees along the private street portion of the development. 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 landscaping plan submitted indicates street trees. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. The Moyle Heights development abuts the Hillsdale Estates subdivision, which is designated as a special transitional overlay area on the City of Star Land Use Map. To accommodate the requirements of the Special Transitional Overlay area, the applicant is proposing lots to be no smaller than 1 acre, which is supported by the Star Comprehensive Plan, Section 8-5-4.

**Staff analysis of Final Plat Submittal:**

**Lot Layout** – The gross density is 0.46 du/acre, with lots ranging in size from 0.65 acres to 2.75 acres with the average buildable lot being 1.75 acres.

**Common/Open Space and Amenities** -

- Community Garden and Pickleball Court
- 4.8 acres of qualified open space (18%)

**Mailbox Clusters** – The applicant has not provided approval from Star Postmaster, Mel Norton for location of the mailbox cluster for this development. **This will need to be provided prior to signing the final plat.**

**Streetlights** –A Streetlight design has not been provided with the final plat application. **A design/cut sheet will need to be submitted to the city and approved by staff prior to signing the final plat. Street light locations will also require approval prior to signing the final plat.**

**Street Names** – Letter of approval of street names from Ada County was included in the application packet. Street name needs to be reflected accordingly on the submitted final plat prior to signature.

**Subdivision Name** – Applicant has provided a letter of approval from Ada County that the subdivision name has been approved and reserved for this development. Letter is part of the application materials.

**Sidewalks** – A Walking lane is proposed to be striped on the private road and be 5 feet wide.

**Landscaping** - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for the common areas. The submitted plan does not show any street trees along the private road. An updated plan showing these trees will be required prior to signing the final plat.**

**Setbacks** – Applicant has not requested or been granted any waiver of the required R-1 setback requirements and will adhere to those requirements as approved at the preliminary plat.

**PUBLIC NOTIFICATIONS**

Notifications of this application were sent to agencies having jurisdiction on October 18, 2022.

December 9, 2021	City Engineer	Review Checklist
October 21, 2022	Central District Health	Standard Response
November 3, 2022	ITD	Approval Email
July 11, 2022/Nov 4, 2022	Irrigation District	Requirements Letter

**FINDINGS**

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

- A. The Plat is in conformance with the Comprehensive Plan.  
*The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.*
- B. Public services are available or can be made available and are adequate to accommodate the proposed development.  
*Staff finds that all public services are available and able to accommodate this development.*
- C. There is public financial capability of supporting services for the proposed development.  
*Staff knows of no financial hardship that would prevent services from being provided.*
- D. The development will not be detrimental to the public health, safety or general welfare; and,  
*Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.*
- E. The development preserves significant natural, scenic or historic features.  
*Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.*

**CONDITIONS OF APPROVAL**

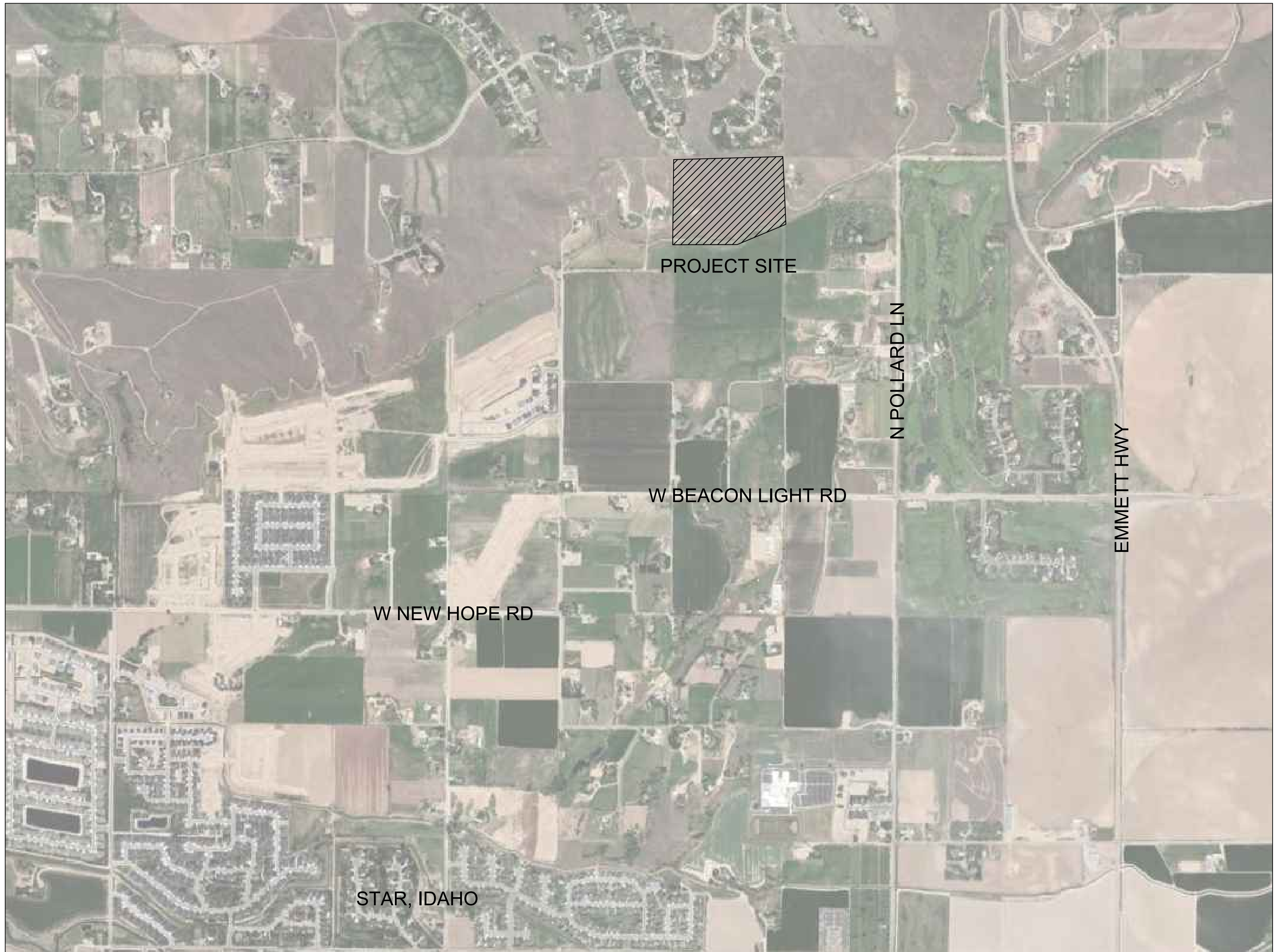
- 1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$289.53 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$3474.36. The City will allocate funds to roadway improvements in the vicinity of the project. Candau Estates Subdivision has 12 residential lots for a fee of \$3474.36 (12 x \$289.53).**
2. The approved Preliminary Plat for Candau Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. 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.

4. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
- 5. Applicant shall provide a streetlight design/cut sheet for staff approval prior to signing the final plat.**
6. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 7. All approvals relating to hillside issues and requirements shall be completed and approved by the City Engineer prior to submittal of the final plat. Construction of any kind is prohibited prior to approval.**
8. 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.
- 9. The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
- 10. The Moyle Heights private street shall be built to ACHD and Star Fire District standards, and/or as otherwise approved by Council. Star Fire District shall inspect and approve private street prior to signature of final plat.**
11. 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)
12. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
13. 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.
14. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
15. 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.)
- 16. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service prior to signing the final plat.**
17. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
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.

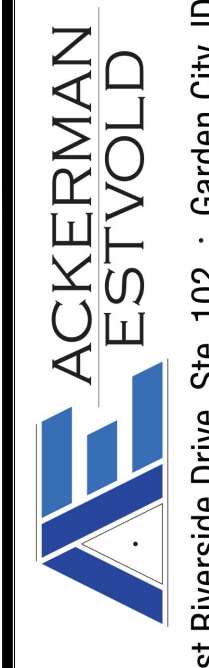
- 21. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
- 22. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
- 23. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
- 24. All common areas shall be maintained by the Homeowners Association.
- 25. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
- 26. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- 27. **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.
- 28. Any additional Condition of Approval as required by Staff and City Council.

**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File # FP-22-23 Candau Estates Subdivision, Final Plat, on \_\_\_\_\_, 2022.



**VICINITY MAP**  
NOT TO SCALE



7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714  
208.853.6470 · www.ackerman-estvold.com  
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

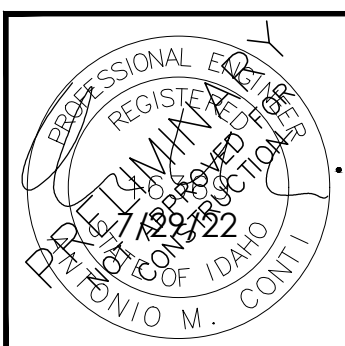
**CANDAU ESTATES**  
STAR, IDAHO

DRAWN BY: ALA  
CHECKED BY: AMC

DATE: 07/29/2022

REVISIONS	
#	DATE
▲	--/--
#	--/--
#	--/--

Project No.  
R21085





# FINAL PLAT APPLICATION

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

FILE NO.:	<u>FP-22-23</u>
Date Application Received:	<u>9-21-22</u> Fee Paid: <u>2480.00</u>
Processed by:	City: _____

## Applicant Information:

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

Applicant Name: West Beacon Light, LLC  
 Applicant Address: 349 N. Story Book Way, Eagle, ID Zip: 83616  
 Phone: 925-963-3788 Email: bradca@aol.com

Owner Name: West Beacon Light, LLC  
 Owner Address: 349 N. Story Book Way, Eagle, ID Zip: 83616  
 Phone: 925-963-3788 Email: bradca@aol.com

Representative (e.g., architect, engineer, developer):  
 Contact: Antonio Conti Firm Name: Ackerman-Estvold  
 Address: 7661 West Riverside Dr., Ste 102, Garden City, ID Zip: 83714  
 Phone: 208-853-6470 Email: antonio.conti@ackerman-estvold.com

## Property Information:

Subdivision Name: Candau Estates Subdivision Phase: \_\_\_\_\_

Parcel Number(s): S0332141830

Approved Zoning: R-1 and R-3 Units per acre: 0.46 du/ac

Total acreage of phase: 26.03 Total number of lots: 18

Residential: 12 Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_

Common lots: 6 Total acreage of common lots: 4.69 Percentage: 18.02%

Percent of common space to be used for drainage: 11.51% Acres: 0.54

Special Flood Hazard Area: total acreage 0.0 number of homes 0.0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>12</u>	<u>12</u>
Number of Common Lots:	<u>6</u>	<u>6</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>Candau Lane (40')</u> <u>Aceites Lane (40')</u>	<u>Falcon View Way (40')</u> <u>Eagle's Ridge Lane (40')</u>

Amenities: Community Garden  
Pickleball Court

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

Subdivision Name: Candau Estates Subdivision Phase: \_\_\_\_\_

Special Flood Hazard Area: total acreage 6 number of homes 12

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: \_\_\_\_\_  
 FIRM effective date(s): mm/dd/year \_\_\_\_\_  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: \_\_\_\_\_  
 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.)*

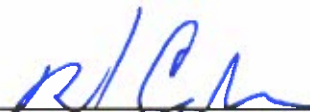
Applicant (√)	Description	Staff (√)
✓	Completed and signed copy of Final Plat Application	
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic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



	One (1) 11" X 17" copy of the Final landscape plan	Section 5, Item J.
✓	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 <b>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)</b> with the files named with project name and plan type.	
	<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. <b>**Original pdf's are required for all plans – No Scanned PDF's please.</b></li> </ul>	
	<b>**NOTE: No building permits will be issued until property is annexed into the Star Sewer &amp; Water District and all sewer hookup fees are paid.</b>	

**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

September 1, 2022

City of Star  
Planning and Zoning  
10769 W. State Street  
Star, ID 83669

**RE: Letter of Intent and Statement of Compliance**

To whom it may concern,

This is a Letter of Intent for Candau Estates Subdivision, consisting of a 26.03-acre parcel on W Beacon Light Road, Star, Idaho. The proposed plat consists of 12 single-family residential lots and has a gross density of 0.46 dwelling units per acre. The single-family lots vary from 1.18 acres to 2.94 acres, with an average of 1.78 acres.

The open space consists of a community garden and pickleball court, located in the common lots. This open space makes up approximately 18% of the total area of the property.

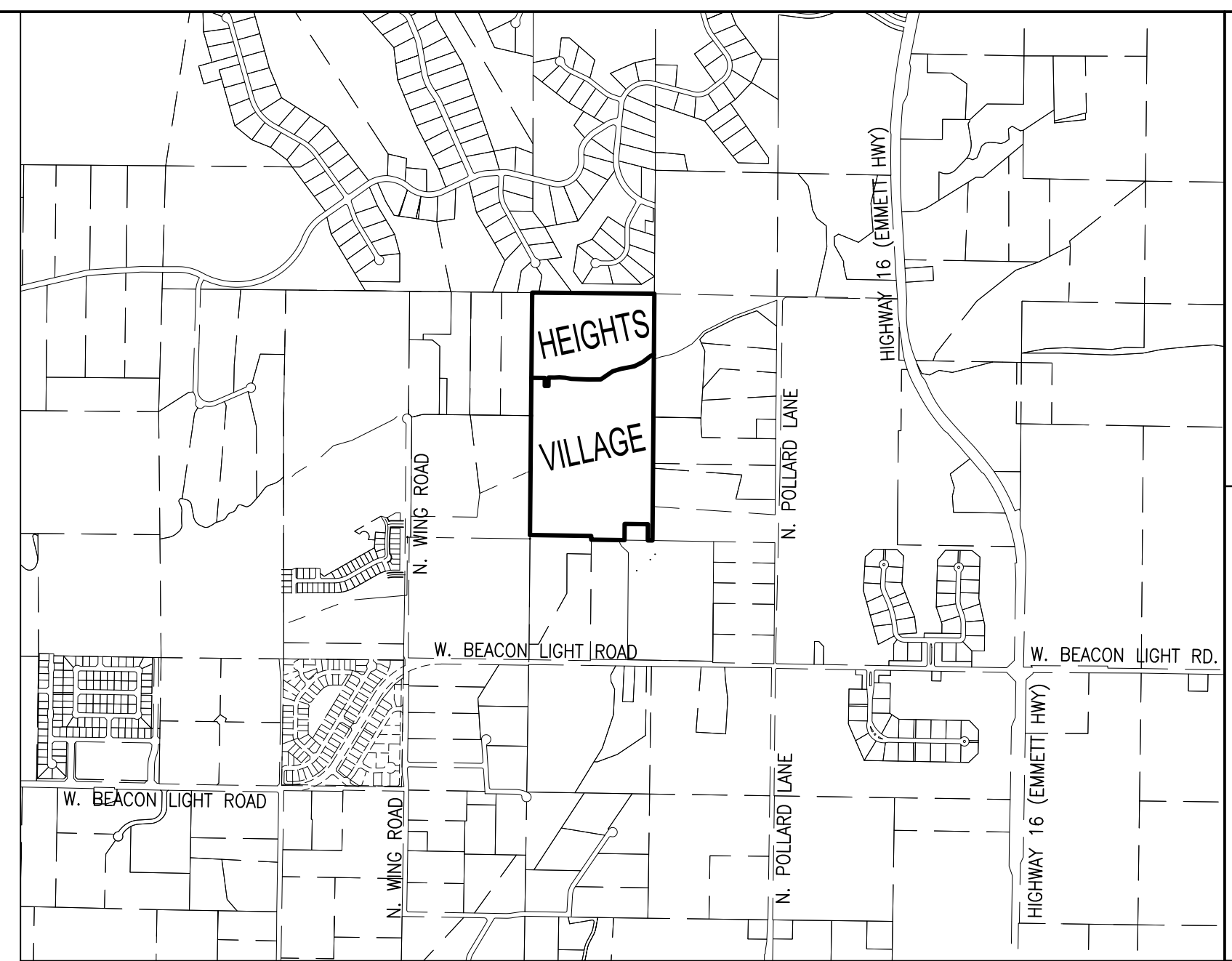
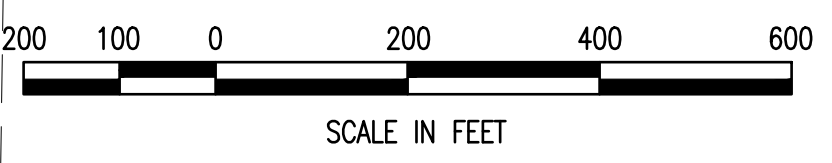
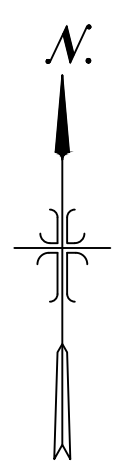
The final plat maintains substantial compliance with the approved Preliminary Plat and Conditions of Approval, notwithstanding the following changes:

1. The subdivision name was changed from Moyle Heights to Candau Estates.
2. The private road locations and the lot layout have been adjusted. The number of lots is the same.
3. The private roads have been renamed to Falcon View Way and Eagle's Ridge Lane.
4. The area of open space/common lots has been reduced from 3.02 acres to 2.99 acres.
5. The area of private road has been reduced from 1.81 acres to 1.70 acres.

Respectfully submitted,



Antonio M Conti, P.E., P.L.S.



VICINITY MAP

1" = 1000'  
 LOCATED IN THE E 1/2 OF SECTION 32,  
 TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M.  
 STAR, ADA COUNTY, IDAHO

**GENERAL NOTES**

- SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT.
- SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 160001C0130J, DATED JUNE 19, 2020.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIFTEEN (15) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR. IRRIGATION WATER SHALL BE PROVIDED FROM THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED IN THE DEVELOPMENT AGREEMENT.
- MOYLE VILLAGE: LOTS 1 & 2, BLOCK 1; LOTS 1, 2, 15 & 25 BLOCK 2; LOT 1, BLOCK 3; LOT 1, BLOCK 4; LOTS 1 & 11, BLOCK 5; LOTS 1, 8, 17 & 46, BLOCK 6; LOTS 1 & 9, BLOCK 7; LOT 1, BLOCK 8; LOTS 1, 15 & 22, BLOCK 9; LOT 5, BLOCK 10; LOTS 1, 2, 13 & 19, BLOCK 11. ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE MOYLE VILLAGE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- MOYLE HEIGHTS: LOTS 3, 5, 11 & 18, BLOCK 1. ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE MOYLE HEIGHTS HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. LOT 2, BLOCK 1, WILL BE A STAR WATER DISTRICT LOT FOR A BOOSTER STATION. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS. LOT 1, BLOCK 1 IS A PRIVATE ROAD LOT FOR INGRESS AND EGRESS TO LOTS 4, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16 & 17, BLOCK 1. THIS LOT WILL BE COVERED BY A BLANKET EASEMENT FOR UTILITIES AND DRAINAGE. THIS LOT SHALL BE OWNED AND MAINTAINED BY THE MOYLE HEIGHTS HOA. PROVISIONS WITHIN THE CC&R'S WILL STIPULATE OPERATION AND MAINTENANCE.
- LOT 5, BLOCK 10 AND LOT 1 BLOCK 11 HAVE BEEN PROVIDED FOR THE FARMERS UNION DITCH COMPANY AND ARE SUBJECT TO MAINTENANCE AND EASEMENTS FOR THE FARMERS UNION DITCH COMPANY.
- SEE RECORD OF SURVEY, HILLVIEW DEVELOPMENT CORP. RECORD OF SURVEY NO. 7088, DATED OCTOBER 13, 2005.

**LEGEND**

- BOUNDARY LINE
- RIGHT OF WAY LINE
- PRIVATE ROAD LINE
- LOT LINE
- EXISTING LOT/PARCEL LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING CITY LIMITS
- EXISTING ZONING LINE

**OVERALL (VILLAGE and HEIGHTS)  
 PRELIMINARY PLAT DATA**

TOTAL SITE AREA	78.37 ACRES
SINGLE-FAMILY RESIDENTIAL (70.22%)	55.03 ACRES
R-1 ZONE: (21.31 ACRES)	
R-3 ZONE: (33.72 ACRES)	
RIGHT-OF-WAY (12.64%)	9.91 ACRES
PRIVATE LANE (2.31%)	1.81 ACRES
COMMON AREA (14.83%)	11.62 ACRES
EXISTING ZONING	R-1 & R-3
SINGLE-FAMILY RESIDENTIAL LOTS:	161
OPEN SPACE/COMMON LOTS/PARK LOTS:	31
WATER BOOSTER LOT	1
PRIVATE LANE	1
TOTAL LOTS:	194
GROSS RESIDENTIAL DENSITY:	2.05 DU/ACRE
NET RESIDENTIAL DENSITY: (EXCLUDES PUBLIC & PRIVATE STREETS & OPEN SPACE)	2.93 DU/ACRE

**VILLAGE SITE DATA**

SITE AREA	52.23 ACRES
SINGLE-FAMILY RESIDENTIAL (64.56%)	33.72 ACRES
RIGHT-OF-WAY (18.97%)	9.91 ACRES
OPEN SPACE/COMMON LOTS (16.47%)	8.60 ACRES
SINGLE-FAMILY RESIDENTIAL LOTS	149
OPEN SPACE/COMMON/PARK LOTS	27
TOTAL LOTS	176
GROSS DENSITY:	2.85 DU/ACRE
MINIMUM RESIDENTIAL LOT SIZE	6,600 SF
AVERAGE RESIDENTIAL LOT SIZE	9,658 SF
EXISTING ZONING	R-3
AMENITIES:	
1. WALKING PATHWAYS	
2. BENCH SEATING AREAS	
3. POOL FACILITY WITH PARKING	
4. PICKLEBALL COURT	

**HEIGHTS SITE DATA**

SITE AREA	26.14 ACRES
SINGLE-FAMILY RESIDENTIAL (81.52%)	21.31 ACRES
PRIVATE ROAD (6.93%)	1.81 ACRES
OPEN SPACE/COMMON LOTS (11.55%)	3.02 ACRES
SINGLE-FAMILY RESIDENTIAL LOTS	12
OPEN SPACE/COMMON/WATER BOOSTER LOTS	5
TOTAL LOTS	17
GROSS DENSITY:	0.46 DU/ACRE
MINIMUM RESIDENTIAL LOT SIZE	1 ACRE
AVERAGE RESIDENTIAL LOT SIZE	1.78 ACRES
EXISTING ZONING	R-1
AMENITIES:	
1. GREENHOUSE/SPORT COURT	
2. COMMUNITY GARDEN	

REVISIONS

**ENGINEERING SOLUTIONS LP**  
 1029 N. ROSARIO ST., SUITE 100  
 MERIDIAN, IDAHO 83642  
 Phone (208) 938-0980 Fax (208) 938-0941

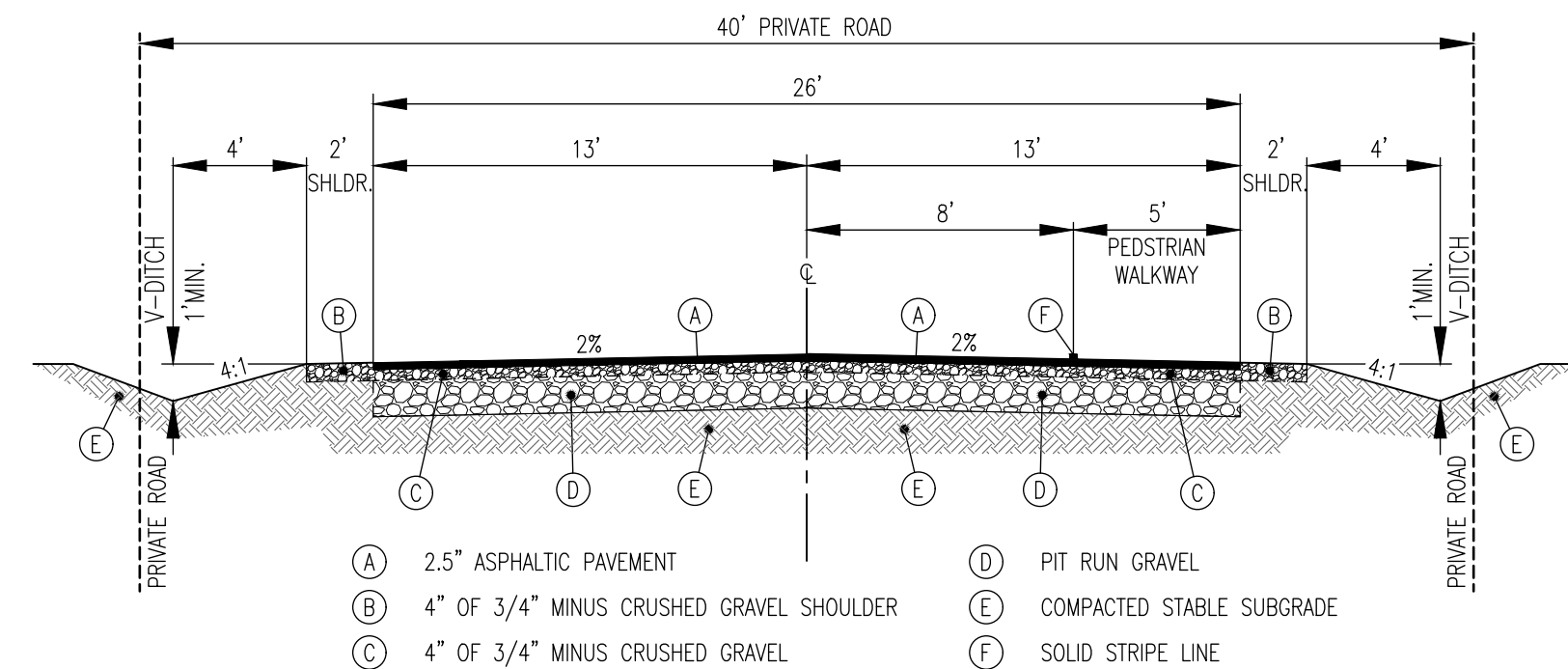
**MOYLE VILLAGE & MOYLE HEIGHTS SUBDIVISIONS PRELIMINARY PLAT - TITLE SHEET**  
 LOCATED IN THE E 1/2 OF SECTION 32,  
 TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M.  
 STAR, ADA COUNTY, IDAHO

SCALE 1"=200'  
 DWG. DATE 03/31/21 rls  
 PROJ. NO. 201116  
 SHEET 1 OF 4  
**TITL-1**  
 /201116-PRE.DWG

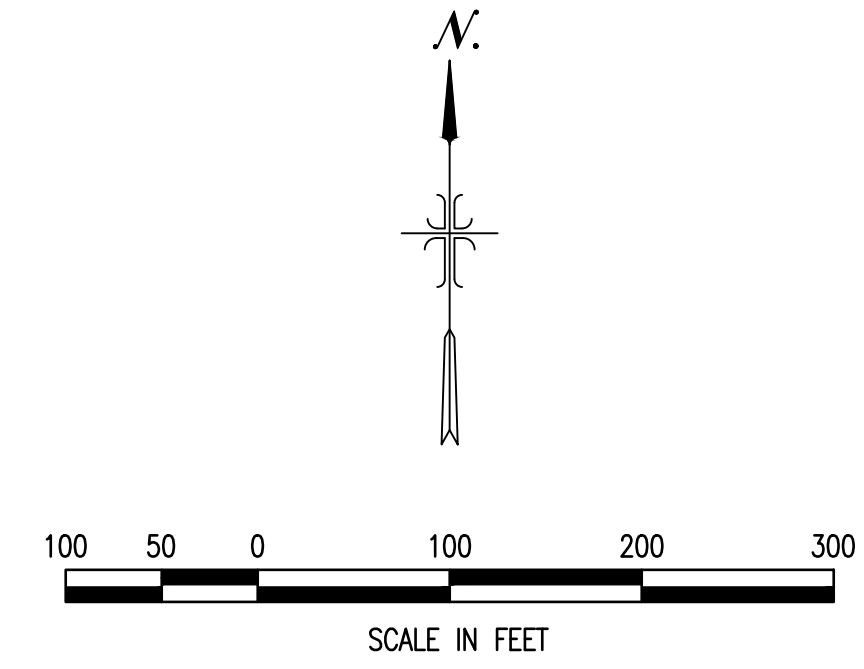
**OWNER OF RECORD**  
 WEST BEACON LIGHT, LLC  
 349 N. STORY BOOK WAY  
 EAGLE, IDAHO 83616  
 PHONE: (925)-963-3788

**DEVELOPERS**  
 WEST BEACON LIGHT, LLC  
 349 N. STORY BOOK WAY  
 EAGLE, IDAHO 83616  
 PHONE: (925)-963-3788  
 TOLL SOUTHWEST LLC  
 3103 W. SHERYL DR., STE. 100  
 MERIDIAN, IDAHO 83642  
 PHONE: (208)-624-0200

**PLANNER-CONTACT**  
 BECKY MCKAY  
 1029 N. ROSARIO ST., STE. 100  
 MERIDIAN, ID 83642  
 Phone (208) 938-0980  
 Fax (208) 938-0941



PRIVATE ROAD SECTION - 40' PRIVATE ROAD  
N.T.S.



LINE NO.	LENGTH	DIRECTION
L1	144.30'	S89°33'15"E
L2	86.25'	S0°26'20"W
L3	40.00'	S89°33'15"E
L4	90.98'	N0°26'45"E
L5	62.54'	S89°33'15"E
L6	54.19'	N87°45'29"E
L7	64.68'	S86°14'27"E
L8	65.27'	S79°16'54"E
L9	193.10'	S88°04'31"E
L10	123.69'	N89°32'42"E
L11	154.17'	N55°42'35"E
L12	89.59'	N73°16'08"E
L13	151.43'	N78°57'32"E
L14	101.30'	N63°04'15"E
L15	106.26'	N52°15'01"E
L16	36.43'	N69°30'37"E

LEGEND	
	BOUNDARY LINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	PRIVATE ROAD (INGRESS-EGRESS LOT)
	LOT LINE
	CENTERLINE
	EASEMENT LINE
	PROPOSED SUBDIVISION PHASE BOUNDARY
	PROPOSED SUBDIVISION PHASE NUMBER
	2' EXISTING CONTOUR LINE
	10' EXISTING CONTOUR LINE
	CURB, GUTTER & SEPARATED SIDEWALK
	PROPOSED PATHWAY
	PROPOSED SANITARY SEWER & MANHOLE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED PRESSURE IRRIGATION LINE
	EXISTING IRRIGATION LINE
	EXISTING GRAVITY IRRIGATION LINE
	EXISTING GRAVEL ROAD
	EXISTING CANAL TOE OF SLOPE
	EXISTING CANAL TOP OF BANK
	PROPOSED STREET LIGHT
	SURFACE FLOW DIRECTION
	STORM DRAINAGE LINE & COLLECTION SYSTEM WITH SEEPADE BED
	VALLEY GUTTER

**MOYLE HEIGHTS PRELIMINARY PLAT DATA**

SITE AREA	26.14 ACRES
SINGLE-FAMILY RESIDENTIAL (81.52%)	21.31 ACRES
PRIVATE ROAD (6.93%)	1.81 ACRES
OPEN SPACE/Common Lots (11.55%)	3.02 ACRES
SINGLE-FAMILY RESIDENTIAL LOTS	12
OPEN SPACE/Common/Water Booster Lots	5
TOTAL LOTS	17
GROSS DENSITY:	0.46 DU/ACRE
MINIMUM RESIDENTIAL LOT SIZE	1 ACRE
AVERAGE RESIDENTIAL LOT SIZE	1.78 ACRES
EXISTING ZONING	R-1

**BUILDING SETBACK DATA**

R-1 (ZONE)	
FRONT:	30'
REAR:	30'
INTERIOR SIDE:	10'
STREET SIDE:	20'

- AMENITIES:  
1. GREENHOUSE/SPORT COURT  
2. COMMUNITY GARDEN

**OWNER OF RECORD**  
WEST BEACON LIGHT, LLC  
349 N. STORY BOOK WAY  
EAGLE, IDAHO 83616  
PHONE: (925)-963-3786

**DEVELOPER**  
WEST BEACON LIGHT, LLC  
349 N. STORY BOOK WAY  
EAGLE, IDAHO 83616  
PHONE: (925)-963-3786

**PLANNER-CONTACT**  
BECKY MCKAY  
1029 N. ROSARIO ST., STE. 100  
MERIDIAN, ID 83642  
Phone (208) 838-0880  
Fax (208) 938-0941

**REVISIONS**  
THIS DRAWING OR FILE CONTAINS INFORMATION OWNED BY ENGINEERING SOLUTIONS, L.P. AND WILL BE COVERED BY A PROFESSIONAL ENGINEER'S SEAL AND LICENSE. IT SHALL NOT BE REPRODUCED OR MAY ONLY BE USED WITH THE WRITTEN CONSENT OF ENGINEERING SOLUTIONS, L.P.

**ENGINEERING SOLUTIONS, L.P.**  
1029 N. ROSARIO STR., SUITE 100  
MERIDIAN, IDAHO 83642  
Phone (208) 838-0880 Fax (208) 938-0941

**MOYLE HEIGHTS SUBDIVISION PRELIMINARY PLAT**  
LOCATED IN THE E 1/2 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M. STAR, ADA COUNTY, IDAHO

SCALE 1"=100'  
DWG. DATE 03/31/21 rls  
PROJ. NO. 201116  
SHEET 3 OF 4  
**PRE-2**  
/201116-PRE.DWG

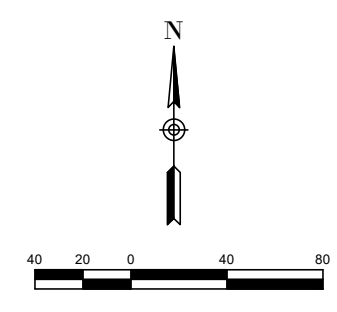
# PLAT FOR CANDAU ESTATES

A PORTION OF THE SOUTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 32, T.5N., R. 1E.,  
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY,  
IDAHO.

AUGUST 2022 SCALE: 1" = 100' SHEET 1 OF 3

### REFERENCES

- R1 I.N. 2022-015980
- R2 ROS 7088
- R3 HILLSDALE ESTATES No. 5



**Graphic Scale:**

Attention is Drawn to the Fact That Drawing Scales May be  
Altered During Reproduction Processes. Scales Shown  
Hereon are Based on a Full Scale Sheet Size of 18" x 27".

Scale: 1" = 100'

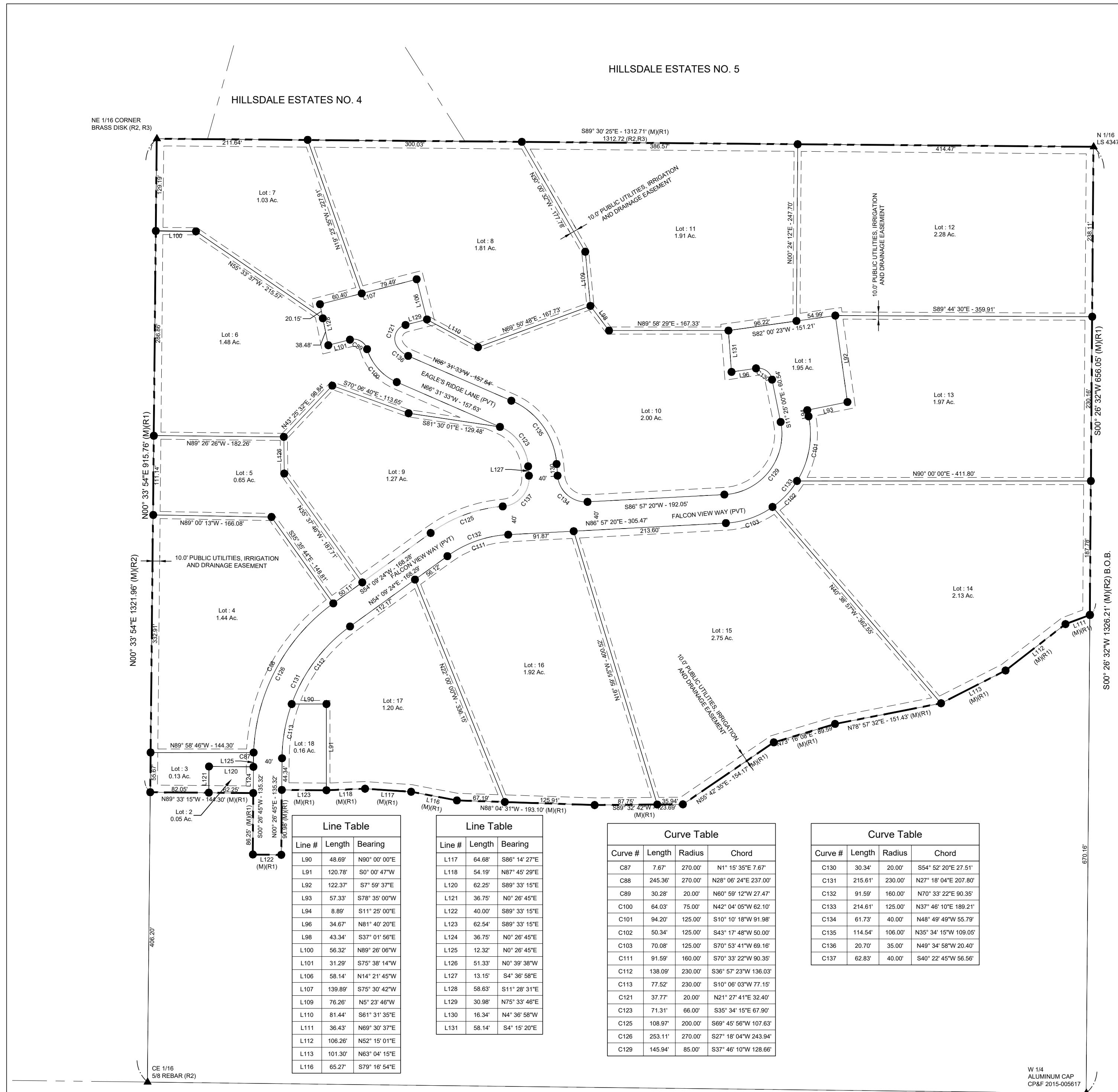
### LEGEND:

- SET 5/8" REBAR WITH PLASTIC CAP MARKED  
LS 18350
- ▲ FOUND MONUMENT AS NOTED
- CALCULATED POINT - NOTHING FOUND OR SET
- B.O.B. BASIS OF BEARING
- CP&F CORNER PERPETUATION AND FILING RECORD

- SUBJECT PARCEL
- PROPERTY LINE
- - - REFERENCE BOUNDARIES
- - - EASEMENT LINE

### NOTES:

- BASIS OF BEARING: EAST LINE OF THE SE 1/4 OF THE NE 1/4 SECTION 32 BEING S00°26'32"W AS ESTABLISHED BETWEEN FOUND MONUMENTS
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF THE ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- EASEMENTS TO BE PROVIDED PER CITY OF STAR STANDARDS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF RE-SUBDIVISION.
- LOTS 1, 2, 4, 10, 17 AND 18 ARE COMMON AREA LOTS HAVING A BLANKET EASEMENT FOR ACCESS, PUBLIC UTILITIES, PRESSURE IRRIGATION AND DRAINAGE, AND WILL BE OWNED AND MAINTAINED BY THE CANDAU ESTATES HOMEOWNERS ASSOCIATION.
- THE OWNER HAS PROVIDED IRRIGATION WATER TO EACH LOT THROUGH A PRESSURE IRRIGATION SYSTEM TO BE OWNED AND MAINTAINED BY THE FALCON VIEW ESTATES HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WILL BE SUBJECT TO ASSESSMENTS FROM THE FALCON VIEW ESTATES HOMEOWNERS ASSOCIATION.
- ALL LOT LINES COMMON TO ANY PRIVATE ROADS, REAR LOT LINES, EXTERIOR BOUNDARY LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT TEN FOOT WIDE (10') EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE. INTERIOR LOT LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT A FIVE FOOT WIDE (5') EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR ALL STORMWATER AND DRAINAGE FACILITIES TO CONTAIN ALL WATER TO THE PROPERTY. NO DISCHARGE SHALL ENTER THE RIGHT-OF-WAY DITCHES.
- DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE EFFECTIVE BUILDING AND ZONING REQUIREMENTS AT TIME OF BUILDING PERMIT ISSUANCE.



Line #	Length	Bearing
L90	48.69'	N80° 00' 00"E
L91	120.78'	S0° 00' 47"W
L92	122.37'	S7° 59' 37"E
L93	57.33'	S78° 35' 00"W
L94	8.89'	S11° 25' 00"E
L96	34.67'	N81° 40' 20"E
L98	43.34'	S37° 01' 56"E
L100	56.32'	N89° 26' 06"W
L101	31.29'	S75° 38' 14"W
L106	58.14'	N14° 21' 45"W
L107	199.89'	S75° 30' 42"W
L109	76.26'	N5° 23' 46"W
L110	81.44'	S61° 31' 35"E
L111	36.43'	N69° 30' 37"E
L112	106.26'	N52° 15' 01"E
L113	101.30'	N83° 04' 15"E
L116	65.27'	S79° 16' 54"E

Line #	Length	Bearing
L117	64.68'	S66° 14' 27"E
L118	54.19'	N87° 45' 29"E
L120	62.25'	S89° 33' 15"E
L121	36.75'	N0° 26' 45"E
L122	40.00'	S89° 33' 15"E
L123	62.54'	S89° 33' 15"E
L124	36.75'	N0° 26' 45"E
L125	12.32'	N0° 26' 45"E
L126	51.33'	N0° 39' 38"W
L127	13.15'	S4° 36' 58"E
L128	58.63'	S11° 28' 31"E
L129	30.98'	N75° 33' 46"E
L130	16.34'	N4° 36' 58"W
L131	58.14'	S4° 15' 20"E

Curve #	Length	Radius	Chord
C87	7.67'	270.00'	N1° 15' 35"E 7.67'
C88	245.36'	270.00'	N28° 06' 24"E 237.00'
C89	30.28'	20.00'	N60° 59' 12"W 27.47'
C100	64.03'	75.00'	N42° 04' 05"W 62.10'
C101	94.20'	125.00'	S10° 10' 18"W 91.98'
C102	50.34'	125.00'	S43° 17' 48"W 50.00'
C103	70.08'	125.00'	S70° 53' 41"W 69.16'
C111	91.59'	160.00'	S70° 33' 22"W 90.35'
C112	138.09'	230.00'	S36° 57' 23"W 136.03'
C113	77.52'	230.00'	S10° 06' 03"W 77.15'
C121	37.77'	20.00'	N21° 27' 41"E 32.40'
C123	71.31'	66.00'	S35° 34' 15"E 67.90'
C125	108.97'	200.00'	S69° 45' 56"W 107.63'
C126	253.11'	270.00'	S27° 18' 04"W 243.94'
C129	145.94'	85.00'	S37° 46' 10"W 128.66'

Curve #	Length	Radius	Chord
C130	30.34'	20.00'	S54° 52' 20"E 27.51'
C131	215.61'	230.00'	N27° 18' 04"E 207.80'
C132	91.59'	160.00'	N70° 33' 22"E 90.35'
C133	214.61'	125.00'	N37° 46' 10"E 189.21'
C134	61.73'	40.00'	N48° 49' 49"W 55.79'
C135	114.54'	106.00'	N35° 34' 15"W 109.05'
C136	20.70'	35.00'	N49° 34' 58"W 20.40'
C137	62.83'	40.00'	S40° 22' 45"W 56.56'

PLAT FOR

# CANDAU ESTATES

A PORTION OF THE SOUTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 32, T.5N., R. 1 E.,  
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY,  
IDAHO.

AUGUST 2022 SHEET 2 OF 3

**CERTIFICATE OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS THAT WEST BEACON LIGHT, LLC, IS THE OWNER OF A REAL PARCEL OF LAND HEREIN AFTER DESCRIBED AND THAT IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT.

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 4 AND 5, TOWNSHIP 4 NORTH, RANGE 1 WEST AND SECTIONS 32 AND 33, TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M., FROM WHICH THE 1/4 CORNER SECTION CORNER COMMON TO SAID SECTIONS 5 AND 32, BEARS NORTH 89°07'55" WEST, 2,634.58 FEET; THENCE NORTH 0°26'48" EAST, 1326.26 FEET TO THE SOUTH 1/16 CORNER COMMON TO SAID SECTIONS 32 AND 33; THENCE NORTH 0°26'45" EAST, 1,326.22 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 32 AND 33; THENCE ON THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, NORTH 0°26'32" EAST, 670.19 FEET TO THE REAL POINT OF BEGINNING; THENCE LEAVING SAID EAST BOUNDARY LINE, SOUTH 69°30'37" WEST, 36.43 FEET; THENCE SOUTH 52°15'01" WEST, 106.26 FEET; THENCE SOUTH 63°04'51" WEST, 101.30 FEET; THENCE SOUTH 78°57'32" WEST, 151.43 FEET; THENCE SOUTH 73°16'08" WEST, 89.59 FEET; THENCE SOUTH 55°42'35" WEST, 154.17 FEET; THENCE SOUTH 89°32'42" WEST, 123.69 FEET; THENCE NORTH 88°04'31" WEST, 193.10 FEET; THENCE NORTH 79°16'54" WEST, 65.27 FEET; THENCE NORTH 86°14'27" WEST, 64.68 FEET; THENCE SOUTH 87°45'29" WEST, 54.19 FEET; THENCE NORTH 89°33'15" WEST, 62.54 FEET; THENCE SOUTH 0°26'45" WEST, 90.98 FEET; THENCE NORTH 89°33'15" WEST, 40.00 FEET; THENCE NORTH 0°26'45" EAST, 86.25 FEET; THENCE NORTH 89°33'15" WEST, 144.30 FEET TO THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE ON SAID WEST BOUNDARY LINE, NORTH 0°33'54" EAST, 915.76 FEET TO THE NORTH-EAST 1/16 CORNER OF SAID SECTION 32; THENCE ON THE SOUTH BOUNDARY LINE OF HILLSDALE ESTATES NO. 4 SUBDIVISION AS FILED IN BOOK 79 OF PLATS AT PAGES 8372 AND 8373 AND HILLSDALE ESTATES NO. 5 SUBDIVISION AS FILED IN BOOK 80 OF PLATS AT PAGES 8550 THROUGH 8552, RECORDS OF ADA COUNTY, IDAHO, SOUTH 89°30'25" EAST, 1,312.71 FEET TO THE NORTH 1/16 CORNER COMMON TO SAID SECTIONS 32 AND 33; THENCE ON THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, SOUTH 0°26'32" WEST, 656.05 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 26.140 ACRES, MORE OR LESS.

THE PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF PUBLIC UTILITY AND DRAINAGE EASEMENTS REQUIRED TO SERVICE ALL LOTS AND PARCELS WITHIN THIS PLAT ARE PERPETUALLY RESERVED.

ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT, AND THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUT HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
WEST BEACON LIGHT, LLC DATE

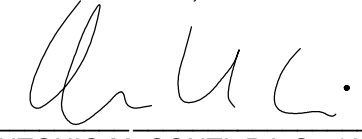
ACKNOWLEDGMENT  
STATE OF IDAHO  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 2022, BEFORE ME, WEST BEACON LIGHT, LLC, PERSONALLY APPEARED, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THE DAY LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, ANTONIO M. CONTI, 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 AND THE ATTACHED PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND, MADE BY ME OR UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODES 55-1601 THROUGH 55-1612.

  
ANTONIO M. CONTI, P.L.S. 18350 8/30/2022  
DATE



PLAT FOR

# CANDAU ESTATES

A PORTION OF THE SOUTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 32, T.5N., R. 1E.,  
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY,  
IDAHO.

AUGUST 2022 SHEET 2 OF 3

### APPROVAL OF CITY ENGINEER

I, the Undersigned, City Engineer in and for the City of Star, Ada County, Idaho, on this Day,  
\_\_\_\_\_, hereby approve this Plat.

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

### APPROVAL OF CITY COUNCIL

I, the Undersigned, City Clerk in and for the City of Star, Ada County, Idaho, do hereby  
Certify that at a Regular Meeting of the City Council held on the \_\_\_\_ Day of  
\_\_\_\_\_, 202\_\_, This Final Plat was Approved and Accepted.

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

### ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

The Foregoing Plat was Accepted and Approved by the Board of Ada County Highway  
District Commissioner on the \_\_\_\_ Day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
President Date

### HEALTH CERTIFICATE

Sanitary Restrictions as Required by Idaho Code, Title 50, Chapter 13 have been Satisfied  
According to the Letter to be read on file with the County Recorder or His/Her Agent Listing  
the Conditions of Approval.  
Sanitary Restrictions may be Reimposed, in Accordance with Section 50-1326, Idaho Code,  
by the Issuance of a Certificate of Disapproval.

\_\_\_\_\_  
Health Officer Date

### CERTIFICATE OF THE COUNTY TREASURER

I, the Undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the  
Requirements of Idaho Code 50-1308, do Hereby Certify that any and all Current and/or  
Delinquent County Property Taxes for the Property Included in this Subdivision have been  
paid in full. This Certification is valid for the next Thirty (30) Days only.

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

### CERTIFICATE OF THE COUNTY SURVEYOR

I, the Undersigned, Professional Land Surveyor for Ada County, Idaho, Hereby Certify that I  
have Checked this Plat and find that it Complies with the State of Idaho Code Relating to  
Plats and Surveys.

\_\_\_\_\_  
Ada County Surveyor Date



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

Subdivision: Moyle Heights Phase: 1 Date: 12/9/2021

Developable Lots: \_\_\_\_\_ Review No: 2

Developer: West Beacon Light, LLC

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Engineer: Ackerman-Estvold

Tel: 208.853.6470 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Property Address: N Foxton Way

Reviewed By: Kelsie Styrhund, E.I., Keller Associates

Review Check By: Ryan Morgan, P.E., Keller Associates

### FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2			X	Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
3	X			Provide (1) copy of the "Preliminary Plat Findings of Fact and Conclusions of Law".
4	X			Landscape plan provided. Confirm consistent with approved preliminary plat.
5	X			Verified written legal description.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements <b>only</b> when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7		X		Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping. <b>Note 5: Update to reference to HOA, this references Falcon View Estates, this name should</b>



				<b>match the final plat.</b>
8	X			Right to Farm Act Note on face of plat.
9			X	Note on face of plat: "This subdivision is located within zone AE as shown on the firm panel 125 of 875, Ada County, Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit."
10	X			10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required.
11	X			Note is shown on the final plat: " <b>Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on the this plat.</b> "
12			X	Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat. <b>All pages of plat must be stamped and signed.</b>
13	X			Water and sewer easements shown on face of plat. (Note to Plan Reviewer: Provide plat to Justin Walker for easement water and sewer easement verification.)
14	X			On the signature page of the plat please include the following <b>"I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY,</b> _____, <b>HEREBY APPROVE THIS PLAT."</b> underneath the <b>APPROVAL OF CITY ENGINEER</b> line, and before the signature line.
15			X	"Change of Ownership" document filed with the IDWR to the HOA for all conveyable water rights. <b>Please provide documentation once available.</b>

**CONSTRUCTION DRAWING REVIEW**

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

				plan views.
20	X			Street lighting plans are provided showing pole locations and luminary types. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>FLOODPLAIN DEVELOPMENT</b>
21			X	Provide completed Floodplain Application
22			X	Floodplain and floodway boundaries and elevations are shown on the grading plans.
23			X	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
24			X	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
25			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
26			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
27			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
28			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>GRADING PLAN</b>
29	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
30	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31	X			Drainage facilities and easements are shown.
32	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
33	X			Existing irrigation ditches, canals, and easements are shown.
34	X			Cut and fill slopes are no steeper that 2H:1V. (Spot checked by City Engineer)
35	X			Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked

				by City Engineer)
36	X			Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
37	X			Provisions have been made for erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38			X	The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
39	X			Existing and proposed elevations match at property boundaries.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>DRAINAGE PLAN</b>
40	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41	X			Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
42	X			Narrative is provided that describes the proposed method of stormwater retention.
43	X			Drainage calculations contain no arithmetic errors. (Spot checked by City Engineer) <b>Note 7 of FP</b>
44	X			The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
45			X	Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
46	X			Section view of drainage facility provided.
47	X			Able to determine drainage directions from information given.
48	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
49			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
50	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the “State of Idaho Catalog of Stormwater Best Management Practices”.
51	X			5-foot setback from property line maintained for drainage facilities.
52	X			Drainage basin / pond dimensions listed or noted.
53	X			Drainage facilities drawn to scale on grading and drainage plan.
54				Drain rock, ASTM C33 sand, or pond liner specified.

55	X			3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail.
56			X	Vegetative cover shown over biofiltration facilities.
57			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>GRAVITY IRRIGATION</b>
58	X			Plan approval letter is provided from the appropriate irrigation district.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>PRESSURE IRRIGATION</b>
59	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
60	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
61	X			Design provides a minimum of 15 gpm @ 45 PSI to each destination point.
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63	X			Main line distribution piping is 3-inches in diameter or greater.
64	X			Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
65	X			Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
66			X	Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67	X			Provided verification that water rights will be transferred to the association managing entity.
68	X			If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>RE-SUBMITTAL REQUIREMENTS*</b>
69		X		Return (1) one revised plan set in pdf format <b>with the redlined set</b> for review and/or approval to Keller Associates. Unbound or un-collated plan sets will not be accepted.
70		X		Provide a response letter, <b>referencing the City of Star</b> , with the revised plan set that highlights what actions were taken to correct any outstanding items.

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

**Notes:**

*Additional Final Plat Comments:*

- 

*Additional Construction Drawing Comments:*

-

**Boise Office**  
1101 W. River St.  
Suite 110  
Boise, Idaho 83702  
Tel. (208) 629-7447

**Challis Office**  
1301 E. Main Ave.  
P.O. Box 36  
Challis, Idaho 83226  
Tel. (208) 879-4488

**Twin Falls Office**  
213 Canyon Crest Drive  
Suite 200  
Twin Falls, Idaho 83301  
Tel. (208) 969-9585

Fax (all offices)  
(208) 629-7559



# SAWTOOTH LAW OFFICES, PLLC

Section 5, Item J.

**S. Bryce Farris**

**Evan T. Roth**

**Daniel V. Steenson**

**Andrew J. Waldera**

**Kelsea E. Donahue**

**Brian A. Faria**

**Thomas M. Larsen**

**Patxi Larrocea-Phillips**

**John A. Richards**

**Katie L. Vandenberg-Van Vliet**

**James R. Bennetts (retired)**

Friday, November 04, 2022

*Via U.S. Mail and Email: [snickel@staridaho.org](mailto:snickel@staridaho.org)*

Shawn L. Nickel  
Planning and Zoning Administrator  
City of Star  
P.O. Box 130  
Star, Idaho 83669

Re: Candau Estates Subdivision Final Plat ; File No. FP-22-23

Dear Mr. Nickel (and City Council):

I write you on behalf of Farmers Union Ditch Company, Ltd. (the “Company”). As you are likely aware, the Farmers Union Canal (“Canal”) borders the southern boundary of the Candau Estates Subdivision (“Estates”).

The Estates is adding significant areas of impervious surfaces (roadways, driveways, rooftops, etc.) on what was once vegetated native hillside that attenuated, at least somewhat, stormwater runoff in most weather event instances. The Estates is also introducing new water sources on the hillside—potable water and pressurized irrigation water. Because the Estates roadways are private, they fall outside of ACHD’s jurisdiction and, therefore, that agency’s stormwater collection, retention, and disposal requirements.

Being located upgradient of the Canal, the Company is concerned with fugitive water, no matter the source, coming from the Estates. Concentrated and uncontrolled (or insufficiently controlled) runoff threatens the integrity of the Canal below. This is concerning enough in terms of Company operations and water delivery obligations alone. But worse, creates a larger public safety concern given the comparatively high density development located below the Canal should it breach. Attached is Company correspondence dated July 11, 2022, alerting the Applicant to these concerns.

Originally the Estates were connected, in part, to the down-gradient Moyle Village Subdivision during the preliminary plat phase. Though former “Candau Lane” and “Aceites Lane” were

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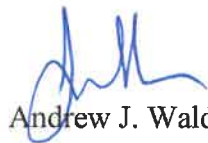
*Attorneys licensed in Idaho, Montana, Oregon and Washington*

always proposed as “private” lanes, they tied into public (ACHD) roadways south of the Canal via a bridge across the Canal. It was unclear whether the connection to public roadways to the south would afford access to down-gradient centralized stormwater collection and disposal facilities via the Canal bridge culvert and utility bores under the same. Now, the proposed final plat makes clear that the Estates is an entirely separate development, with entirely private streets. The preliminary plat relied on a blanket drainage easement for the private roadways, and roadside v-ditches for drainage. Where is that water going; what is its end destination given that the Estates property and paved roads are largely sloped?

The proposed final plat (Notes 5 and 8) make stormwater drainage and disposal the responsibility of the Estates homeowners association and the individual lot owners. This decentralizes infrastructure and oversight, and seems to “kick the [drainage] can down the road,” which is particularly concerning on such sloped property. What infrastructure will the HOA install; individual homeowners; at what cost; and do they have the financial wherewithal to do an adequate job? Perhaps the Applicant is going to install sufficient stormwater collection and retention facilities before exiting the development, leaving maintenance only (as opposed to initial installation) to the HOA and the individual homeowners. The final plat materials disseminated for comment do not disclose this information (though, apparently, a site grading and drainage plan is on file with Star City according to the signed application).

Thank you in advance for your consideration of these drainage-related matters. As you can see from the attached correspondence, the Company does not agree to use of the Canal for stormwater or other runoff disposal purposes. Because the natural servitude doctrine no longer applies, Applicant is responsible for accommodating and controlling property runoff accordingly.

Very truly yours,



Andrew J. Waldera

AJW/dll  
Enclosure

**Boise Office**  
1101 W. River St.  
Suite 110  
Boise, Idaho 83702  
Tel. (208) 629-7447

**Challis Office**  
1301 E. Main Ave.  
P.O. Box 36  
Challis, Idaho 83226  
Tel. (208) 879-4488

**Twin Falls Office**  
213 Canyon Crest Drive  
Suite 200  
Twin Falls, Idaho 83301  
Tel. (208) 969-9585

Fax (all offices)  
(208) 629-7559



# SAWTOOTH LAW OFFICES, PLLC

Monday, July 11, 2022

S. Bryce Farris

Evan T. Roth

Daniel V. Steenson

Andrew J. Waldera

Brian A. Faria

Patxi Larrocea-Phillips

John A. Richards

Matthew A. Sturzen

Katie L. Vandenberg-Van Vliet

James R. Bennetts (retired)

West Beacon Light, LLC  
c/o Brad Candau, Manager  
349 North Story Book Way  
Eagle, Idaho 83616

Re: Stormwater Runoff Discharge to the Farmers Union Canal—Moyle Heights Subdivision

Dear Mr. Candau:

I write you on behalf of Farmers Union Ditch Company, Ltd. (“Company”). During recent thunderstorms and rain events in May and June, Company personnel observed stormwater runoff/drainage issues of concern in and around the bridge box culvert providing access to the Moyle Heights Subdivision (“Subdivision”) across the Farmers Union Canal (“Canal”). Other areas bordering the Canal along the Subdivision displayed other runoff channels discharging sediment, debris, and stormwater into the Canal.

As West Beacon Light, LLC continues to develop the Subdivision, the Company reiterates that it does not accept municipal stormwater discharge into its Canal as a general matter. Stormwater discharges raise water quality and water quantity concerns. Consequently, such discharge is prohibited absent a license agreement with the Company authorizing and conditioning the same.

At most, the Subdivision property enjoyed a natural drainage servitude into the Canal based on the simple physical fact that the property sits upgradient of the Canal. But, that natural servitude is lost when one (“the industry of man”) alters the landscape and begins channelizing flows. *See, e.g., Dayley v. City of Burley*, 96 Idaho 101, 103-104, 524 P.2d 1073, 1075-1076 (1974) (upon development and urbanization the ability of the land to absorb and percolate surface water is lost); *see also, Roberts v. Jensen*, 167 Idaho 838, 846, 477 P.3d 892, 900 (2020) (emphasis in original) (“a natural servitude requires natural features, i.e., the ‘advantages or inconveniences nature has stamped on [the] land’”).

Absent a natural servitude one can only cast water down onto lower lands from developed ground via easement, either express or prescriptive. *Loosli v. Heseman*, 66 Idaho 469, 474-477, 162 P.2d 393, 395-397 (1945). In this case, there is no express easement agreement with the Company, and there can be no prescriptive easement either for failure of the 20-year prescriptive period under Idaho Code Section 5-203.

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It is my understanding from the Subdivision preliminary plat that all stormwater drainage on the Subdivision property is to be handled on-site via a centralized collection and disposal system designed and constructed according to Star City and ACHD requirements and standards. That “system” shall not include the Canal, and all fugitive water from the Subdivision (including excess irrigation water application) must be controlled and retained. Otherwise, West Beacon Light, LLC and subsequent lot owners are liable for any damage occasioned by that water, whether damage to the Canal, or other properties impacted by damage to the Canal.

Thank you in advance for your attention to these matters. If you have any questions concerning this correspondence, please feel free to contact me at 208-629-7447.

Very truly yours,



Andrew J. Waldera



Ada County Transmittal  
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone/OTD # \_\_\_\_\_

Conditional/Accessory Use # \_\_\_\_\_

Preliminary / Final / Short Plat FP-22-23

Development Name/Section Candau Estates

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - waste flow characteristics
  - bedrock from original grade
  - other \_\_\_\_\_
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - community sewage system
  - interim sewage
  - central water
  - individual sewage
  - individual water
  - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - community sewage system
  - sewage dry lines
  - central water
  - community water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
  - food establishment
  - swimming pools or spas
  - beverage establishment
  - grocery store
  - child care center

14. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewed By: [Signature] Date: 10/21/22

**Shawn Nickel**

---

**From:** Wendy Howell <Wendy.Howell@itd.idaho.gov>  
**Sent:** Thursday, November 3, 2022 9:55 AM  
**To:** Barbara Norgrove; Shawn Nickel  
**Subject:** RE: Agency Transmittal - Candau Estates Subdivision Final Plat

Hi Barbara,

Candau Estates must adhere to all previously approved permits and/or conditions. ITD has no further comments at this time.

Thank you,

Wendy

---

**From:** Barbara Norgrove <bnorgrove@staridaho.org>  
**Sent:** Tuesday, October 18, 2022 11:57 AM  
**To: Subject:** FW: Agency Transmittal - Candau Estates Subdivision Final Plat

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

---

**Subject:** Agency Transmittal - Candau Estates Subdivision Final Plat

Please see attached Agency Transmittal for Candau Estates Subdivision Final Plat, located in Star, Ada County.

Thanks.

Shawn

**SHAWN L. NICKEL**  
**PLANNING DIRECTOR AND ZONING ADMINISTRATOR**  
**CITY OF STAR**  
[SNICKEL@STARIDAHO.ORG](mailto:SNICKEL@STARIDAHO.ORG)  
**208-908-5455**



ORDINANCE NO. 374-2022  
(BARON PROPERTIES REZONE)

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE CITY OF STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 342 S. CALHOUN PLACE, IN STAR, IDAHO (ADA COUNTY PARCELS S0416120900); THE PROPERTY IS OWNED BY BPS CALHOUN COMM LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS COMMERCIAL WITH A DEVELOPMENT AGREEMENT (C-2-DA) OF APPROXIMATELY 11.38 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. 3070-2022, adopted on July 19, 2022 and subsequently amended; and

WHEREAS, the owner(s) of the real property situated in the City of Star, Ada County and particularly described in Section 2 of this Ordinance have requested, in writing, rezone of said real property to the City of Star with a zoning classification of Commercial with a Development Agreement (C-2-DA); and

WHEREAS, the real property described in Section 2 of this Ordinance is classified as Commercial (C-1) under the Unified Development Code of the City, and the owner has requested that the zoning classification be changed to a Commercial District with a Development Agreement (C-2-DA); and

WHEREAS, the Mayor and Council, held a public hearing on September 20, 2022 on the proposed rezone of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested rezoned property should be zoned Commercial with a Development Agreement (C-2-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, rezone of said property by the City, and that

the requirements of Section 50-222, Idaho Code, for rezone of said property, have been satisfied, with the zoning classification for the real property described in Section 2, situated in the City of Star, Ada County, Idaho is hereby changed from Commercial (C-1) to Commercial (C-2-DA) with a Development Agreement, as provided by the Unified Development Code Ordinance of the City. Both are described in attachment "Exhibit A".

Section 2: The zoning land use classification of the land described in Section 2 above, is hereby established as Commercial with a Development Agreement (C-2-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 Commercial with a Development Agreement (C-2-DA) land use classification.

Section 3: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 4: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF STAR  
Ada and Canyon County, Idaho

ATTEST:

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

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

**EXHIBIT A**



J-U-B FAMILY OF COMPANIES

**Legal Description for Zoning**

A parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 16, Township 4 North, Range 1 West, Boise Meridian, City of Star, County of Ada, State of Idaho, and being more particularly described as follows;

COMMENCING at the north quarter corner of said Section, from which the south quarter corner of said Section bears South 00°46'55" West – 5263.37 feet:

THENCE South 00°46'55" West along a line coincident with the west boundary of said northwest quarter of the northeast quarter for a distance of 190.59 feet to a point on the Right-of-Way of State Highway 16 and being the POINT OF BEGINNING;

THENCE along a line coincident with said Right-of-Way the following three (3) courses;

South 79°57'23" East for a distance of 187.15 feet;

South 46°03'40" East for a distance of 363.59 feet;

South 01°20'36" East for a distance of 926.84 feet to the southerly boundary of subject parcel;

THENCE North 89°13'05" West along a line coincident with said southerly boundary for a distance of 421.33 feet to a point on the easterly Right-of-Way of South Calhoun Place;

THENCE continuing North 89°13'05" West for a distance of 62.98 feet to the centerline of South Calhoun Place and a point on the westerly boundary of said northwest quarter of the northeast quarter;

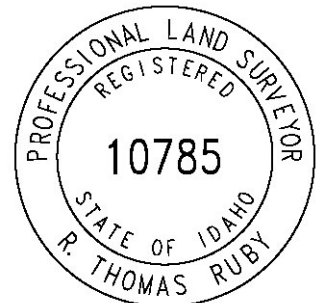
THENCE North 00°46'55" East along a line coincident with said centerline and said westerly boundary for a distance of 672.00 feet to a point on the northerly Right-of-Way of West Wildbranch Drive;

THENCE continuing North 00°46'55" East along a line coincident with said westerly boundary for a distance of 533.02 feet to the POINT OF BEGINNING.

The above described parcel contains 11.81 acres, more or less, and is subject to easements, covenants and restrictions of record.

This description was prepared from Ada County Record of Survey Instrument Number 2017-007907, and does not represent the results of a land boundary survey conducted by J-U-B ENGINEERS, Inc.

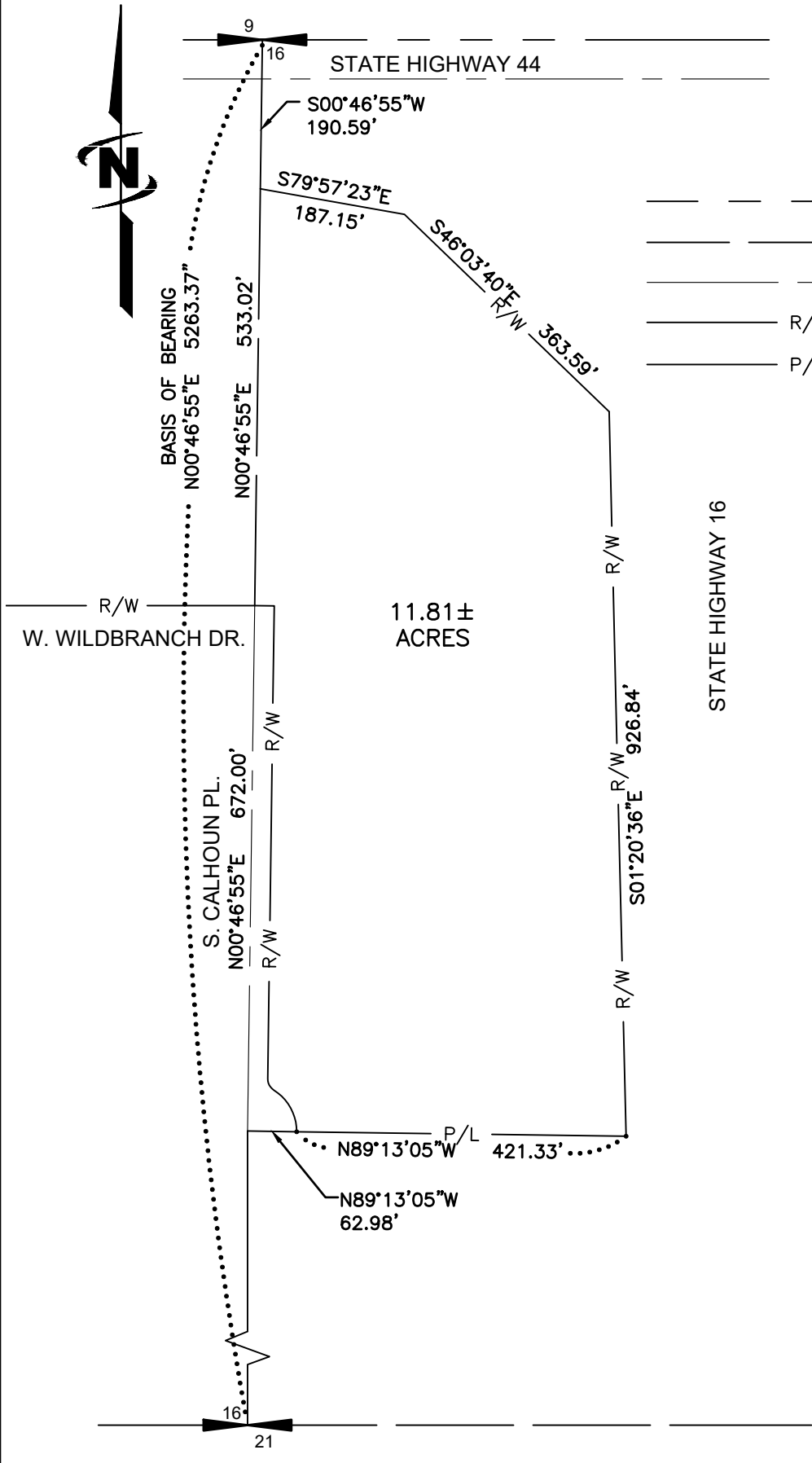
This description was prepared by me or under my immediate supervision. If any portion of this description is modified or removed without the written consent of R. Thomas Ruby, PLS, all professional liability associated with this document is hereby declared null and void.



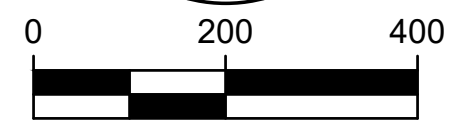
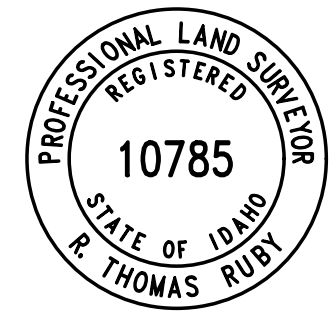


**LEGEND**

- SECTION LINE
- QUARTER LINE
- CENTER LINE
- RIGHT OF WAY
- PROPERTY LINE
- QUARTER CORNER



PREPARED FROM ADA COUNTY  
RECORD OF SURVEY  
INSTRUMENT #2017-007907



SCALE IN FEET

Plot Date: 8/18/2022 11:32 AM Plotted By: George Kinslow II  
 Date Created: 8/18/2022 JUB.COM\CENTRAL\CLIENTS\BARONPROPERTIES\PROJECTS\10-21-080\_CRYSTALSFCOMM\CONCEPTS\SURVEY\DWG\10-21-080-007\_EX.DWG

REVISION DESCRIPTION		
NO	BY	DATE

FILE: 10-21-080-007\_EX  
 JUB PROJ. #: 10-21-080  
 DRAWN BY: GCK  
 DESIGN BY:  
 CHECKED BY: RTR

**JUB**  
 J-U-B ENGINEERS, INC.

LAST UPDATED: 8/18/2022

**BARON PROPERTIES**  
**ZONING CHANGE EXHIBIT**

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 16, T. 4 N,  
 R. 1 W, B.M., CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO

**AMENDED AND RESTATED COMMERCIAL DEVELOPMENT AGREEMENT**  
**BARON PROPERTIES REZONE**

This Amended and Restated Commercial 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 BPS Calhoun Comm, LLC, an Idaho limited liability company, hereinafter referred to as "Owner".

WHEREAS, pursuant to approvals identified in City File No. RZ-16-02, US19, LLC, Thomas J. Angstman (collectively, "Angstman"), and the City previously entered into a development agreement dated September 22, 2017 (the "Angstman Agreement") and recorded on October 2, 2017 in the records of Ada County as Instrument No. 2017-093313 under Ordinance 258 (the "Original Agreement");

WHEREAS, the real property identified in the Original Agreement was rezoned C-1 pursuant to Ordinance 258, dated October 2, 2017 and recorded with the Original Agreement;

WHEREAS, BPS Calhoun Comm, LLC are the current fee title owners of a parcel of land of approximately 11.38 acres in size, currently located within the City of Star, zone C-1 under Star Zoning Ordinance and more particularly described in **Exhibit A** which is attached hereto and incorporated by reference herein (the "Property");

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

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 10, has the authority to enter into and amend 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 re-zones;

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

WHEREAS, the parties agree to the zoning designations for the Property as set forth in **Exhibit B**, which is attached hereto and incorporated herein by this reference.

WHEREAS, Owner filed with the City of Star Planning and Zoning Department, a Request for Zoning, as File No. RZ-22-02, so that the City can review all of 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 10.

**Section 2. Development and Uses.**

**2.1 Development Acreage.** As to the Parcel shown on **Exhibit A** (the "Commercial Parcel"), Owner is allowed to develop 11.38 acres as follows:

- Zoning: The Commercial Parcel shall be re-zoned ~~C-1~~ C-2, but agricultural uses may continue until it is fully developed.
- ~~Regional Traffic Plan: The City may develop a consortium of property owners to study regional traffic issues during 2017. Owner agrees to participate financially in this planning effort with each participant paying a pro-rata share of the regional traffic plan costs based upon the gross acreage of each parcel in the planning area.~~
- Use Specific Traffic Study: Owner shall submit a traffic study as if required to the Idaho Transportation Department (ITD) and Ada County Highway District (ACHD) prior to the issuance of any building permit. No occupancy permit shall be issued until Owner has complied with the ITD and ACHD requirements.
- The applicant agrees to work in good faith with the City staff to dedicate a monument location to the City of Star.

**2.2 Permitted Uses.** The City allows those uses designated as "P" in the applicable zone as described in the Star City Code Zoning Ordinance in effect on the date the City approves this application File No. RZ-22-02 and these and other uses as listed below. The City acknowledges that this Agreement specifically allows reasonable rights of property ownership for agricultural and recreational privileges on the subject property subject to all applicable laws. All uses are subject to future Zoning Certificate and Design Review approval.

- **Specifically Permitted Uses:** Alley; Animal care facility; Artist studio; Arts, entertainment, recreation facility; Automated teller machine; Automotive mechanical/electrical repair and maintenance; Bakery; Bar/tavern/lounge/drinking establishment; Barbershop/styling salon; Bed and breakfast; Brewpub/Wine Tasting; Building material, garden equipment and supplies; ~~Church or place of religious worship~~; Child Care Family (6 or fewer); Civic; social or fraternal organizations; Conference/convention center; Convenience store; ~~Daycare family (6 or fewer)~~; ~~Daycare~~

~~group (up to 50); Drive-through establishment/drive-up service window; Drugstore; Equipment rental, sales, and services; Farmers' or Saturday market; Financial institution; Fireworks Stands; Flex Space; Gasoline Fueling & Charging Station with or without convenience store; station; Gasoline station with convenience store; Government office; Greenhouse, commercial; Healthcare and social services; Hospital; (For profit only) Hospital; Hotel/motel; Institution; Laboratory; Laboratory, medical; Laundromat; Laundry and dry cleaning; Library; Medical clinic; Mortuary; Museum; Nursery; garden center and farm supply; Nursing or residential care facility; Off-Premise Signage as depicted on the Sign Exhibit; Office security facility; Parking lot/parking garage; Parks, public and private; Pawnshop; Personal and professional services; Pharmacy; Photographic studio; Portable classroom/modular building (for private & public Educational Institutions); Professional offices; Public or quasi-public use; Public utility, minor; Recreational vehicle dump station; Research activities; Restaurant; Retail store/retail services; Service building; Shopping center; Swimming pool, commercial/public; Television station; Temporary use; Vehicle emission testing; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental and service; Veterinarian office; and Wholesale sales; and Woodworking shop.~~

**2.3 Conditional Uses.** Upon receipt and approval of an application for a Conditional Use Permit the City may conditionally allow those uses designated as "C" in the applicable zone as described in the Star Unified Development Code City Code Zoning Ordinance in effect on the date the City approves this application File No. RZ-22-02 as listed below:

- **Specifically Conditional Uses.** ~~Accessory structure; Arts, entertainment, recreation facility; Campground/RV park; Condominium; Child Care center (more than 12); Child Care group (7-12); Daycare center (more than 12); Educational institution, private; Educational institution, public; Event Center, public or private (indoor/outdoor); Fireworks stand; Farmers' or Saturday market; Food products processing; Food stand; Industry, information; Institution; Laboratory; Parking lot/parking garage (commercial); Portable classroom/modular building; Public infrastructure; Recycling center; Shooting Range, indoor; Storage facility, outdoor; Television station; Tower; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental; Vehicle washing facility; and Wireless communication facility.~~

**2.4 Prohibited Uses.** Unless otherwise provided herein, the City prohibits those uses described as "N" in the applicable zone as described in the Star Unified Development Code City Code Zoning Ordinance in effect on the date the City approves this application File No. RZ-22-02 and as listed below:

- **Specifically Prohibited Uses.** Adult business/adult entertainment; Agriculture, forestry, fishing; Airport; Asphalt plant; Auction facility; Automotive hobby; beverage bottling plant; Boarding house; Brewery/Distillery; Cement or clay products manufacturing; Cemetery; Chemical manufacturing plant; Church or place of religious worship; Concrete batch plant; Contractor's yard; Dairy farm; Dwelling, multi-family; Dwelling, secondary; Dwelling, single-family attached; Dwelling,

single-family detached; ~~Dwelling, townhouse~~; Dwelling, two-family duplex; ~~Dwelling Live/Work Multi-Use~~; Fabrication shop; Farm; Feedlot; Flammable substance storage; Golf course; Greenhouse, ~~private~~; Guesthouse/granny flat; Heliport; Home occupation; Ice manufacturing plant; Junkyard; Kennel; Laboratory, medical; Lagoon; Manufactured home; Manufactured home park; Manufacturing plant; Meatpacking plant; Mining, ~~Pit or Quarry~~ (~~except excluding~~ accessory pit); Power plant; Processing plant; ~~Public infrastructure~~; Public utility, major; Public utility yard; Retirement home; ~~Riding Arena or Stable, Private/Commercial~~; Salvage yard; Sand and gravel yard; Shooting range ~~outdoor~~; ~~Short Term Rentals~~; Solid waste transfer station; Stable; ~~Storage facility, outdoor (commercial)~~; Storage facility, self-service (~~commercial~~); Swimming pool, private; Temporary living quarters; Terminal, freight or truck; Truck stop; Turf farm; Vehicle impound yard; Vehicle wrecking yard; Vineyard; Warehouse and storage; Winery; and Yard sale.

**2.5 Gravel Extraction.** Gravel may be extracted for creation of water features of no more than 2 acres in size but also requires Applicant to obtain a ~~Zoning Compliance Certificate Certificate of Zoning Compliance~~. All other gravel extraction ~~is prohibited shall require a Conditional Use Permit~~.

**2.6 Additional Conditions:** ~~Prior to the City of Star's approval on any future development applications for the commercial site, the applicant must provide written documentation that ITD has issued a permit for the proposed right-in/right-out driveway onto SH-44 located east of Moyle Avenue. The right-in/right-out driveway should be constructed consistent with ITD standards and approval.~~

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

**2.8 Conditions, Bonding for Completion.** All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and twenty percent (120%) 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 to its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease unless such uses were consistent with this Agreement when commenced. 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 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 Ordinances, Title 8, Chapter 10, as agreed to by the property owner and the City of Star.

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

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

**7.4 Notices.** Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

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

Owner: BPS Calhoun Comm, LLC  
Attn: JRMR Baron Manager, LLC; Manager  
1401 17th Street Suite 700  
Denver, CO 80202

**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.

**7.7 Traffic Impact Study.** As part of the specific land use application and building permit issuance process, Owner ~~shall~~ may be required by the Idaho Transportation Department (ITD) and/or the Ada County Highway District (ACHD) to submit a Traffic Impact Study (TIS) for the specific future use. to the Idaho Department of Transportation (ITD) and the Ada County Highway District (ACHD) as required by ITD.

- **Mitigation.** Prior to issuance of a building permit, Owner shall comply with ~~the any~~ requirements of ITD and/or ACHD to mitigate project generated traffic impacts at the intersection of Moyle Ave. and State Highway 44 ~~and with the requirements of ACHD~~ to ~~eliminate or~~ minimize cut-through traffic into the Heron River subdivision by ~~terminating access via Wildbranch St. or~~ other mitigation measures approved by ACHD.

~~**7.8 Regional Traffic Study.** In the event the City of Star conducts a regional TIS covering the Property and other properties in the vicinity of the State Highway 44 and State~~

~~Highway 16 intersection, Owner agrees to contribute a prorata amount toward the cost of such study as determined by the City of Star. This provision shall remain in effect for five (5) years from the effective date hereof.~~

~~• **Moyle Ave. and State Highway 44 Signalization.** In the event the regional TIS indicates a requirement for the signalization of Moyle Ave. and State Highway 44 based on current and anticipated uses in the area studied, Owner agrees to contribute its prorata portion of the cost of such signalization and related costs when the signal is warranted. It is agreed that the prorata portion shall be no more than 35% for both this Development Agreement and RZ-16-1, combined. The City will create a latecomers' agreement that will be in effect for ten years following construction of the signal.~~

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

Dated this \_\_\_\_ day \_\_\_\_\_, 2022.

CITY OF STAR

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

ATTEST:

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

[signatures continued on following page]



## LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **November 15, 2022** at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

**Application:** Colt Heights Subdivision  
Files #'s PP-22-09 Preliminary Plat  
PR-22-03 Private Street

**Applicant/Representative:** Becky McKay, Engineering Solutions

**Owner:** Challenger Development Inc./Corey Barton Homes, Inc.

**Action:** The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 5 residential lots and 2 common lots. The property is located on the north side of the existing Colt Place Subdivision in Star, Idaho, and consists of 10.96 acres with a proposed density of .46 dwelling units per acre.

**Property Location:** The subject property is generally located north of Floating Feather Road, west of N. Plummer Road and will be accessed from W. Wyatt Earp Drive. Ada County Parcel No. S0405438440.

**Information/Comments:** A complete copy of the applications are available at City Hall for public review. The City invites all interested parties to attend the meeting and provide public testimony. Written comments will be accepted by the City up to 2 days prior to the date of the public hearing.

Services for persons with disabilities may be made available if notice is received in advance of the meeting by calling Star City Hall at (208) 286-7247.

Shawn L. Nickel  
Planning Director and Zoning Administrator  
[snickel@staridaho.org](mailto:snickel@staridaho.org)





**CITY OF STAR**

**LAND USE STAFF REPORT**

**TO:** Mayor & Council

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

**MEETING DATE:** December 6, 2022 – PUBLIC HEARING

**FILE(S) #:** **PP-22-09 Preliminary Plat for Colt Heights Subdivision**  
**PR-22-03 Private Road**

**OWNER/APPLICANT/REPRESENTATIVE**

<p><b>Representative:</b> Becky McKay Engineering Solutions, LLP 1029 N Rosario Street Meridian, Idaho 83642</p>	<p><b>Property Owner/Applicant:</b> Cory Barton Challenger Development Inc. 1977 E. Overland Road Meridian, Idaho 83642</p>
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**REQUEST**

**Request:** The Applicant is seeking approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 5 residential lots and 2 common lots. The property is located on the north side of the existing Colt Place Subdivision in Star, Idaho and consists of 10.96 acres with a proposed density of .46 dwelling units per acre.

**SUMMARY**

This application is being tabled to December 6, 2022 to allow additional time for Staff and the applicant to review additional layouts and meet with the neighboring property owners to discuss issues of concern.

## LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **November 15, 2022** at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

**Application:** Munger Creek Subdivision  
Files #'s AZ-22-09 Annexation-Zoning  
DA-22-09 Development Agreement  
PP-22-14 Preliminary Plat

**Representative:** Wendy Shrief, J-U-B Engineers

**Owner/Representative:** Elliam Lodge/Zion Ventures, LLC

**Action:** The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 90 residential lots and 13 common lots. The property is located at 12101 W. Circle Bar Lane & 1821 N. Munger Lane in Star, Idaho, and consists of 25.19 acres with a proposed density of 3.57 dwelling units per acre.

**Property Location:** The subject property is generally located near the northeast intersection of N. Munger Road and W. Floating Feather Road. Ada County Parcel No's. R9262210010 & R9262210020.

**Information/Comments:** A complete copy of the applications are available at City Hall for public review. The City invites all interested parties to attend the meeting and provide public testimony. Written comments will be accepted by the City up to 2 days prior to the date of the public hearing.

Services for persons with disabilities may be made available if notice is received in advance of the meeting by calling Star City Hall at (208) 286-7247.

Shawn L. Nickel  
Planning Director and Zoning Administrator  
[snickel@staridaho.org](mailto:snickel@staridaho.org)



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** **November 15, 2022 – PUBLIC HEARING**

**FILE(S) #:** AZ-22-09 Annexation and Zoning  
 DA-22-09 Development Agreement  
 PP-22-14 Preliminary Plat for Munger Creek Subdivision

**OWNER/APPLICANT/REPRESENTATIVE**

<b><u>Applicant:</u></b> Zion Ventures, LLC 1307 E. Love Creek Drive Eagle, Idaho 83616	<b><u>Property Owner:</u></b> Elliam Lodge 12101 W. Circle Bar Lane Boise, Idaho 83702	<b><u>Representative:</u></b> Wendy Shrief J-U-B Engineers 2760 W. Excursion Lane, Ste. 400 Meridian, Idaho 83642
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**REQUEST**

**Request:** The Applicant is seeking approval of Annexation and Zoning (R-4-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 90 residential lots and 13 common lots. The property is located at 12101 W. Circle Bar Lane & 1821 N. Munger Lane in Star, Idaho, and consists of 25.19 acres with a proposed density of 3.57 dwelling units per acre.

**PROPERTY INFORMATION**

**Property Location:** The subject property is generally located near the northeast intersection of N. Munger Road and W. Floating Feather Road. Ada County Parcel Numbers R9262210010 & R9262210020 R5455720020.

**Surrounding Land Use/Designations:**

	<b>Zoning Designation</b>	<b>Comp Plan Designation</b>	<b>Land Use</b>
<b>Existing</b>	Rural Residential (RR)	Neighborhood Residential	Agricultural/Single-Family Residential
<b>Proposed</b>	R-4-DA	Neighborhood Residential	Single Family Residential
<b>North of site</b>	Residential (R-3)	Estate Urban Residential	Craftsman Estates Subdivision
<b>South of site</b>	Rural Urban Transition (RUT)	Estate Urban Residential	Single Family Residential /Agricultural
<b>East of site</b>	Residential (R-3)	Estate Rural Residential	Starcreek Subdivision
<b>West of site</b>	Rural Urban Transition (RUT)/Residential (R-3-DA)	Estate Urban Residential	Single Family Residential (Aliso Creek Subdivision)/Agricultural

**Existing Site Characteristics:** The property currently has a single-family residence with detached garage and is in agricultural use.

**Irrigation/Drainage District(s):** Middleton Irrigation Association  
 Middleton Mill Ditch Company  
 P.O. Box 848  
 Middleton, Idaho 83644

**Flood Zone:** This property is not currently located in Special Flood Hazzard Zone.  
 FEMA FIRM Panel Number: 16001C0125J  
 Effective Date: 6/19/2020

**Special On-Site Features:**

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No evidence.
- ✪ Fish Habitat – No.
- ✪ Floodplain – No.
- ✪ Mature Trees – Yes.
- ✪ Riparian Vegetation – No.
- ✪ Steep Slopes – No.
- ✪ Stream/Creek – None.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.

- ✪ Historical Assets – No historical assets have been observed.
- ✪ Wildlife Habitat – No known sensitive wildlife habitat observed.

**APPLICATION REQUIREMENTS**

Pre-Application Meeting Held	December 16, 2021
Neighborhood Meeting Held	January 24, 2022
Application Submitted & Fees Paid	June 8, 2022
Application Accepted	August 30, 2022
Residents within 300' Notified	October 26, 2022
Agencies Notified	August 29, 2022
Legal Notice Published	October 30, 2022
Property Posted	November 3, 2022

**HISTORY**

This property does not have any history of land use applications within the City of Star.

**CODE DEFINITIONS / COMPREHENSIVE PLAN**

**UNIFIED DEVELOPMENT CODE:**

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

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.
3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.

4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

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

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

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

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

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

**8-3A-3: USES WITHIN ZONING DISTRICTS**

<b>ZONING DISTRICT USES</b>	<b>A</b>	<b>R-R</b>	<b>R</b>
Accessory structure	A	A	A
Dwelling:			
Multi-family 1	N	N	C
Secondary 1	A	A	A
Single-family attached	N	N	C
Single-family detached	P	P	P
Two-family duplex	N	N	P

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

**8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:**

<b>Zoning District</b>	<b>Maximum Height Note Conditions</b>	<b>Minimum Yard Setbacks Note Conditions</b>			
		<b>Front (1)</b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>
R-4	35'	15' to living area 20' to garage face	15'	7.5' <sup>(2)</sup>	20'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

**8-4E-2: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - STANDARDS:**

A. Open Space and Site Amenity Requirement (see also Chapter 8 “Architectural Review”):

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.
2. Each development is required to have at least one site amenity.
3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
4. Developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council. Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.
5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Open Space: The following may qualify to meet the common open space requirements:

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
  - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
  - b. Qualified natural areas;
  - c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;
  - d. A plaza.
2. Additions to a public park or other public open space area.
3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.
4. Parkway along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:
  - a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.
  - b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.



c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:

1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open style fencing, may qualify for up to 20% of the required open space total.

C. Qualified Site Amenities: Qualified site amenities shall include, but not be limited to, the following:

1. Clubhouse;
2. Fitness facilities, indoors or outdoors;
3. Public art;
4. Picnic area; or
5. Recreation amenities:
  - a. Swimming pool.
  - b. Children's play structures.
  - c. Sports courts.
  - d. Additional open space in excess of 5% usable space.
  - e. RV parking for the use of the residents within the development.
  - f. School and/or Fire station sites if accepted by the district.
  - g. Pedestrian or bicycle circulation system amenities meeting the following requirements:
    - (1) The system is not required for sidewalks adjacent to public right of way;
    - (2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and
    - (3) The system is designed and constructed in accord with standards set forth by the city of Star;

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

**8-6B-2: SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS**

**D. Common Driveways:**

- 1. **Maximum Dwelling Units Served:** Common driveways shall serve a maximum of two (2) dwelling units and shall be approved by the Fire District.
- 2. For commercial or other non-residential uses, common driveways serving multiple structures and/or properties shall meet the requirements of the Fire District.
- 3. **Width Standards:** Common driveways shall be a minimum of twenty-eight feet (28') in width.
- 4. **Maximum Length:** Common driveways shall be a maximum of one hundred fifty feet (150') in length or less, unless otherwise approved by the fire district.
- 5. **Improvement Standards:** Common driveways shall be paved with a surface capable of supporting emergency services vehicles and equipment.
- 6. **Abutting Properties:** Unless limited by significant geographical features, all properties that abut a common driveway shall take access from the driveway.
- 7. **Turning Radius:** Common driveways shall be straight or provide a twenty-eight foot (28') inside and fifty foot (50') outside turning radius.
- 8. **Depictions:** For any plats using a common driveway, the setbacks, building envelope, and orientation of the lots and structures shall be shown on the preliminary and/or final plat.
- 9. **Easement:** A perpetual ingress/egress easement shall be filed with the county recorder, which shall include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment.

**COMPREHENSIVE PLAN:**

8.2.3 Land Use Map Designations:

Neighborhood Residential

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3.01 units per acre to 5 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

### 8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

### 8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

### 8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

### 8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.

### 18.4 Implementation Policies:

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

**PROJECT OVERVIEW**

**ANNEXATION & ZONING:**

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-4-DA) on 25.19 acres. This zoning district would allow for a maximum residential density of 5 dwelling unit per acre. The property is located in an area that will be serviceable with central sewer and water provided by Star Sewer and Water District in the near future. The property will be accessed by a public road and all roads in the development will be public. The zoning request includes a development agreement that will address future density and development standards.

The applicant testified before the Star City Council in 2022 during the Comprehensive Plan Land Use Map revisions, requesting that this property be designated as Neighborhood Residential (3-5 dwelling units per acre). The Council revised the proposed land use designation to reflect the applicants request.

**PRELIMINARY PLAT:**

The Preliminary Plat submitted contains 90 single family residential lots and 13 common area lots, 3 of which are shared driveways, on 25.19 acres with a proposed density of 3.57 dwelling units per acre. The lots will have access and frontage from a public street. Lots will range in size from 5,500 square feet to 9,104 square feet with the average buildable lot being 6,691 square feet. The submitted preliminary plat is showing all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be on W. Catamaran Way from N. Munger Road. Applicant is providing a stub street in the southwest corner of the property that will connect to a road in Wildrye Creek Subdivision, being marketed as Aliso Creek Subdivision, Phase 4. Sidewalks are proposed to be detached with a 5-foot wide, concrete sidewalk and an 8-foot-wide landscape strip. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 2.47 acres (15%) of usable open space which satisfies the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 3 site amenities. The applicant is proposing a covered picnic area and playground. Applicant will need to provide another site amenity to satisfy code.

**ADDITIONAL DEVELOPMENT FEATURES:**

- Sidewalks  
Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the development.

- Lighting  
Streetlights shall reflect the “Dark Sky” criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **Applicant has provided a streetlight plan but has not provided a street light design/cut sheet for City approval. The plan meets City code for light locations. Applicant will be required to work with Staff and submit a cut sheet and design before signature of the final plat.**
- Street Names  
**Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat**
- Subdivision Name  
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development. **The subdivision name approved shall match the final plat prior to signatures on the mylar.**
- 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 both the open space and street trees.**
- Setbacks – **The applicant is not requesting a setback waiver and will follow the setbacks for the R-4 zone identified in this report.**
- Block lengths – All blocks meet the 750’ block length requirement.
- Mailbox Cluster – **Applicant has not provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. This will be required prior to signing the final plat.**
- Phasing – The applicant has not provided a phasing plan for the development.
- Future Floating Feather Road – The applicant is showing an area on the southern boundary of the project (Lot 1, Block 2) with future W. Floating Feather Road (location to be determined). At this time, ACHD is requiring dedication of 39-feet of right-of-way for

the future roadway alignment.

- Common Driveways – The preliminary plat indicates three locations that contain common driveways, each serving two lots. The Star Fire District must approve the use of common driveways. If not approved, the applicant shall submit a revised preliminary plat showing the removal of the common driveways.
- ITD Proportionate Shares and Police and Fire District Mitigation Fees – In an effort to have growth pay for growth, Proportionate Shares for ITD and Mitigation Fees for Police and Fire protection will be required for all new homes constructed within this development. This is in addition to current ACHD, Parks and Fire Impact Fees being paid.

**DEVELOPMENT AGREEMENT**

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

- Density;
- ITD Proportionate Share Fees;
- Emergency Access
- Additional Site Amenity

**AGENCY RESPONSES**

ITD - Email	October 12, 2022
Star Fire District	Pending
ACHD	September 23, 2022
City Engineer	October 6, 2022
Ada County Development Services	September 1, 2022
USPS Postmaster – Email	August 30, 2022

**PUBLIC RESPONSES**

Richard Strain – email	November 4, 2022
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**STAFF RECOMMENDATION**

Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request and associated applications including the preliminary plat meets the requirements, standards and intent for development as they relate to

the Comprehensive Plan and Unified Development Code. The proposed density of 3.57 dwelling unit per acre is within the range of 3-5 dwelling units per acre allowed in the Neighborhood Residential Comprehensive Plan Future Land Use Map. Staff is supportive of proposed diversity in lot sizes, housing sizes and density that the (R-4) zoning designation will provide.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date. A development agreement will also be brought back to the Council for review of proposed Conditions of Approval for the zoning.

**FINDINGS**

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

**ANNEXATION FINDINGS:**

1. The map amendment complies with the applicable provisions of the Comprehensive Plan. *The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:*

- ✓ *Protection of property rights.*
- ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
- ✓ *Ensure the local economy is protected.*
- ✓ *Encourage urban and urban-type development and overcrowding of land.*
- ✓ *Ensure development is commensurate with the physical characteristics of the land.*

*The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council must find compliance with the Comprehensive Plan.*

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

*The Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent of the Comprehensive Plan designation. Housing shall be single family detached unless*

*approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for access to newly subdivided or split property.*

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

*The Council must find that there is no indication from the material submitted by any political agency stating that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.*

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

*The Council must find that it has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.*

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

*The Council must find that this annexation is reasonably necessary for the orderly development of the City.*

#### **PRELIMINARY PLAT FINDINGS:**

1. The plat is in compliance with the Comprehensive Plan.

*The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:*

1. *Designing development projects that minimize impacts on existing adjacent properties, and*
2. *Managing urban sprawl to protect outlying rural areas.*

2. Public Services are available or can be made available and are adequate to accommodate the proposed development.

*The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.*

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

*The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.*

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



*The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.*

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

*Upon granting approval or denial of the application, the Council shall specify:*

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

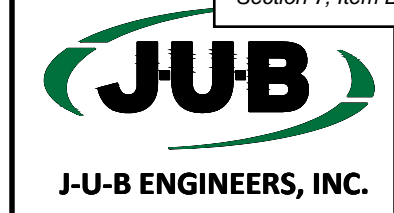
**CONDITIONS OF APPROVAL**

1. The approved Preliminary Plat for the Munger Creek Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
3. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
4. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
5. **Applicant shall provide staff with one additional amenity for the development, including amenity specifics and location.**
6. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.

7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
8. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
9. 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.
10. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
11. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
12. **A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service. Mailbox cluster locations shall be determined and located based on the Postmaster.**
13. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
14. **Prior to signing the final plat, Applicant shall provide approval from Ada County for all street names, and they should be accurately reflected on the plat.**
15. Prior to signing the final plat, the development name shall be accurately reflected on the mylar and be consistent with the approval from Ada County.
16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
17. 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.
18. All common areas shall be owned and maintained by the Homeowners Association.
19. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
20. A sign application is required for any subdivision signs.
21. **Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.**
22. **Any additional Condition of Approval as required by Staff and City Council.**

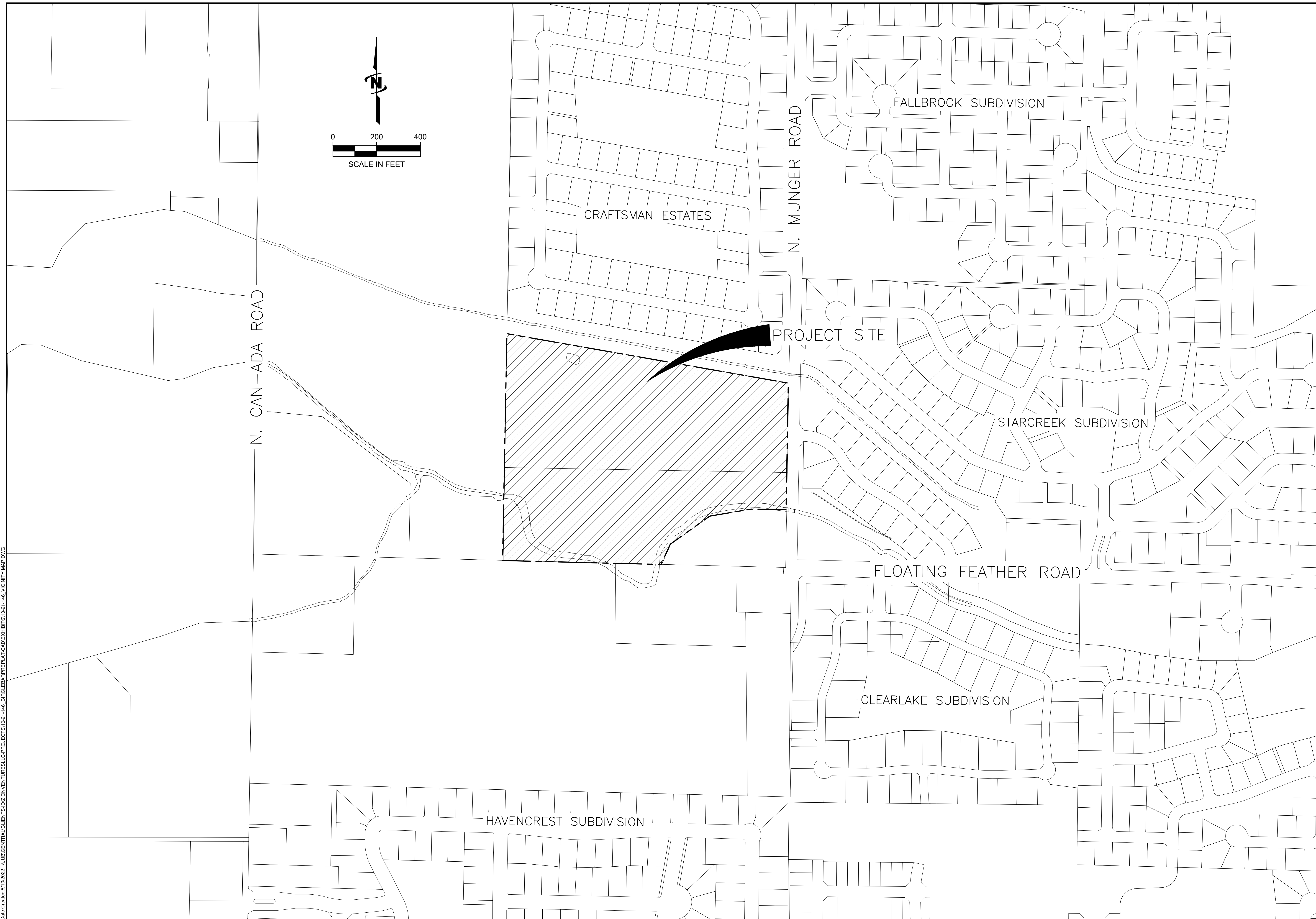
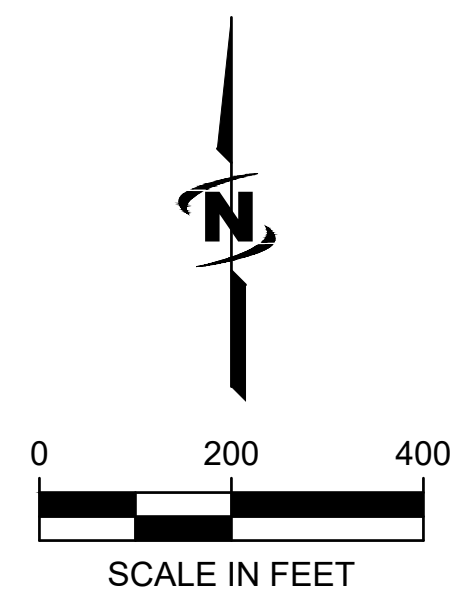
**COUNCIL DECISION**

The Star City Council \_\_\_\_\_ File Number AZ-22-09/DA-22-09/PP-22-14 for Munger Creek Subdivision on \_\_\_\_\_, 2022.



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.  
2760 W. Excursion Ln.  
Suite 400  
Meridian, ID 83642  
Phone: 208.376.7330  
www.jub.com



REUSE OF DRAWINGS

JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. THIS DRAWING IS THE PROPERTY OF JUB AND IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	DATE

MUNGER CREEK  
STAR, IDAHO  
VICINITY MAP

FILE: 10-21-146\_VICINITY MAP  
JUB PROJ. #: 10-21-146  
DRAWN BY: PHM  
DESIGN BY:  
CHECKED BY:  
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
LAST UPDATED: 8/10/2022

SHEET NUMBER:

Plot Date: 10/20/22 3:44 PM Plotted By: Philip Moltke  
Date Created: 10/20/22 JUB\CLIENTS\2022\PROJECTS\10-21-146\_CIRCLE\PREP\AT\CAD\EXHIBITS\10-21-146\_VICINITY MAP.DWG



## ANNEXATION & ZONING - REZONE APPLICATION

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

FILE NO.: \_\_\_\_\_  
Date Application Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_  
Processed by: City: \_\_\_\_\_

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant  Owner  Representative

Applicant Name: Zion Ventures LLC  
Applicant Address: 1307 E. Lone Creek Drive Zip: 83642  
Phone: 208-377-5700 Email: riley@markbottles.com

Owner Name: Elliam Lodge  
Owner Address: 12101 W. Circle Bar Ln. Zip: 83669  
Phone: 208-377-5700 Email: jbottles@markbottles.com

Representative (e.g., architect, engineer, developer):  
Contact: Wendy Shrief Firm Name: J-U-B Engineers  
Address: 2760 W Excursion Ln. Meridian, ID Zip: 83642  
Phone: 208-376-7330 Email: wshrief@jub.com

### Property Information:

Site Address: 12101 W. Circle Bar Ln Parcel Number: R9262210010; R9262210020  
Total Acreage of Site: 25.19 S0406347000  
Total Acreage of Site in Special Flood Hazard Area: 12.892  
Proposed Zoning Designation of Site: R4

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RR	Residential	Rural Res.
Proposed	R-4	Residential	Single-Family Residential
North of site	R-3	Residential	Residential
South of site	RUT	Residential	Residential
East of site	R-3	Residential	Rural Res.
West of site	RUT	Residential	Rural Res.

**Special On-Site Features** (Yes or No – If yes explain):

- Areas of Critical Environmental Concern - None
- Evidence of Erosion - None
- Fish Habitat - None
- Floodplain - None
- Mature Trees - None
- Riparian Vegetation - None
- Steep Slopes - None
- Stream/Creek - None
- Unique Animal Life - None
- Unique Plant Life - None
- Unstable Soils - None
- Wildlife Habitat - None
- Historical Assets - None

**Application Requirements:**

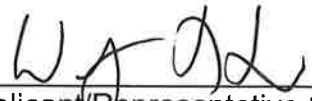
*(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Prelim Plat, CUP, etc.) please include one paper copy for all applications**)*

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b> (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
X	Completed and signed Annexation & Zoning/Rezone Application	
X	Fee: (Include Development Agreement Fee). Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	Narrative fully describing the proposed project (must be signed by applicant)	
X	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> <li>Include a metes &amp; bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet.</li> <li>Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h.</li> <li>If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map.</li> <li>Submit word.doc and pdf version with engineer's seal.</li> </ul>	
X	Recorded warranty deed for the subject property	

X	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
X	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
X	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
X	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
X	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. <b>Please contact the City to request addresses and labels.</b>	
X	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs) with the files named with project name and plan type.	
X	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
X	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: _____	
X	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. Please contact SSWD for details.	

**FEE REQUIREMENT:**

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

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

2/18/22  
 \_\_\_\_\_  
 Date

Revised 8/17/22 WKS



## PRELIMINARY PLAT APPLICATION

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

FILE NO.: \_\_\_\_\_  
Date Application Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_  
Processed by: City: \_\_\_\_\_

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant  Owner  Representative

Applicant Name: Zion Ventures, LLC  
Applicant Address: 1307 E Lone Creek Drive Zip: 83616  
Phone: 208-377-5700 Email: riley@markbottles.com

Owner Name: Elliam Lodge  
Owner Address: 12101 W Circle Bar Ln. Zip: 83702  
Phone: 208-377-5700 Email: jbottles@markbottles.com

Representative (e.g., architect, engineer, developer):  
Contact: Wendy Shrief Firm Name: J-U-B Engineers  
Address: 2760 W Excursion Lane, Ste 400 - Meridian Zip: 83642  
Phone: 208-376-7330 Email: wshrief@jub.com

### Property Information:

Subdivision Name: Munger Creek  
Site Location: 12101 W Circle Bar Ln, 1821 N Munger Rd, 12016 W Floating Feather Rd  
Approved Zoning Designation of Site: RR (existing)  
Parcel Number(s): R9262210010, R9262210020, S0406347000

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RR	Residential	Residential
Proposed	R-4	Residential	Residential
North of site	R-3	Residential	Residential
South of site	RUT	Residential	Residential
East of site	R-3	Residential	Residential
West of site	RUT	Residential	Residential



**SITE DATA:**

Total Acreage of Site - 25.19 acres  
 Breakdown of Acreage of Land in Contiguous Ownership - 15.174, 2.88, 10.012  
 Total Acreage of Site in Special Flood Hazard Area - 12.892  
 Dwelling Units per Gross Acre - 3.57 DU / ac  
 Minimum Lot Size - 5,500 s.f.  
 Minimum Lot Width - 50'

Total Number of Lots - 103  
 Residential - 90  
 Commercial - 0  
 Industrial - 0  
 Common - \_\_\_\_\_

Total Number of Units - 90  
 Single-family - 90  
 Duplex - 0  
 Multi-family - 0

Percent of Site and Total Acreage of Common Area - 21.4 % / 5.39 acres  
 Percent of Common Space to be used for drainage - .14  
 Describe Common Space Areas (amenities, landscaping, structures, etc.) - Gazebo, playground  
 Proposed Dedicated Lots & Acreage (school, parks, etc): none

Public Streets - Public Private Streets - \_\_\_\_\_  
 Describe Pedestrian Walkways (location, width, material) - to be determined  
 Describe Bike Paths (location, width, material) - \_\_\_\_\_

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

Total Acreage of Site in Special Flood Hazard Area - 12.892

- 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.: 16001C0125J  
 FIRM effective date(s): mm/dd/year 6/9/20, 6/19/20, 6/19/20  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE, X  
 Base Flood Elevation(s): AE 0 ft., etc.: See floodplain application
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

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

Potable Water - SSWD  
 Irrigation Water- Pioneer Irrigation District  
 Sanitary Sewer- SSWD  
 Fire Protection - Star Fire  
 Schools - Star Elementary School, Star Middle School, Eagle High School  
 Roads - ACHD

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

Areas of Critical Environmental Concern - None Floodplain - See attached  
 Evidence of Erosion - None Fish Habitat - None  
 Historical Assets - None Mature Trees - None  
 Riparian Vegetation - None Steep Slopes - None  
 Stream/Creek - None Unstable Soils - None  
 Unique Animal Life - None Unique Plant Life - None

**Application Requirements:**

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

Applicant (√)	Description	Staff (√)
x	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b> (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
x	Completed and signed Preliminary Plat Application	
x	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
x	Narrative explaining the project. (must be signed by applicant)	
x	Legal description of the property (word.doc and pdf version with engineer's seal)	
x	Recorded warranty deed for the subject property	
x	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
x	Approval of the proposed subdivision name from Ada County Surveyor's office.	
x	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
x	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
x	Electronic copy in pdf. format of Preliminary Plat	
x	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
x	Electronic copy in pdf. format of landscape plan	
x	Electronic copy in pdf. format of preliminary site grading & drainage plans	
x	Phasing plan shall be included in the application if the project is to be phased.	

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

**FEE REQUIREMENT:**

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

  
 Applicant/Representative Signature

2/18/22  
 Date

corrected 8/11/22



**J·U·B ENGINEERS, INC.**

February 2, 2022

City of Star  
Planning and Zoning  
10769 W. State Street  
Star, ID 83669

**Re: Munger Creek Subdivision | Annexation Rezone & Preliminary Plat Applications**

Dear Staff and Council:

We are pleased to submit the enclosed applications associated with the Preliminary Plat for Munger Creek Subdivision. JUB Engineering is representing the owner/developer, Zion Ventures LLC, for this application.

**Project Background**

Munger Creek Subdivision is a 25.19-acre single-family residential development located west of N. Munger Road and north of Floating Feather Road. The following applications will allow for an R-4 residential development consisting of 90 residential lots, 10 common lots, and three shared driveway lots. The average lot size will be 6,691 Sq.Sf., with the smallest lot being 5,500 Sq.Sf. The residential gross density is 3.57 DU/AC. The percentage of open space is 21.4 or 5.39 acres. Currently, the subject parcel is located in Ada County with an RR zoning designation. Munger Creek Subdivision will be developed in one phase.

Both parcels have a Comprehensive Plan Land Use Map Designation of Neighborhood Residential which allows 3.01 to 5 units per acre, encouraging urban style development densities to limit urban sprawl, which is outlined in the City of Star's Comprehensive Plan. The proposed development is in conformance with the Comprehensive Plan and Land Use Map.

The subject property is located within the City of Star's Area of Impact.

Public facilities and services will be provided by the following agencies:

- Sewer: Star Sewer and Water
- Water: Star Sewer and Water
- Irrigation: Pioneer Irrigation District
- Electric: Idaho Power
- Fire: Middleton & Star Fire Districts
- Schools: School District No. 2
- Highway District: Ada County Highway District



**J-U-B ENGINEERS, INC.**

*Design Concept:*

Munger Creek Subdivision will provide the City of Star with various upscale housing types that will encourage future quality development. The overall density and variety of lot sizes will also be consistent with the Comprehensive Plan and zoning requirements. The preliminary plat submitted shows the location of anticipated uses, but the specific home size, location, and orientation will be finalized as part of the final plat approval.

*Landscaping and Amenities:*

Munger Creek Subdivision Subdivision will be landscaped with trees and other plant material, a covered picnic area and playground are proposed as amenities.

**Applications**

As discussed during the pre-application meeting with city staff, the required applications include a Annexation and Rezone Application and a Preliminary Plat Application.

*Preliminary Plat:*

The proposed preliminary plat consists of 90 residential lots, 10 common lots, and three common shared driveway lots. The average lot size will be 6,691 Sq.Sf., with the smallest lot being 5,500 Sq.Sf. The residential gross density is 3.57 DU/AC. The percentage of open space is 21.4 or 5.39 acres. Currently, the subject parcel is located in Ada County with an RR zoning designation The residential gross density is 3.96 DU/AC. The percentage of open space is 15.4 or 8.08 acres.

*Annexation & Rezone Application:*

The applicant proposes annexation of approximately 25.19 acres currently zoned RR in Ada County. We are requesting R-4 Residential zoning. The property is located within the City of Star's Area of Impact and the proposed zoning is compatible with the existing Neighborhood Residential Comprehensive Plan designation.

We appreciate the opportunity to present these applications to the Planning and Zoning. As you complete your review, please don't hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at [wshrief@jub.com](mailto:wshrief@jub.com) or by phone at 208-376-7330

Sincerely,

Wendy Shrief, AICP  
J-U-B ENGINEERS, Inc.

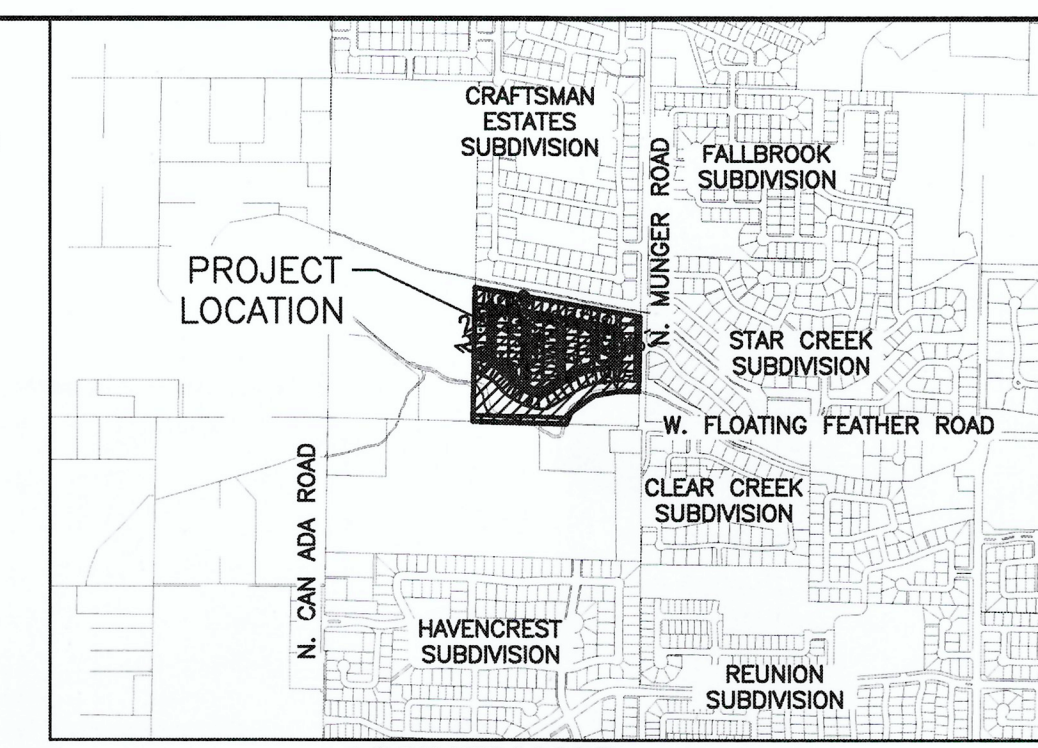
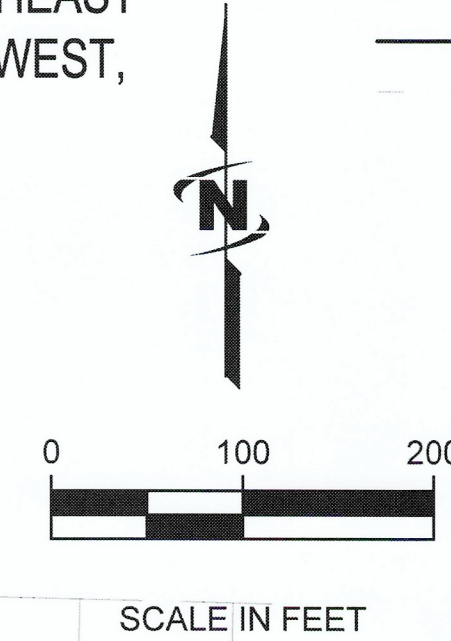
SHEET INDEX

SHEET NUMBER	SHEET TITLE
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	EXISTING CONDITIONS
PP-03	LOT DIMENSION AND STREET SECTION PLAN
PP-04	UTILITY PLAN

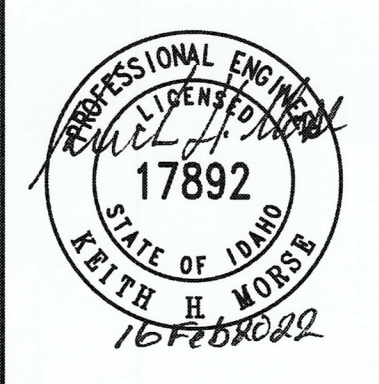
PRELIMINARY PLAT FOR  
**MUNGER CREEK SUBDIVISION**  
 LOT 1 AND LOT 2 OF BLOCK 1 OF WAYFARING LANE SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, STAR, IDAHO. 2022

BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Quarter-Section Corner
- Property Corner



**JUB**  
 J-U-B ENGINEERS, INC.  
 2760 W. Excursion Lane  
 Suite 400  
 Meridian, ID 83642  
 Phone: 208.376.7330  
 www.jub.com



NOTES:

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (AHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, AND 29, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, LOTS 1 AND 7 BLOCK 4, LOTS 1, 10, BLOCK 5, LOTS 1 AND 9, BLOCK 6 WHICH ARE COMMON AREA/DRAINAGE STORAGE LOTS. LOTS 6 AND 23, BLOCK 1 AND LOT 5, BLOCK 2, ARE SHARED DRIVEWAY LOTS, AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SELLWOOD PLACE SUBDIVISION.
- THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0125 J, COMMUNITY PANEL NO. 0125 J WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SELLWOOD PLACE SUBDIVISION.
- EASEMENTS FOR SEWER/WATER FACILITIES WILL BE REQUIRED WHERE PLACED OUTSIDE OF PUBLIC RIGHT OF WAY. LOTS 1 AND 10, BLOCK 2 SHALL HAVE EASEMENTS FOR THE STAR SEWER AND WATER DISTRICT UTILITIES.
- DIRECT LOT ACCESS TO N. BRANDON ROAD IS PROHIBITED.

IRRIGATION DISTRICT

MIDDLETON MILL DITCH CO. LTD  
 P.O. BOX 848  
 MIDDLETON, ID 83644  
 208-571-3804

LAND SURVEYOR

MICHAEL S. BYRNS, P.L.S.  
 IDAHO SURVEY GROUP  
 9955 W. EMERALD ST.  
 BOISE, ID 83704  
 208-846-8570

CIVIL ENGINEER

KEITH H. MORSE, P.E.  
 J-U-B ENGINEERS  
 2760 W. EXCURSION LN. STE. 400  
 MERIDIAN, ID 83642  
 208-376-7330

OWNER

MICHAEL J. SESSIONS  
 2350 N. BRANDON RD  
 STAR, ID 83669

OWNER

EILLIAM LODGE  
 12101 W. CIRCLE BAR LN  
 STAR, ID 83669

DEVELOPER CONTACT

ZION VENTURES, LLC  
 1307 E. LONE CREEK DRIVE  
 EAGLE, ID 83616  
 208-377-5700

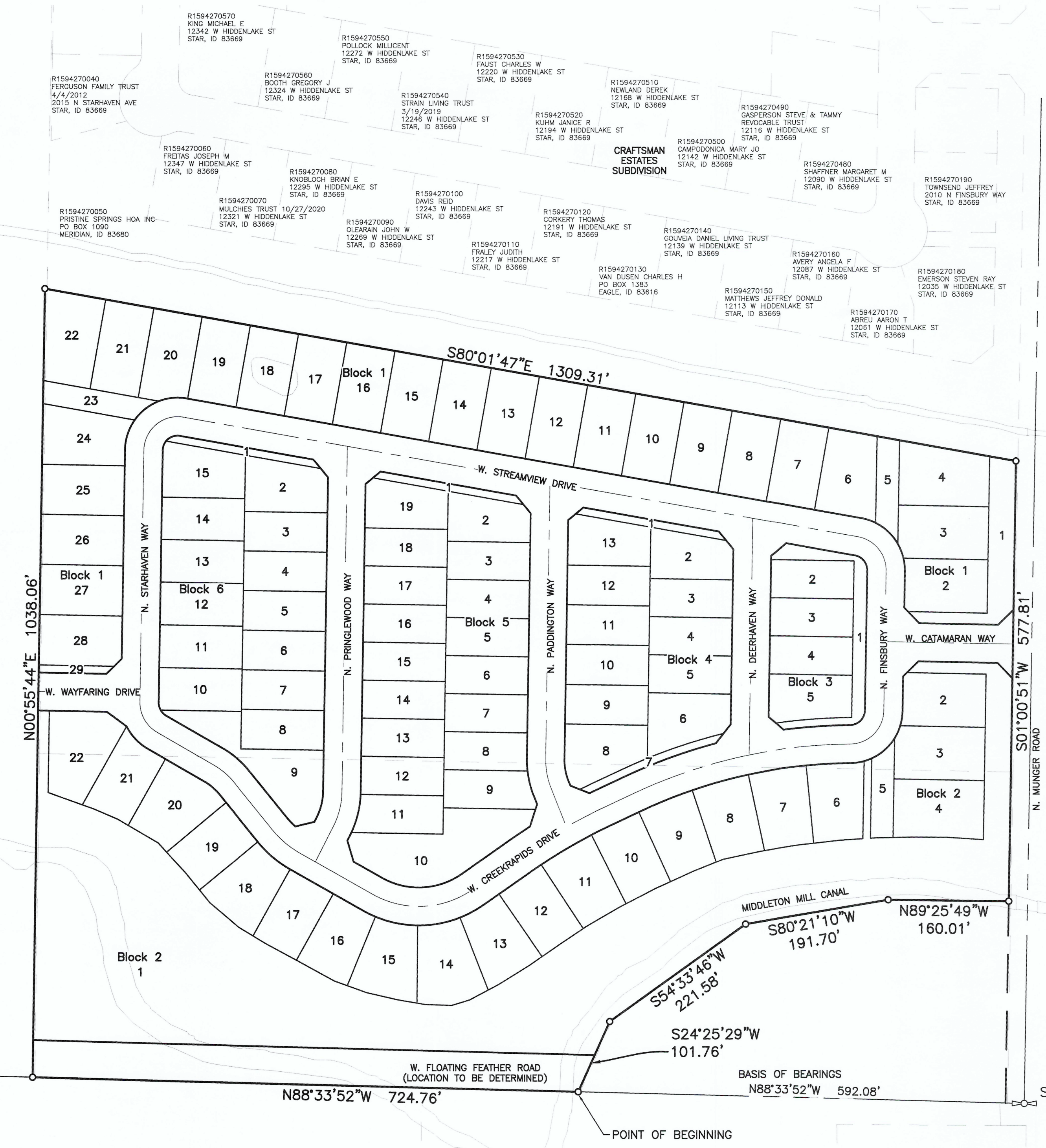
LAND USE SUMMARY

TOTAL AREA:	25.19 AC.
TOTAL LOTS:	103 LOTS
RESIDENTIAL LOTS:	90 LOTS
COMMON AREA LOTS:	10 LOTS
COMMON DRIVEWAY LOTS:	3 LOTS
RESIDENTIAL DENSITY:	3.57 DU/AC
TOTAL OPEN SPACE:	5.39 AC. (21.4%)
BUFFER OPEN SPACE:	0.79 AC. (3.1%)
QUALIFIED OPEN SPACE:	4.60 AC. (18.3%)
AVERAGE LOT SIZE:	6,691 S.F.
SMALLEST LOT:	5,500 S.F.
EXISTING ZONE:	RR
PROPOSED ZONE:	R-4

LEGEND

- | EXISTING | LEGEND                    | PROPOSED |
|----------|---------------------------|----------|
|          | SANITARY SEWER LINE       |          |
|          | WATER LINE                |          |
|          | GRAVITY IRRIGATION PIPE   |          |
|          | PRESSURE IRRIGATION LINE  |          |
|          | STORM DRAIN LINE          |          |
|          | CENTERLINE                |          |
|          | LOT LINE                  |          |
|          | 6" VERTICAL CURB & GUTTER |          |
|          | ROLLED CURB & GUTTER      |          |
|          | 5' SIDEWALK               |          |
|          | SEWER MANHOLE             |          |
|          | DITCH FLOW LINE           |          |
|          | IRRIGATION MANHOLE        |          |
|          | STREET LIGHT              |          |
|          | TREE DECIDUOUS            |          |
|          | TREE CONIFER              |          |
|          | EDGE OF PAVEMENT          |          |
|          | GAS LINE                  |          |
|          | FENCE LINE                |          |
|          | FIRE HYDRANT              |          |
|          | 5' CONTOUR LINE           |          |
|          | 1' CONTOUR LINE           |          |
|          | DRAINAGE FACILITY         |          |

BOUNDARY  
 CERTIFICATION



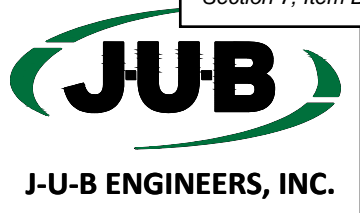
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 Date Created: 2/16/2022 JUB.COM\CENTRAL\CLIENTS\ID\ZIONVENTURES\PROJECTS\10-21-146\_CIRCLEBAR\PREL\PLAT\CAD\SHSHEET10-21-146\_PRE-PLAT.DWG

NO.	REVISION	DESCRIPTION	BY	DATE

MUNGER CREEK SUBDIVISION  
 STAR, IDAHO  
 BOUNDARY AND PROJECT INFORMATION

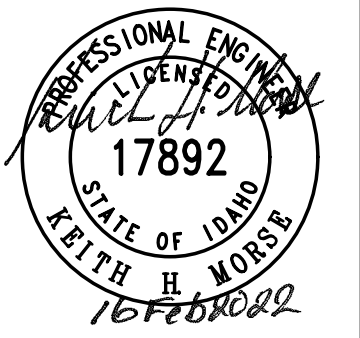
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JUB PROJ. #:	10-21-146
DRAWN BY:	---
DESIGN BY:	---
CHECKED BY:	---
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY	---
LAST UPDATED:	2/16/2022

SHEET NUMBER:  
**PP-01**



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.  
2760 W. Excursion Lane  
Suite 400  
Meridian, ID 83642  
Phone: 208.376.7330  
www.jub.com



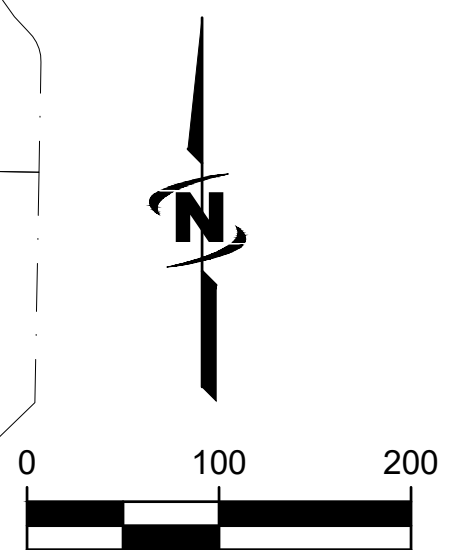
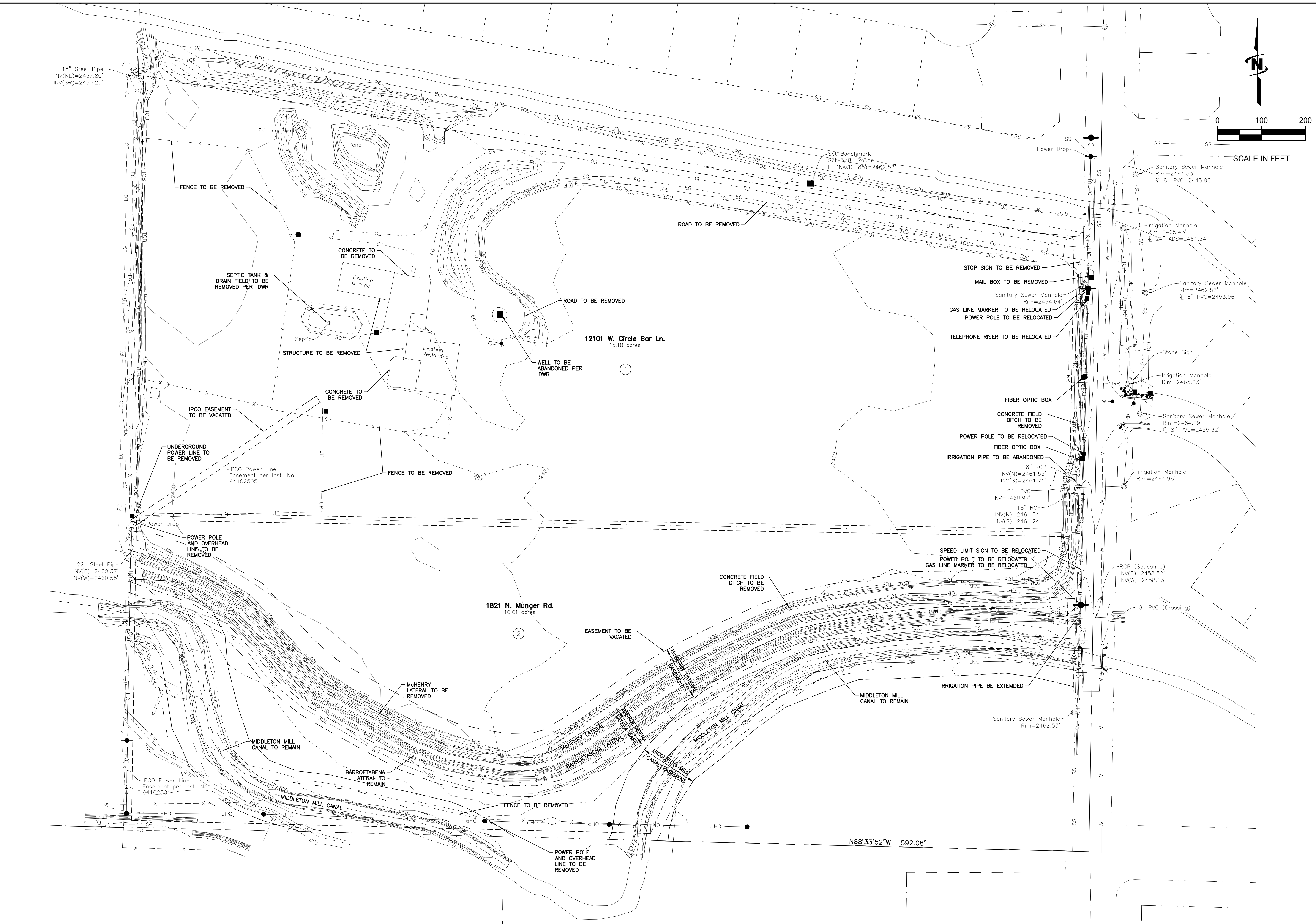
REUSE OF DRAWINGS  
JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

### MUNGER CREEK SUBDIVISION STAR, IDAHO

EXISTING CONDITIONS

FILE: 10-21-146- PRE-PLAT  
JUB PROJ. #: 10-21-146  
DRAWN BY: \_\_\_\_\_  
DESIGN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
LAST UPDATED: 2/16/2022  
SHEET NUMBER:  
**PP-02**

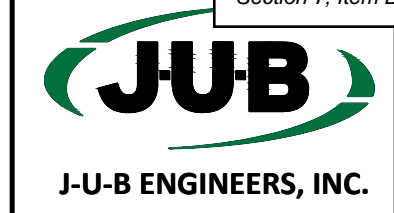
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Date Created: 2/16/2022 JUB\COM\CENTRAL\CLIENTS\ZION\VENTURES\SLIP\PROJECTS\10-21-146 CIRCLEBAR\PREPLAT\CAD\SHEET\10-21-146 PRE-PLAT.DWG



12101 W. Circle Bar Ln.  
15.18 acres

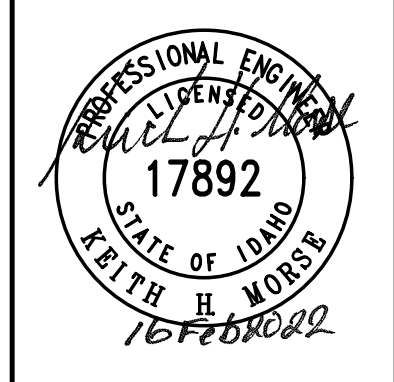
1821 N. Mungler Rd.  
10.01 acres

N88°33'52"W 592.08'



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NO.	REVISION	DESCRIPTION	BY	DATE

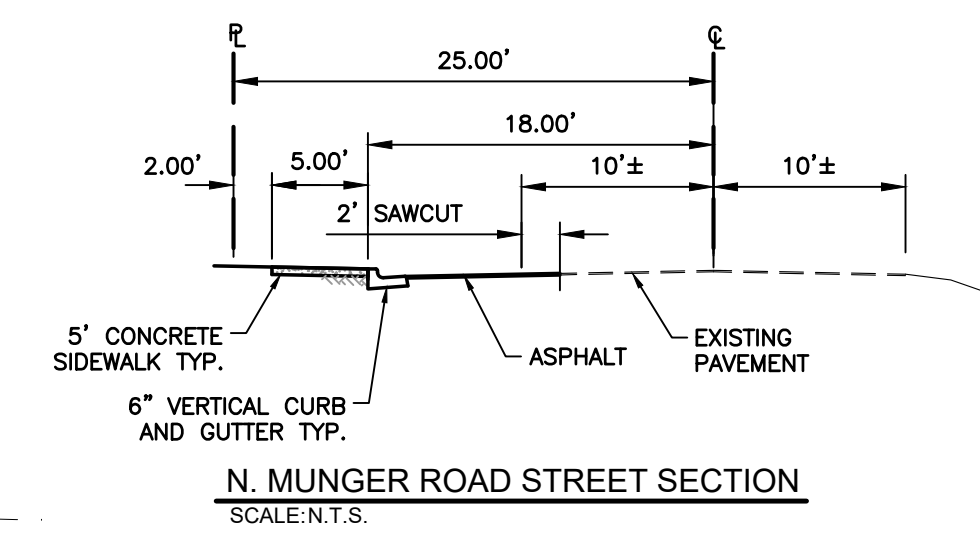
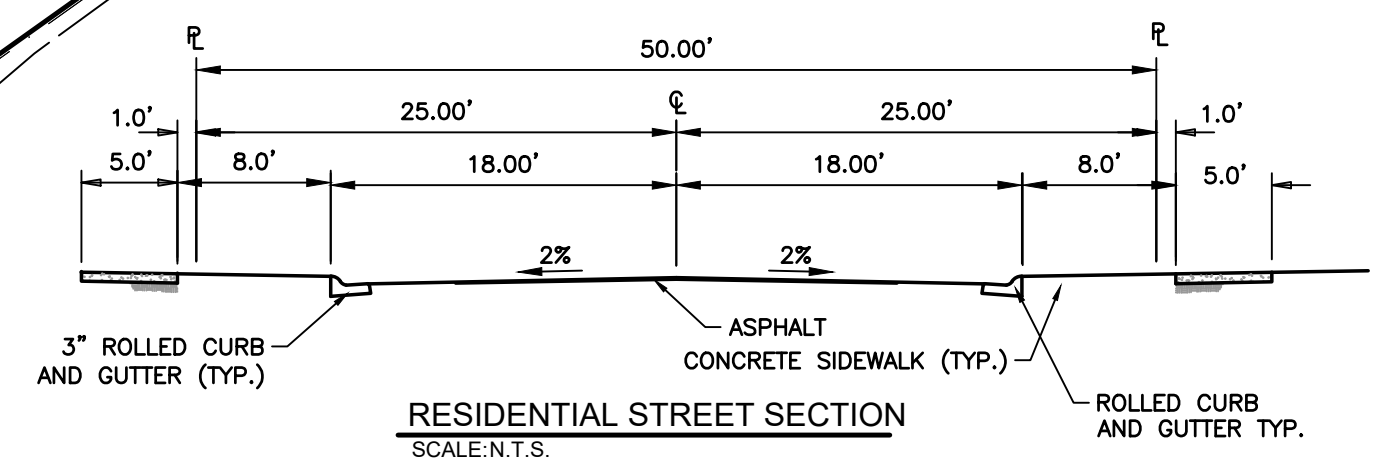
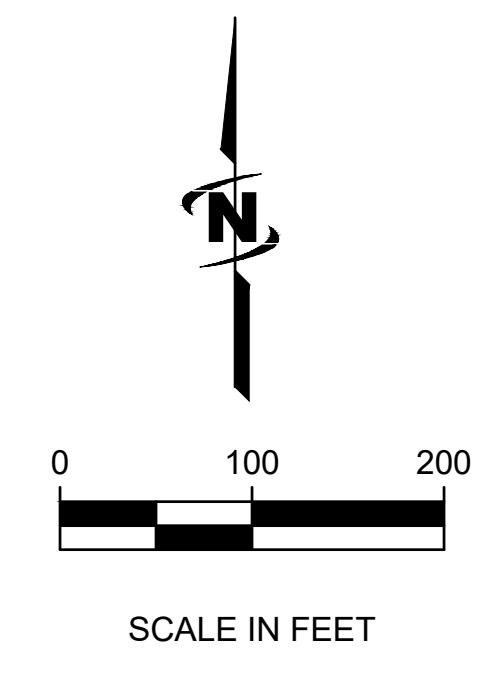
**MUNGER CREEK SUBDIVISION**  
**STAR, IDAHO**

LOT DIMENSION AND STREET SECTION PLAN

FILE: 10-21-146\_PRE-PLAT  
JUB PROJ. #: 10-21-146  
DRAWN BY: ---  
DESIGN BY: ---  
CHECKED BY: ---

AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
LAST UPDATED: 2/16/2022

SHEET NUMBER:  
**PP-03**



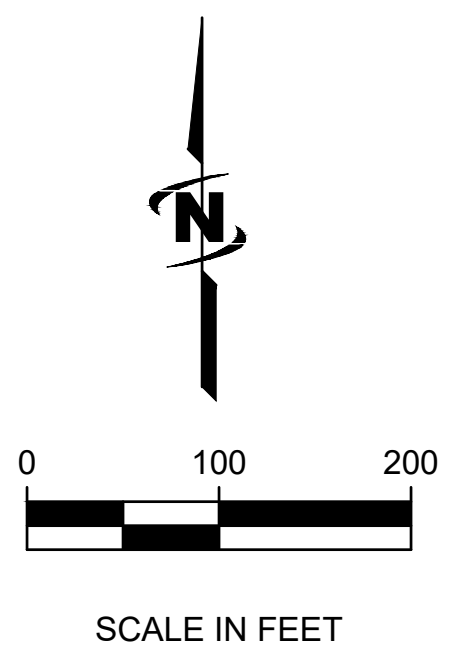
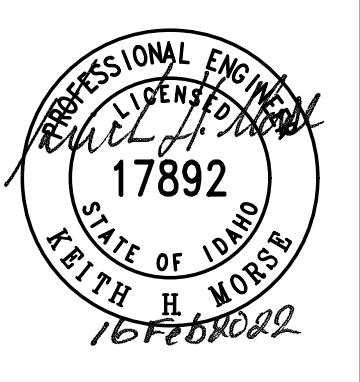
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 Date Created: 2/16/2022 JUB.COM\CENTRAL\CLIENTS\10-21-146\_CIRCLEBAR\PRE-PLAT\CAD\SHEET\10-21-146\_PRE-PLAT.DWG



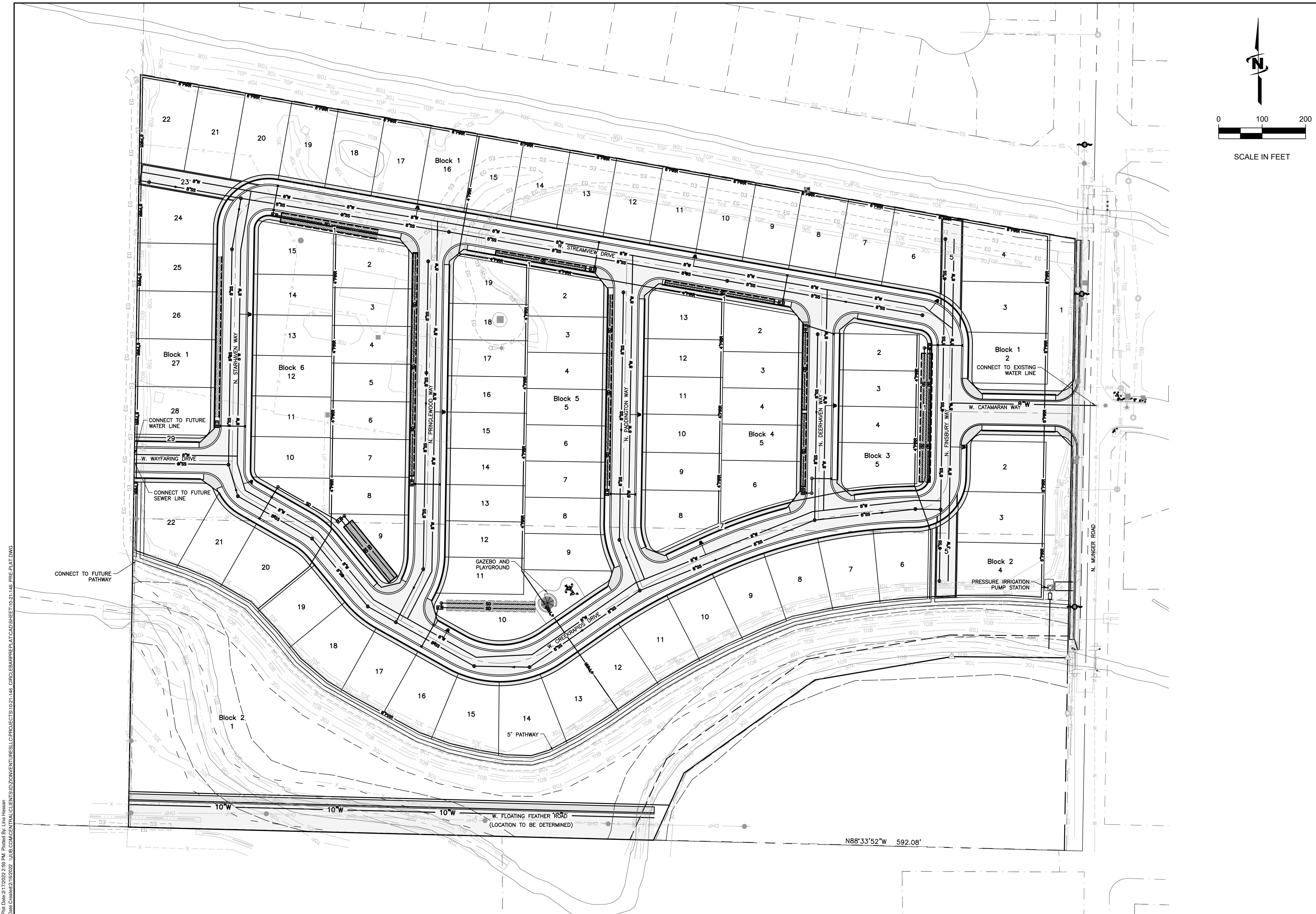


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SCALE IN FEET



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NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

MUNGER CREEK SUBDIVISION  
STAR, IDAHO  
UTILITY PLAN

FILE: 10-21-146-PR-PLAT  
 JUB PROJ. #: 10-21-146  
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 DESIGN BY: ---  
 CHECKED BY: ---  
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
 LAST UPDATED: 2/16/2022  
 SHEET NUMBER:  
**PP-04**

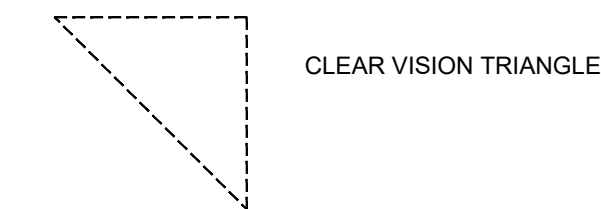
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**PLANT SCHEDULE**

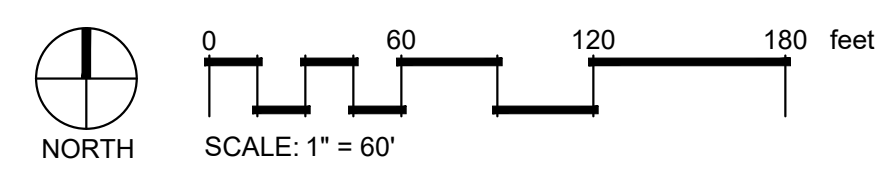
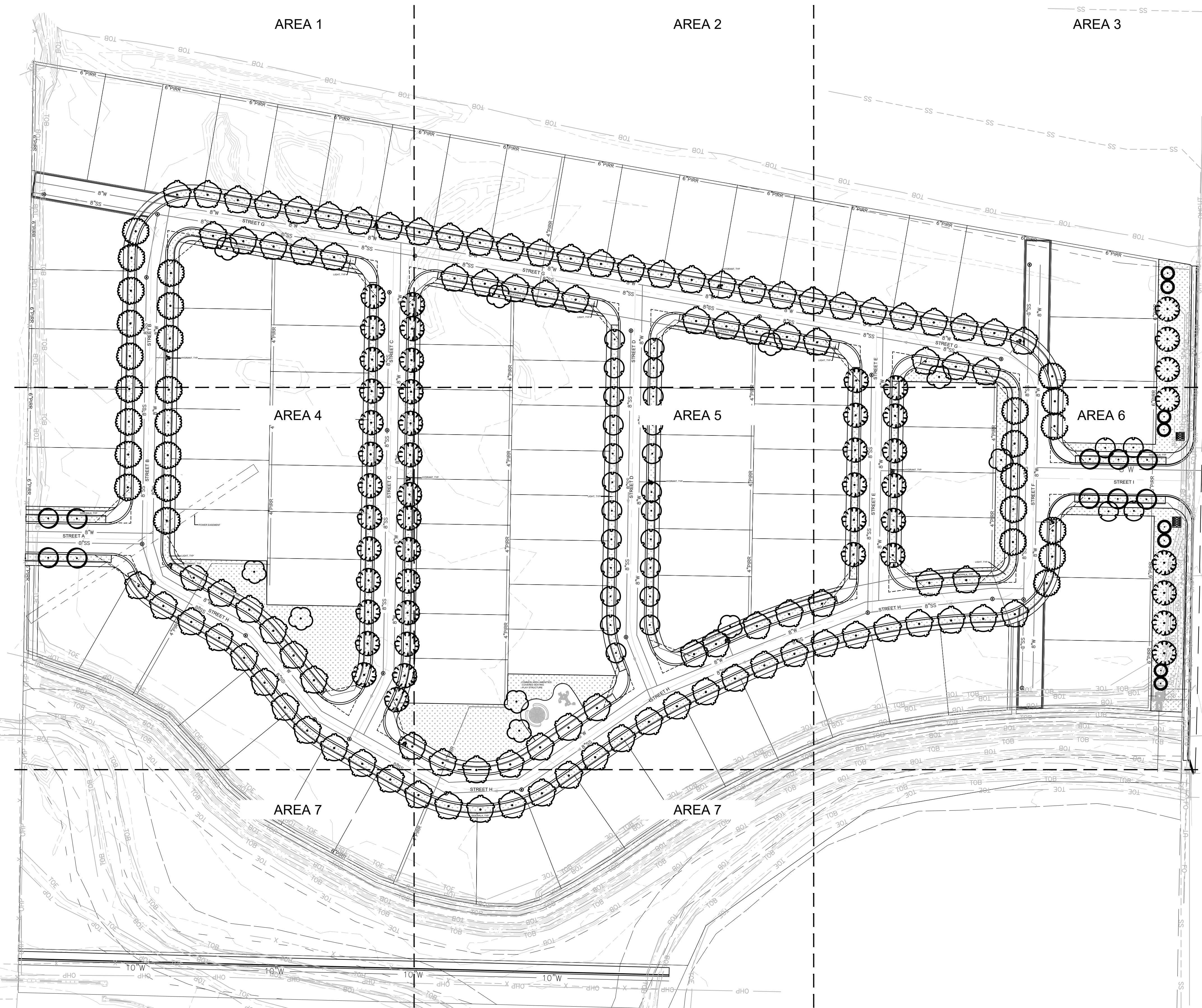
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25'H x 25'W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35'h x 30'w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40'h x 20'w, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35'H x 35'W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40'h x 27'w, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35'H x 25'W, CLASS II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30'H x 3'W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3'H x 4'W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3'H x 4'W

LAWN: SODDED TALL TURF-TYPE FESCUE



	STREET A	LENGTH	TREES REQ'D	TREES PROV'D	
STREET A	NORTH	81	2.3	2.3	
STREET A	SOUTH	81	2.3	2.3	
STREET B	WEST	308	8.8	8.8	
STREET B	EAST	301	8.6	8.6	
STREET C	WEST	437	12.5	12.5	
STREET C	EAST	487	13.9	13.9	
STREET D	WEST	408	11.7	11.7	
STREET D	EAST	384	11.0	11.0	
STREET E	WEST	211	6.0	6.0	
STREET E	EAST	194	5.5	5.5	
STREET F	WEST	162	4.6	4.6	
STREET F	EAST	194	5.5	5.5	
STREET G	NORTH	963	27.5	27.5	
STREET G	SOUTH	583	16.7	16.7	
STREET H	NORTH	679	19.4	19.4	
STREET H	SOUTH	1121	32.0	32.0	
STREET I	NORTH	101	2.9	2.9	
STREET I	SOUTH	101	2.9	2.9	
			SHADE	CONIFER	SHRUBS
ARTERIAL		272	8.2	8.2	21.8
COLLECTOR	NORTH	142	2.84	2.84	
COLLECTOR	SOUTH	142	2.84	2.84	
LOT 29 BLK 1					
LOT 9 BLK 6		9095	2.3		
LOT 10 BLK 5		10676	2.7		
LOT 1 BLK 6		818	0.2		
LOT 1 BLK 5		774	0.2		
LOT 1 BLK 4		776	0.2		
LOT 1 BLK 3		3663	0.9		

LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



(208) 345-0500  
404 S 8th St, #154  
Boise, ID 83702  
StackRockGroup.com

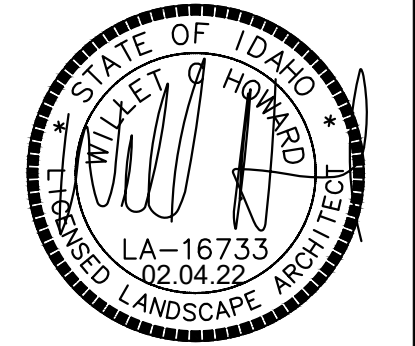
WILLET C HOWARD, PLA  
OFFICE: (208) 345.0500 EMAIL:  
WILLET@STACKROCKGROUP.COM  
WWW.STACKROCKGROUP.COM

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PRELIMINARY



NOT FOR CONSTRUCTION

CIRCLE BAR SUB

MRK	DATE	Description
△	**	**

JOB NO: 22-2259  
DATE: 02.04.2022  
DRAWN BY: JB  
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN OVERVIEW

SHEET NUMBER

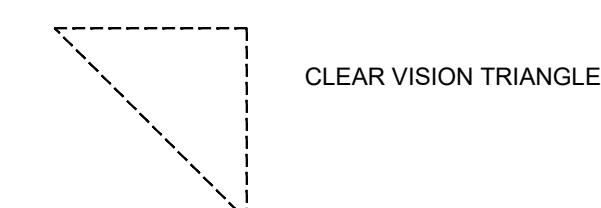
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**PLANT SCHEDULE**

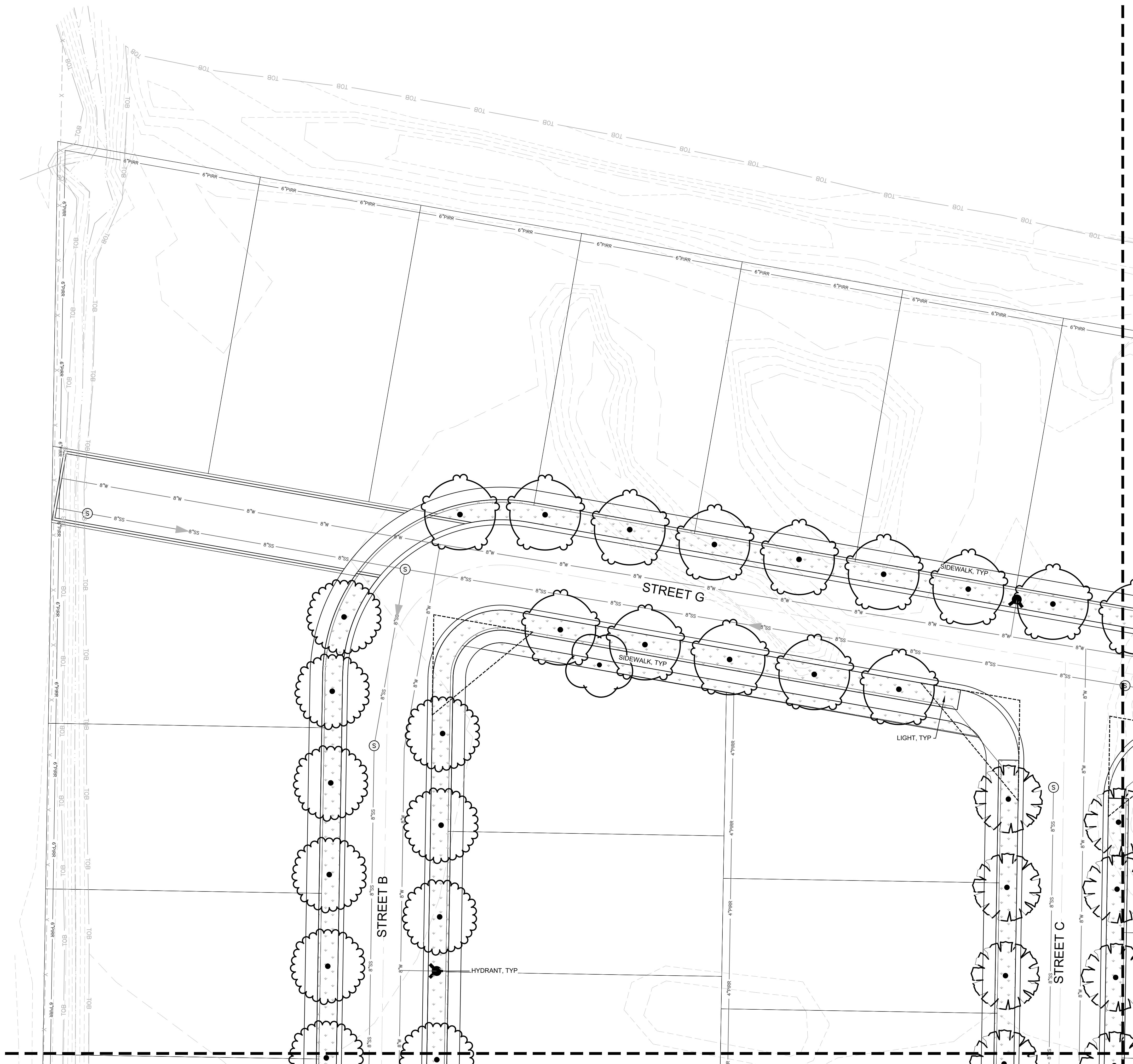
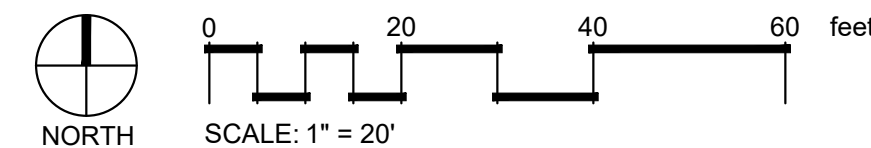
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	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35' H x 25' W, CLASS II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30'H x 3' W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3' H x 4' W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3' H x 4' W

LAWN: SODDED TALL TURF-TYPE FESCUE



	STREET A	LENGTH	TREES REQ'D	TREES PROV'D	
STREET A	NORTH	81	2.3	2.3	
STREET A	SOUTH	81	2.3	2.3	
STREET B	WEST	308	8.8	8.8	
STREET B	EAST	301	8.6	8.6	
STREET C	WEST	437	12.5	12.5	
STREET C	EAST	487	13.9	13.9	
STREET D	WEST	408	11.7	11.7	
STREET D	EAST	384	11.0	11.0	
STREET E	WEST	211	6.0	6.0	
STREET E	EAST	194	5.5	5.5	
STREET F	WEST	162	4.6	4.6	
STREET F	EAST	194	5.5	5.5	
STREET G	NORTH	963	27.5	27.5	
STREET G	SOUTH	583	16.7	16.7	
STREET H	NORTH	679	19.4	19.4	
STREET H	SOUTH	1121	32.0	32.0	
STREET I	NORTH	101	2.9	2.9	
STREET I	SOUTH	101	2.9	2.9	
			SHADE	CONIFER	SHRUBS
ARTERIAL		272	8.2	8.2	21.8
COLLECTOR	NORTH	142	2.84	2.84	
COLLECTOR	SOUTH	142	2.84	2.84	
LOT 29 BLK 1					
LOT 9 BLK 6		9095	2.3		
LOT 10 BLK 5		10676	2.7		
LOT 1 BLK 6		818	0.2		
LOT 1 BLK 5		774	0.2		
LOT 1 BLK 4		776	0.2		
LOT 1 BLK 3		3663	0.9		

LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



**STACK ROCK GROUP**  
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 STAR, ID

REVISIONS

MRK	DATE	Description
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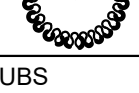
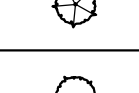
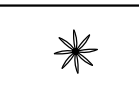
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 DATE: 02.04.2022  
 DRAWN BY: JB  
 CHECKED BY: JB

DRAWING TITLE  
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 SHEET NUMBER  
**L101**

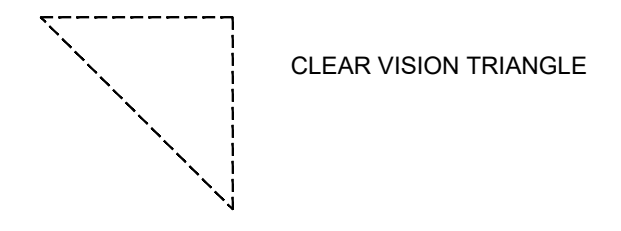
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STACK ROCK GROUP - CITY REVIEW SET

**PLANT SCHEDULE**

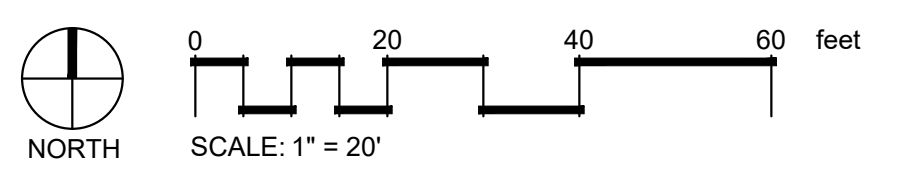
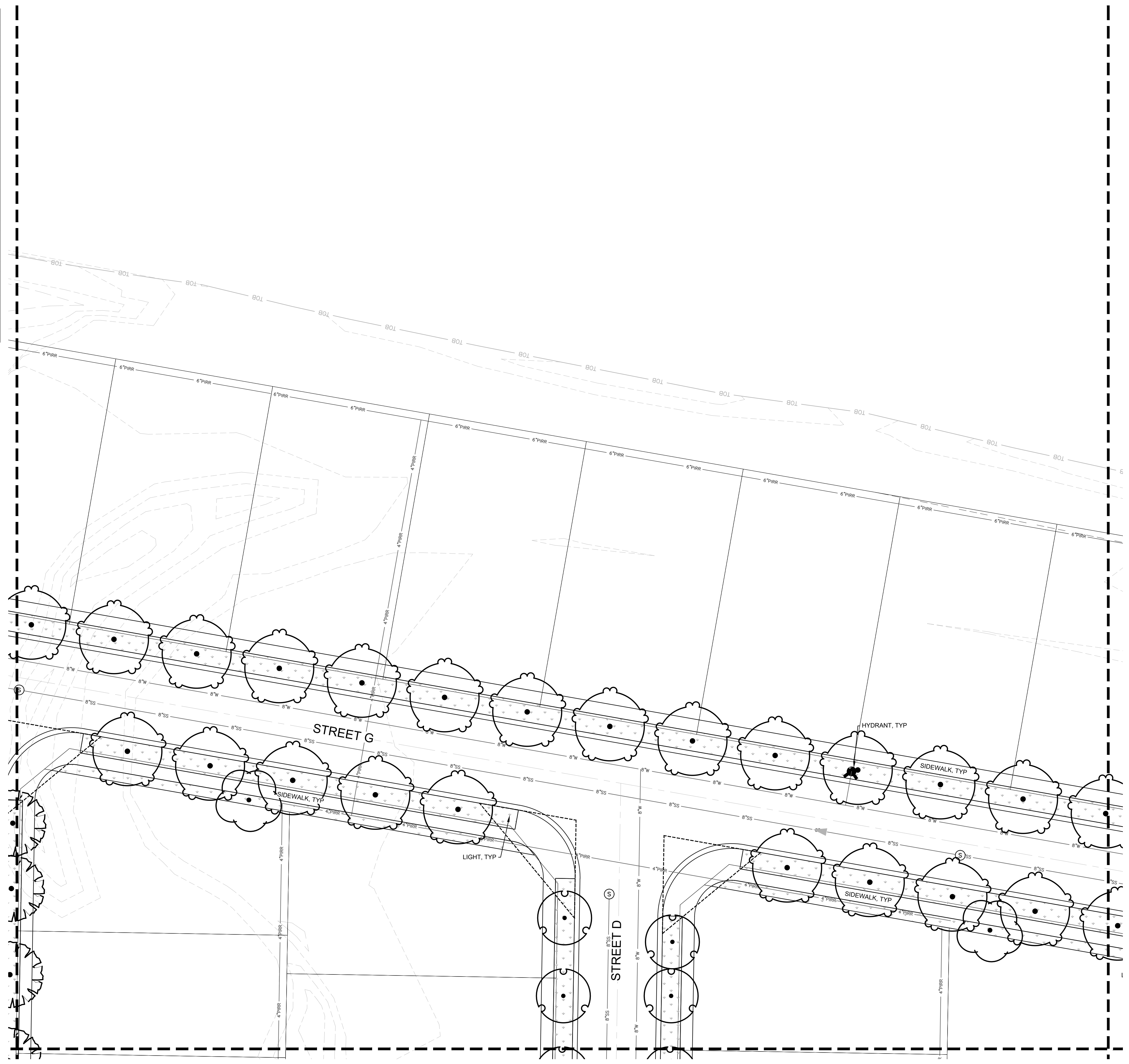
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25' H x 25' W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35' h x 30' w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40' h x 20' w, Class II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35' H x 35' W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40' h x 27' w, Class II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35' H x 25' W, Class II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30'H x 3'W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3' H x 4' W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3' H x 4' W

LAWN: SODDED TALL TURF-TYPE FESCUE




	STREET A	LENGTH	TREES REQ'D	TREES PROV'D	
STREET A	NORTH		81	2.3	
STREET A	SOUTH		81	2.3	
STREET B	WEST		308	8.8	
STREET B	EAST		301	8.6	
STREET C	WEST		437	12.5	
STREET C	EAST		487	13.9	
STREET D	WEST		408	11.7	
STREET D	EAST		384	11.0	
STREET E	WEST		211	6.0	
STREET E	EAST		194	5.5	
STREET F	WEST		162	4.6	
STREET F	EAST		194	5.5	
STREET G	NORTH		963	27.5	
STREET G	SOUTH		583	16.7	
STREET H	NORTH		679	19.4	
STREET H	SOUTH		1121	32.0	
STREET I	NORTH		101	2.9	
STREET I	SOUTH		101	2.9	
			SHADE	CONIFER	SHRUBS
ARTERIAL		272	8.2	8.2	21.8
COLLECTOR	NORTH	142	2.84	2.84	
COLLECTOR	SOUTH	142	2.84	2.84	
LOT 29 BLK 1					
LOT 9 BLK 6		9095	2.3		
LOT 10 BLK 5		10676	2.7		
LOT 1 BLK 6		818	0.2		
LOT 1 BLK 5		774	0.2		
LOT 1 BLK 4		776	0.2		
LOT 1 BLK 3		3663	0.9		

LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



Section 7, Item B



**STACK ROCK GROUP**  
 LANDSCAPE ARCHITECTURE & MASTER PLANNING  
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 Boise, ID 83702  
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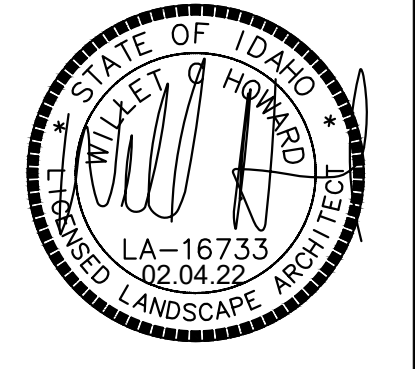
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REVISIONS

MRK	DATE	Description
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JOB NO: 22-2259  
 DATE: 02.04.2022  
 DRAWN BY: JB  
 CHECKED BY: JB

DRAWING TITLE







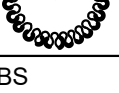



**LANDSCAPE PLAN - AREA 2**

SHEET NUMBER

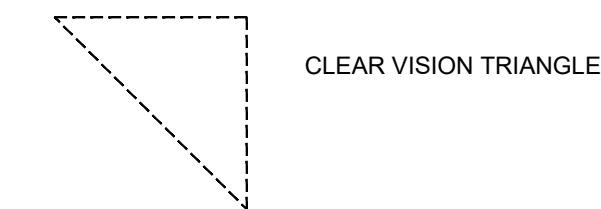
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277

**PLANT SCHEDULE**

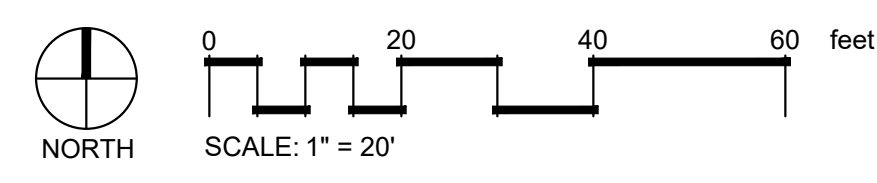
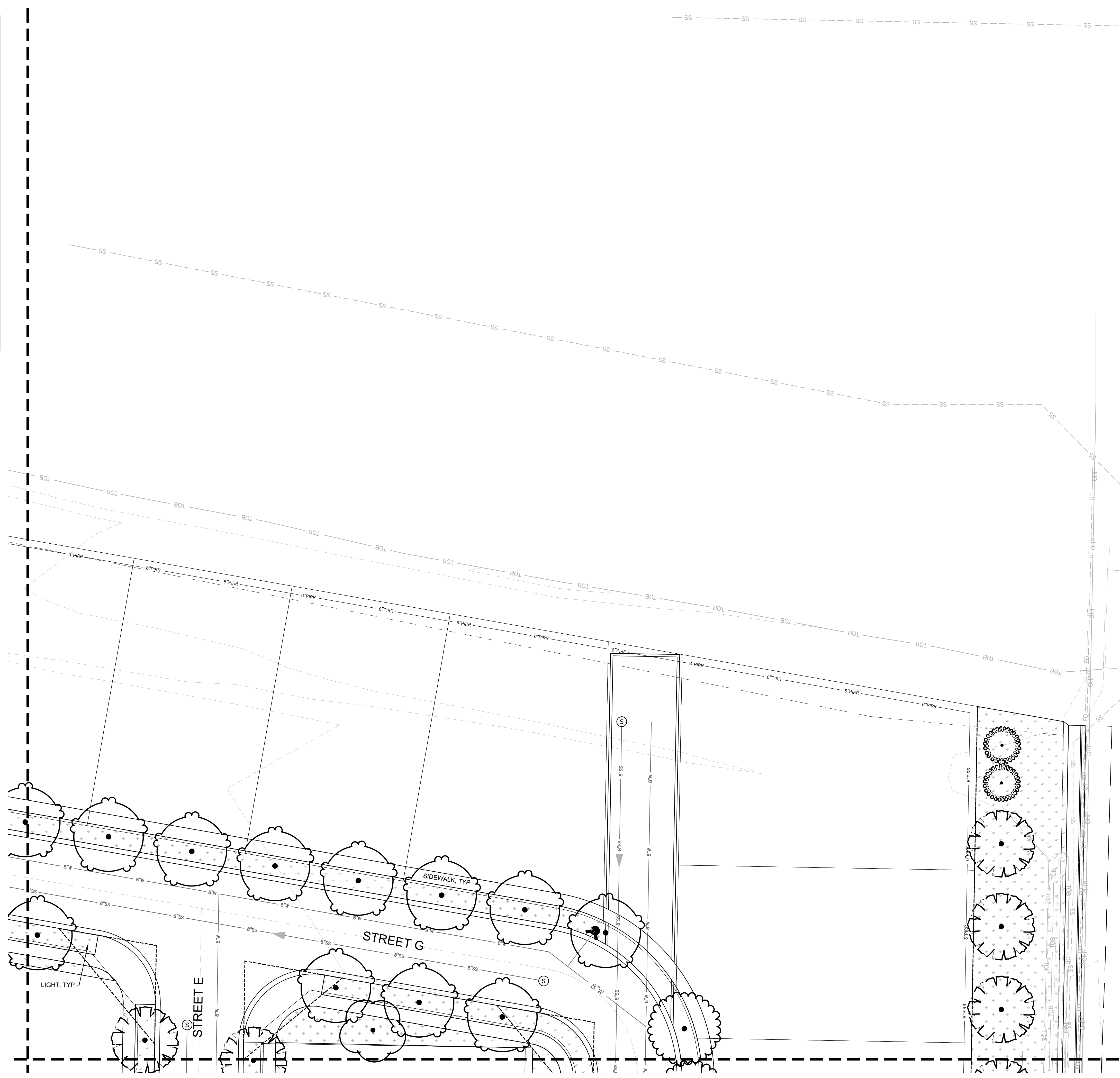
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25' H x 25' W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35' h x 30' w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40' h x 20' w, Class II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35' H x 35' W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40' h x 27' w, Class II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35' H x 25' W, Class II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30'H x 3' W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3' H x 4' W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3' H x 4' W

LAWN: SODDED TALL TURF-TYPE FESCUE



	STREET A	LENGTH	TREES REQ'D	TREES PROV'D	
STREET A	NORTH	81	2.3	2.3	
STREET A	SOUTH	81	2.3	2.3	
STREET B	WEST	308	8.8	8.8	
STREET B	EAST	301	8.6	8.6	
STREET C	WEST	437	12.5	12.5	
STREET C	EAST	487	13.9	13.9	
STREET D	WEST	408	11.7	11.7	
STREET D	EAST	384	11.0	11.0	
STREET E	WEST	211	6.0	6.0	
STREET E	EAST	194	5.5	5.5	
STREET F	WEST	162	4.6	4.6	
STREET F	EAST	194	5.5	5.5	
STREET G	NORTH	963	27.5	27.5	
STREET G	SOUTH	583	16.7	16.7	
STREET H	NORTH	679	19.4	19.4	
STREET H	SOUTH	1121	32.0	32.0	
STREET I	NORTH	101	2.9	2.9	
STREET I	SOUTH	101	2.9	2.9	
			SHADE	CONIFER	SHRUBS
ARTERIAL		272	8.2	8.2	21.8
COLLECTOR	NORTH	142	2.84	2.84	
COLLECTOR	SOUTH	142	2.84	2.84	
LOT 29 BLK 1					
LOT 9 BLK 6		9095	2.3		
LOT 10 BLK 5		10676	2.7		
LOT 1 BLK 6		818	0.2		
LOT 1 BLK 5		774	0.2		
LOT 1 BLK 4		776	0.2		
LOT 1 BLK 3		3663	0.9		

LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES

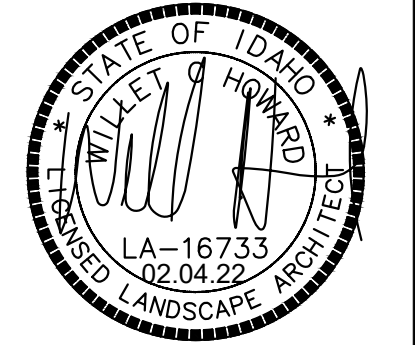


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 DATE: 02.04.2022  
 DRAWN BY: JB  
 CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER  
**L103**

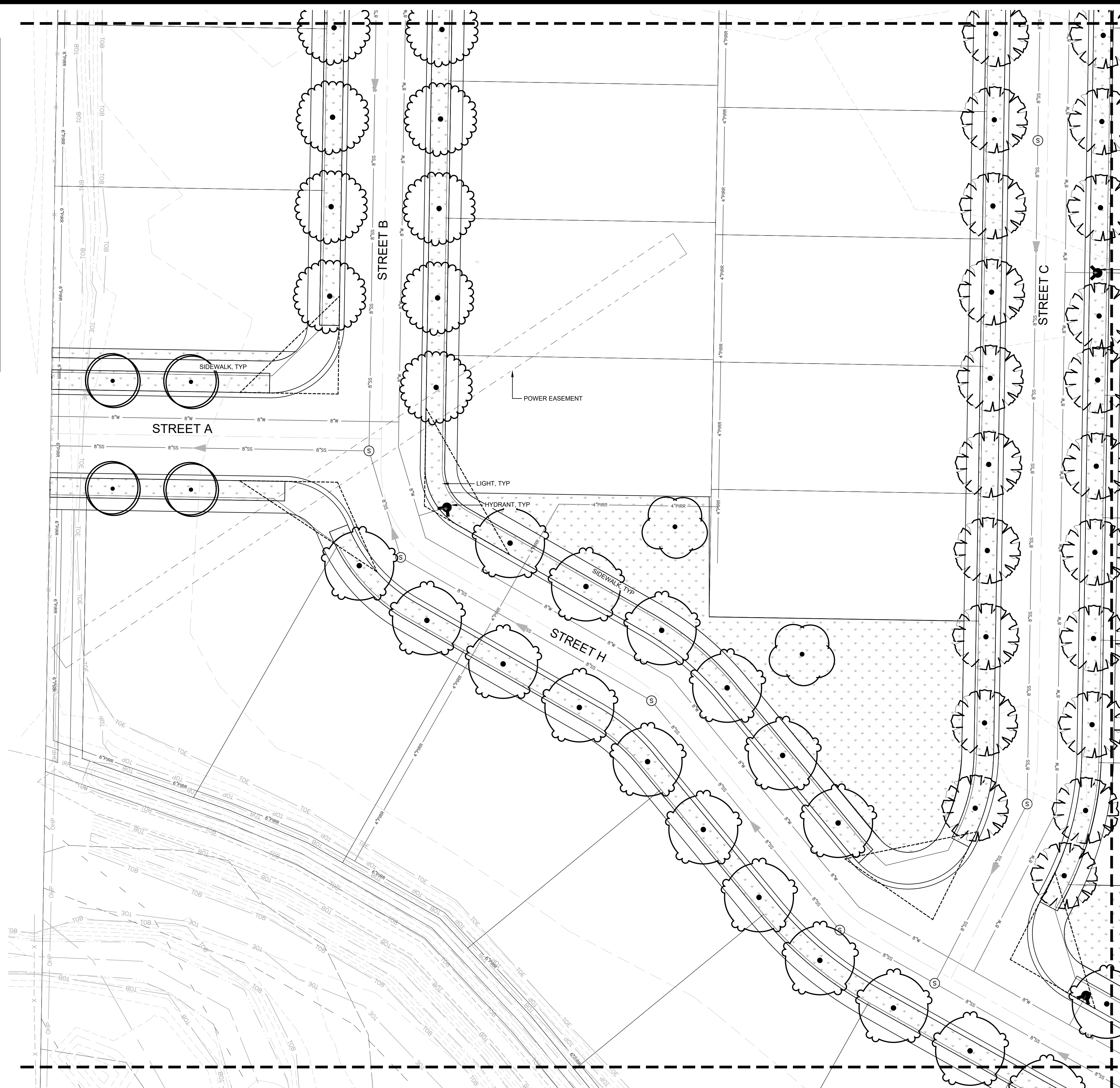
**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25' H x 25' W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35' h x 30' w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40' h x 20' w, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35' H x 35' W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40' h x 27' w, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35' H x 25' W, CLASS II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30'H x 3'W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3'H x 4'W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3'H x 4'W
LAWN: SODDED TALL TURF-TYPE PESCUE						

CLEAR VISION TRIANGLE

	STREET A	LENGTH	TREES REQ'D	TREES PROV'D	
STREET A NORTH		81	2.3	2.3	
STREET A SOUTH		81	2.3	2.3	
STREET B WEST		308	8.8	8.8	
STREET B EAST		301	8.6	8.6	
STREET C WEST		437	12.5	12.5	
STREET C EAST		487	13.9	13.9	
STREET D WEST		408	11.7	11.7	
STREET D EAST		384	11.0	11.0	
STREET E WEST		211	6.0	6.0	
STREET E EAST		194	5.5	5.5	
STREET F WEST		162	4.6	4.6	
STREET F EAST		194	5.5	5.5	
STREET G NORTH		963	27.5	27.5	
STREET G SOUTH		583	16.7	16.7	
STREET H NORTH		679	19.4	19.4	
STREET H SOUTH		1121	32.0	32.0	
STREET I NORTH		101	2.9	2.9	
STREET I SOUTH		101	2.9	2.9	
			SHADE	CONIFER	SHRUBS
ARTERIAL		272	8.2	8.2	21.8
COLLECTOR NORTH		142	2.84	2.84	
COLLECTOR SOUTH		142	2.84	2.84	
LOT 29 BLK 1					
LOT 9 BLK 6		9095	2.3		
LOT 10 BLK 5		10676	2.7		
LOT 1 BLK 6		818	0.2		
LOT 1 BLK 5		774	0.2		
LOT 1 BLK 4		776	0.2		
LOT 1 BLK 3		3663	0.9		

LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



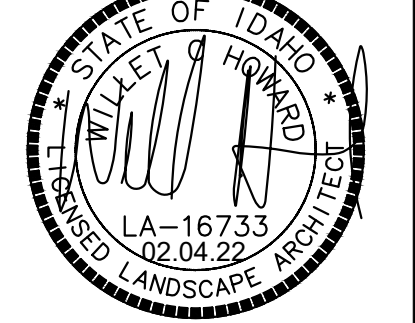
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MRK	DATE	Description
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JOB NO: 22-2259  
 DATE: 02.04.2022  
 DRAWN BY: JB  
 CHECKED BY: JB

DRAWING TITLE

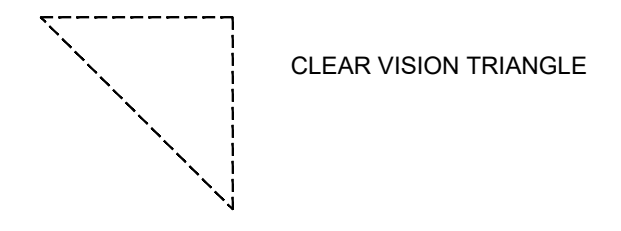
LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

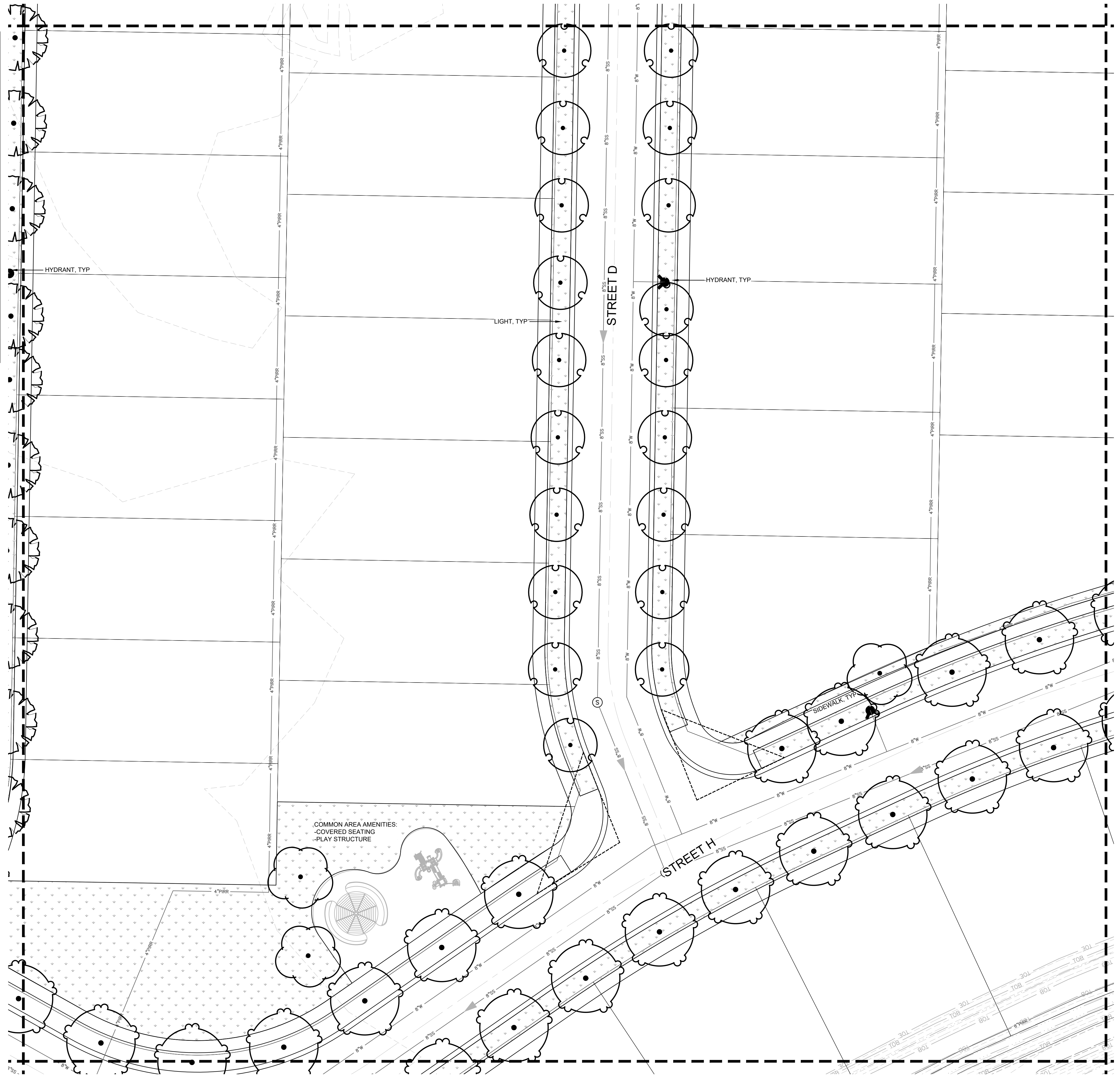
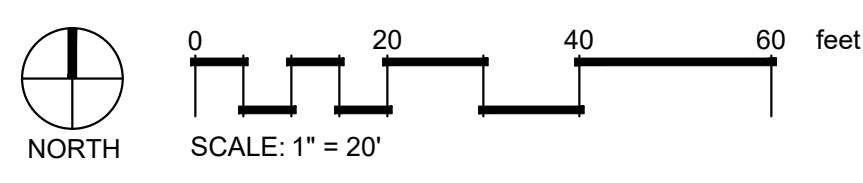
### PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25'H x 25'W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35'h x 30'w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40'h x 20'w, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35'H x 35'W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40'h x 27'w, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35'H x 25'W, CLASS II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30'H x 3'W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3'H x 4'W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3'H x 4'W
LAWN: SODDED TALL TURF-TYPE FESCUE						



	STREET A	LENGTH	TREES REQ'D	TREES PROV'D	
STREET A	NORTH	81	2.3	2.3	
STREET A	SOUTH	81	2.3	2.3	
STREET B	WEST	308	8.8	8.8	
STREET B	EAST	301	8.6	8.6	
STREET C	WEST	437	12.5	12.5	
STREET C	EAST	487	13.9	13.9	
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STREET E	WEST	211	6.0	6.0	
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STREET H	SOUTH	1121	32.0	32.0	
STREET I	NORTH	101	2.9	2.9	
STREET I	SOUTH	101	2.9	2.9	
			SHADE	CONIFER	SHRUBS
ARTERIAL		272	8.2	8.2	21.8
COLLECTOR	NORTH	142	2.84	2.84	
COLLECTOR	SOUTH	142	2.84	2.84	
LOT 29 BLK 1					
LOT 9 BLK 6		9095	2.3		
LOT 10 BLK 5		10676	2.7		
LOT 1 BLK 6		818	0.2		
LOT 1 BLK 5		774	0.2		
LOT 1 BLK 4		776	0.2		
LOT 1 BLK 3		3663	0.9		

LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



Section 7, Item B.

**STACK ROCK GROUP**  
LANDSCAPE ARCHITECTURE & MASTER PLANNING

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JOB NO: 22-2259  
DATE: 02.04.2022  
DRAWN BY: JB  
CHECKED BY: JB

DRAWING TITLE

**LANDSCAPE PLAN - AREA 5**

SHEET NUMBER

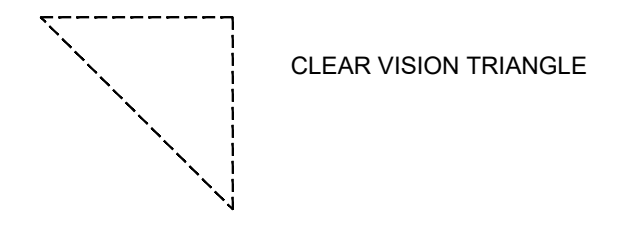
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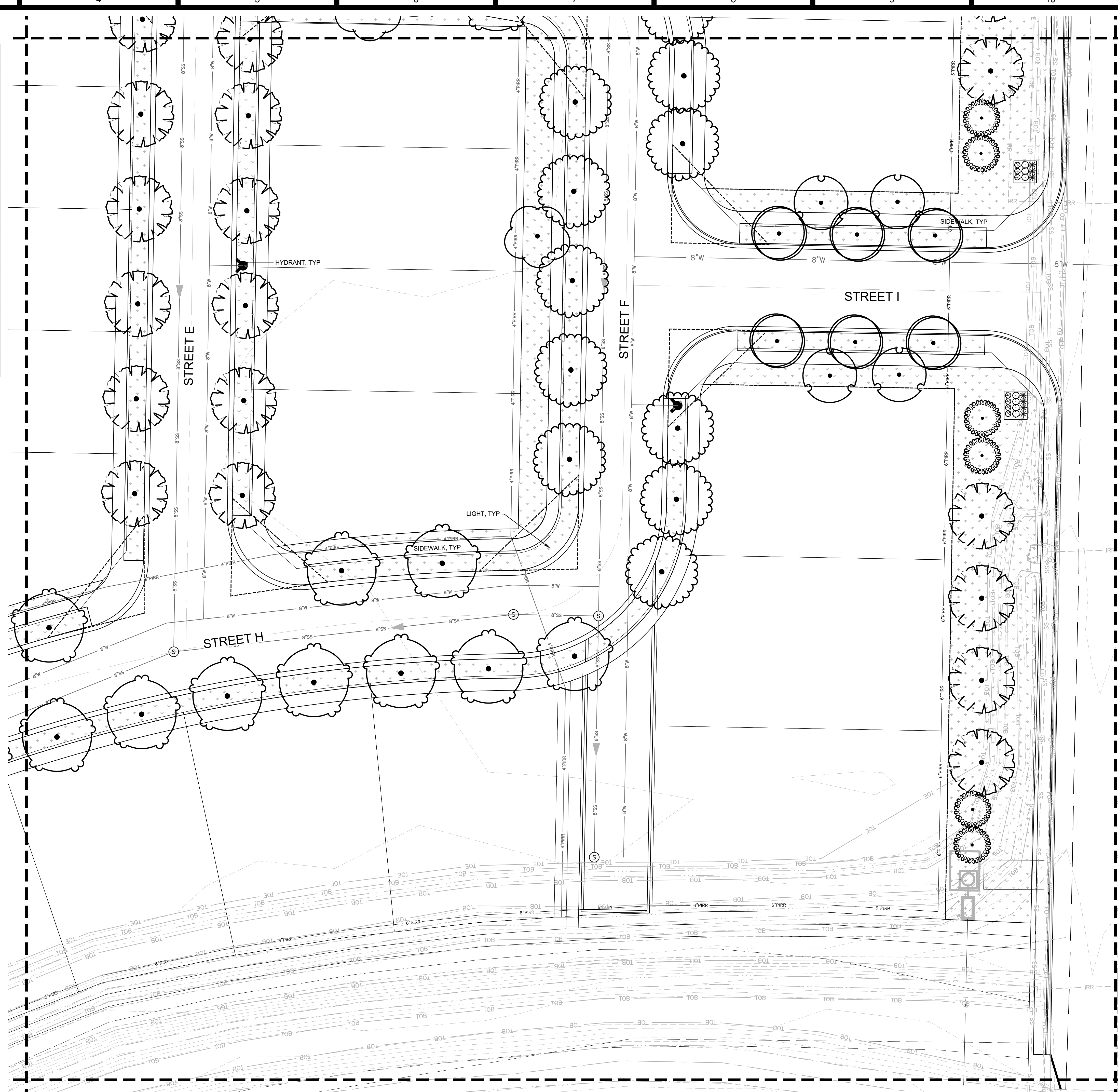
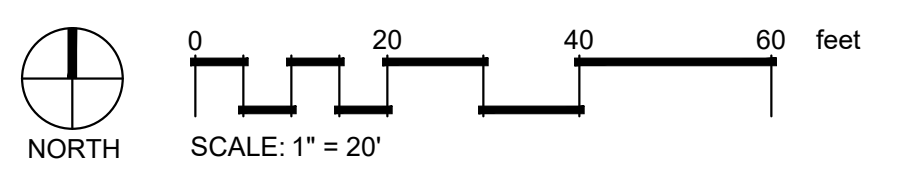


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PLANT SCHEDULE						
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25' H x 25' W
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"		99	35' h x 30' w, CLASS II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B&B	2"		10	40' h x 20' w, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"		28	35' H x 35' W, CLASS II
	Liquidambar styraciflua 'Cherokee' / Cherokee Sweet Gum	B&B	2"		47	40' h x 27' w, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"		4	35' H x 25' W, CLASS II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		8' H MIN	8	20'-25' tall & 10'-15' wide
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30'H x 3' W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3' H x 4' W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3' H x 4' W
LAWN: SODDED TALL TURF-TYPE FESCUE						



LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



Section 7, Item B.



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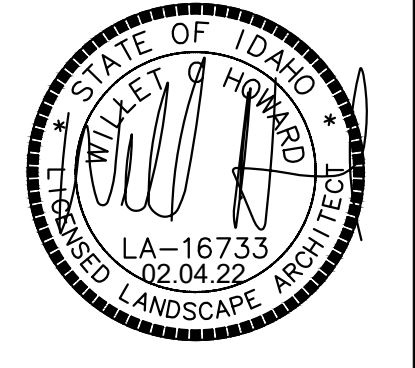
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CIRCLE BAR SUB

STAR: ID

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JOB NO: 22-2259  
DATE: 02.04.2022  
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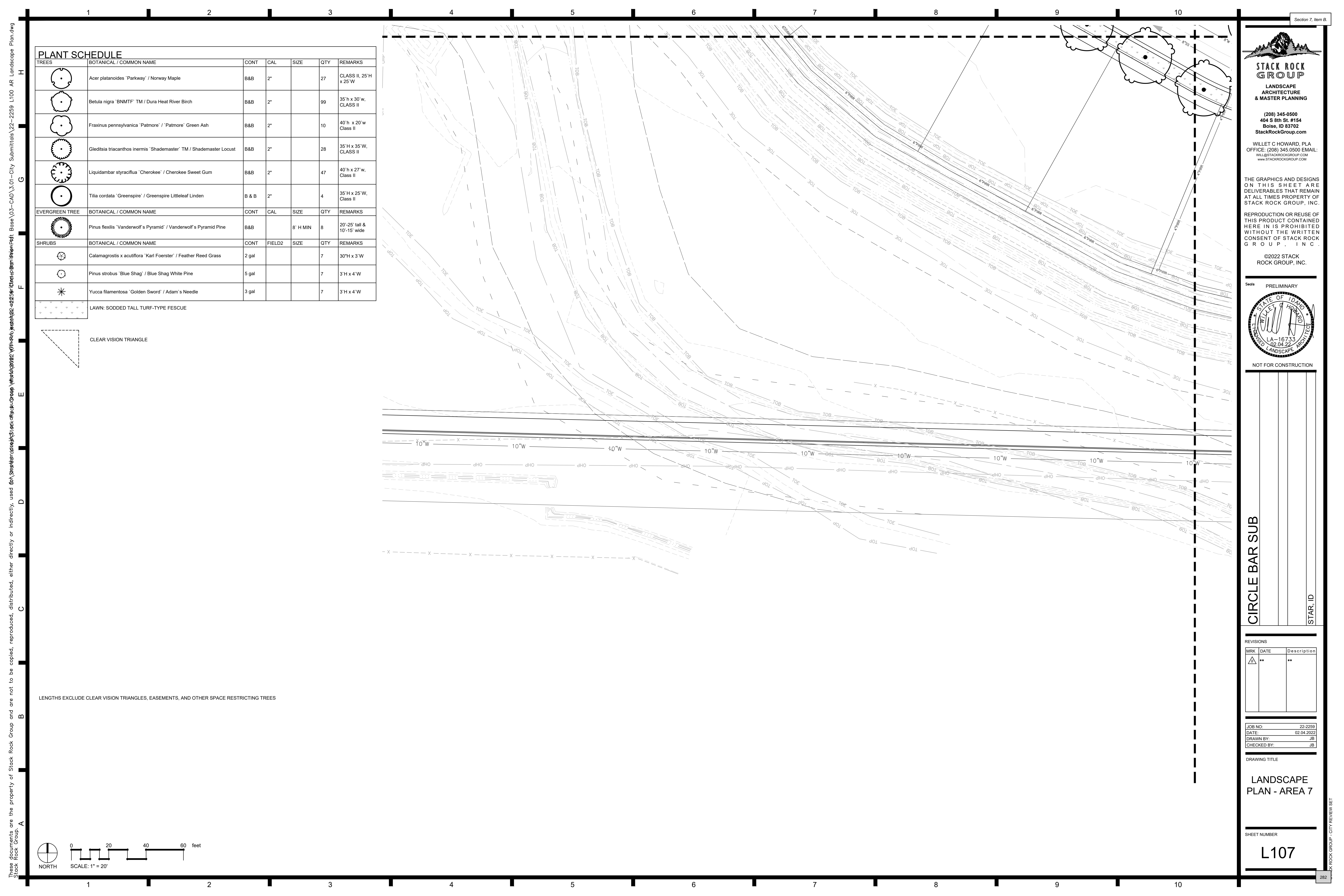
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**LANDSCAPE PLAN - AREA 6**

SHEET NUMBER

**L106**

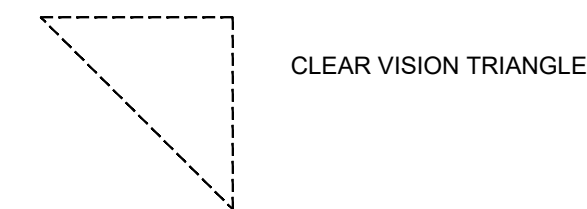
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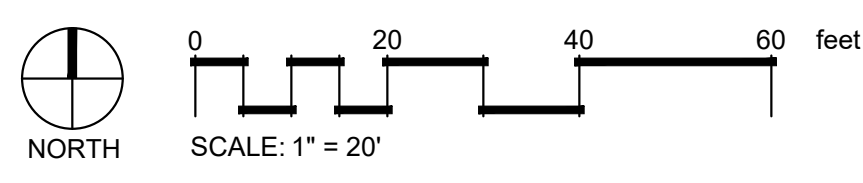
**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25' H x 25' W
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SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			7	30"H x 3' W
	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal			7	3' H x 4' W
	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3' H x 4' W

LAWN: SODDED TALL TURF-TYPE FESCUE



LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



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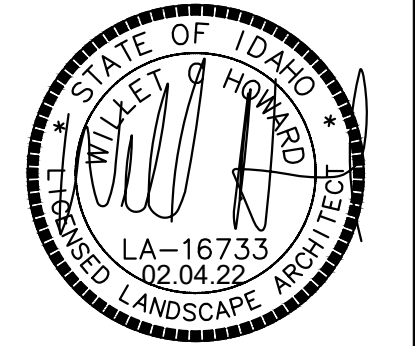
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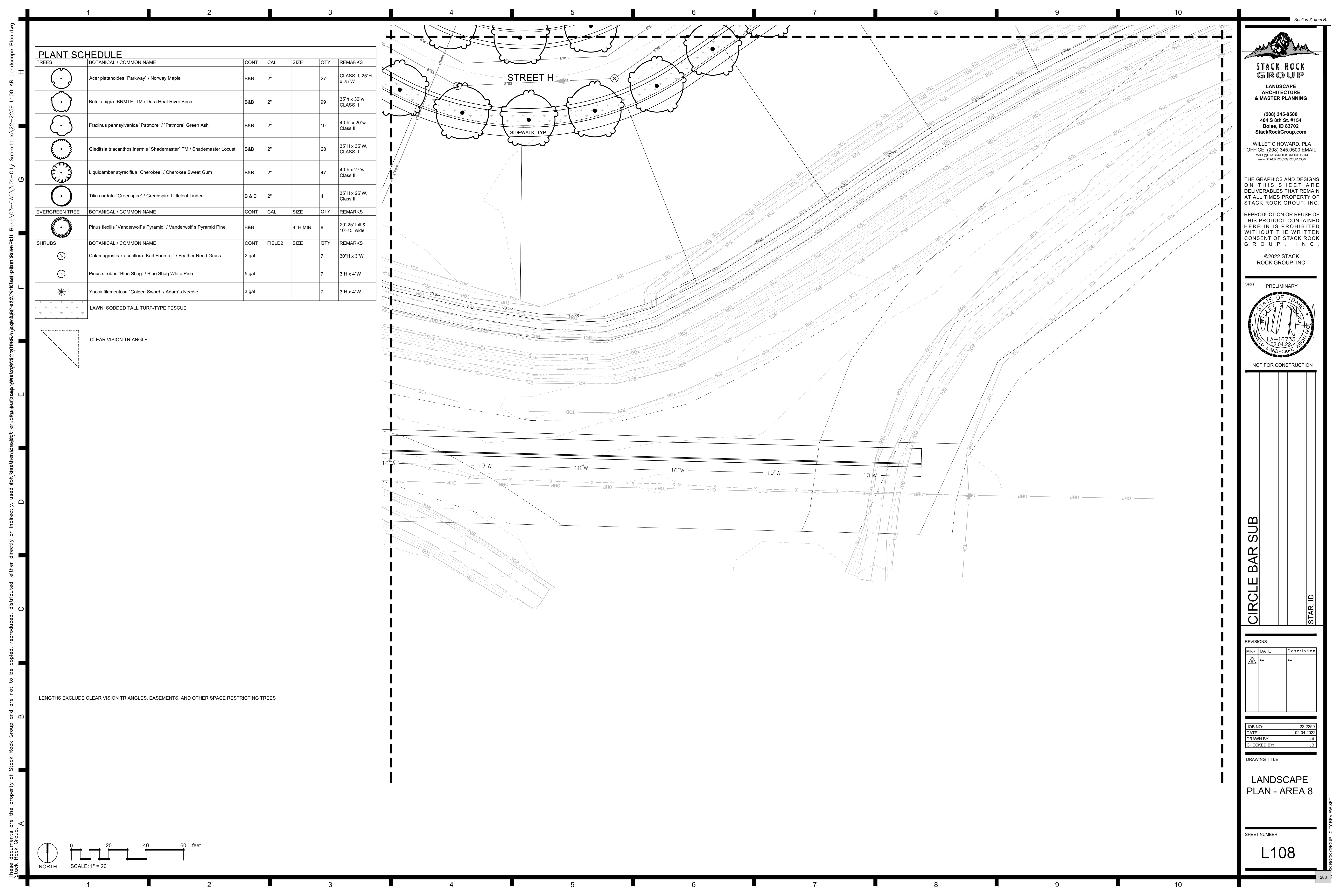
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LANDSCAPE PLAN - AREA 7

SHEET NUMBER

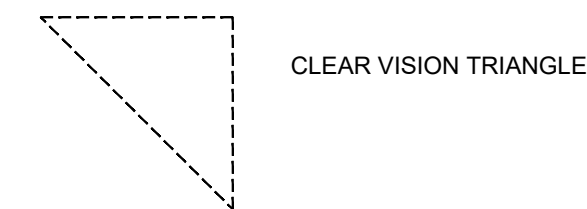
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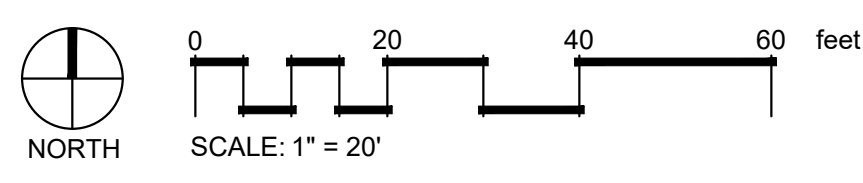
**PLANT SCHEDULE**

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	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3'H x 4'W

LAWN: SODDED TALL TURF-TYPE PESCUE



LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



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 DATE: 02.04.2022  
 DRAWN BY: JB  
 CHECKED BY: JB

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LANDSCAPE PLAN - AREA 8

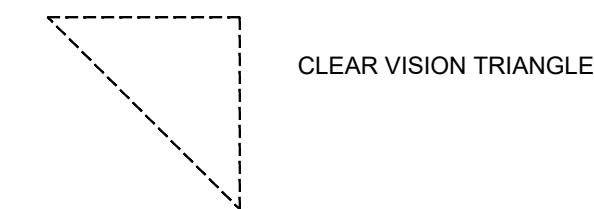
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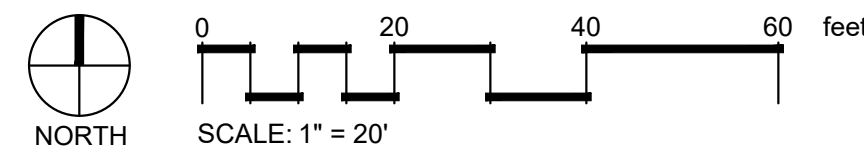
**PLANT SCHEDULE**

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	Acer platanoides 'Parkway' / Norway Maple	B&B	2"		27	CLASS II, 25'H x 25'W
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	Yucca filamentosa 'Golden Sword' / Adam's Needle	3 gal			7	3'H x 4'W
LAWN: SODDED TALL TURF-TYPE FESCUE						



	STREET A	LENGTH	TREES REQ'D	TREES PROV'D	
STREET A	NORTH	81	2.3	2.3	
STREET A	SOUTH	81	2.3	2.3	
STREET B	WEST	308	8.8	8.8	
STREET B	EAST	301	8.6	8.6	
STREET C	WEST	437	12.5	12.5	
STREET C	EAST	487	13.9	13.9	
STREET D	WEST	408	11.7	11.7	
STREET D	EAST	384	11.0	11.0	
STREET E	WEST	211	6.0	6.0	
STREET E	EAST	194	5.5	5.5	
STREET F	WEST	162	4.6	4.6	
STREET F	EAST	194	5.5	5.5	
STREET G	NORTH	963	27.5	27.5	
STREET G	SOUTH	583	16.7	16.7	
STREET H	NORTH	679	19.4	19.4	
STREET H	SOUTH	1121	32.0	32.0	
STREET I	NORTH	101	2.9	2.9	
STREET I	SOUTH	101	2.9	2.9	
			SHADE	CONIFER	SHRUBS
ARTERIAL		272	8.2	8.2	21.8
COLLECTOR	NORTH	142	2.84	2.84	
COLLECTOR	SOUTH	142	2.84	2.84	
LOT 29 BLK 1					
LOT 9 BLK 6		9095	2.3		
LOT 10 BLK 5		10676	2.7		
LOT 1 BLK 6		818	0.2		
LOT 1 BLK 5		774	0.2		
LOT 1 BLK 4		776	0.2		
LOT 1 BLK 3		3663	0.9		

LENGTHS EXCLUDE CLEAR VISION TRIANGLES, EASEMENTS, AND OTHER SPACE RESTRICTING TREES



**LANDSCAPE NOTES:**

- REGULATIONS & STANDARDS
  - All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2022 (or most recent published); and City of Star, ID codes, standards and state and local regulations.
- EXISTING CONDITIONS
  - All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
  - The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
  - See Engineer's plans for information about existing features.
    - Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
- GRADING & SITE PREPARATION
  - Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
  - All gravel overprep to be removed and disposed of off site.
  - Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
  - Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
  - Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
  - No pooling or standing water will be accepted per industry standards.
- SOILS
  - Lawn areas shall receive 12" min depth of screened topsoil.
  - All planter beds shall receive 18" min depth of screened topsoil.
  - All use of existing topsoil that has been stockpiled on site is permitted if:
    - Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
    - Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
    - Topsoil shall have a pH of 6.5 to 8.0.
    - If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
  - If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
  - Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
  - Amend all new plantings with 2 parts topsoil, 1 part compost.
- LAWN AREAS
  - Sodded lawn to be tall turf-type fescue, or approved other.
  - Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
  - Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
  - Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
  - All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
  - Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
    - Install 3/8" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
  - Provide tree rings with a minimum 3" diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
- PLANTER BED MULCH
  - All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
- PLANTS
  - All plant material shall be installed per industry standards.
  - All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
  - All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
  - Trees and shrubs over 30" shall not be planted within clear vision triangles.
  - Fertilize all trees and shrubs with Agriform planting tablets or approved equal. Apply per manufacturers recommendations.
- IRRIGATION
  - Irrigation system shall be built to the following specifications:
    - Adhere to city codes when connecting to city water.
    - All irrigation material to be new with manufacturers' warranty fully intact.
    - Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
    - Controller to have On/Off rain switch or rain shut off device that does not alter program.
    - All remote control valves (including master control valve) to have flow control device.
    - Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
    - All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
    - Use common trenching where possible.
    - All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
    - All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
    - Connect mainline to point of connection in approximate location shown on plan.
    - Contractor is responsible complying with all codes and paying all permits necessary.
    - Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
    - All drip irrigation to be buried 2" below finished grade.
    - Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
    - Install all irrigation per irrigation drawings. Utilize material specified or approved equal.
    - Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
    - If any discrepancies are found, then local codes shall prevail.
  - CONTRACTOR RESPONSIBILITIES
    - Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
    - All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
    - Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20" scale are turned in and approved by owner's representative.
    - In the event of a discrepancy, notify the Landscape Architect immediately.



COVERED SEATING EXAMPLE (TBD)



PLAY AREA STRUCTURE EXAMPLE (TBD)

**NOTES:**

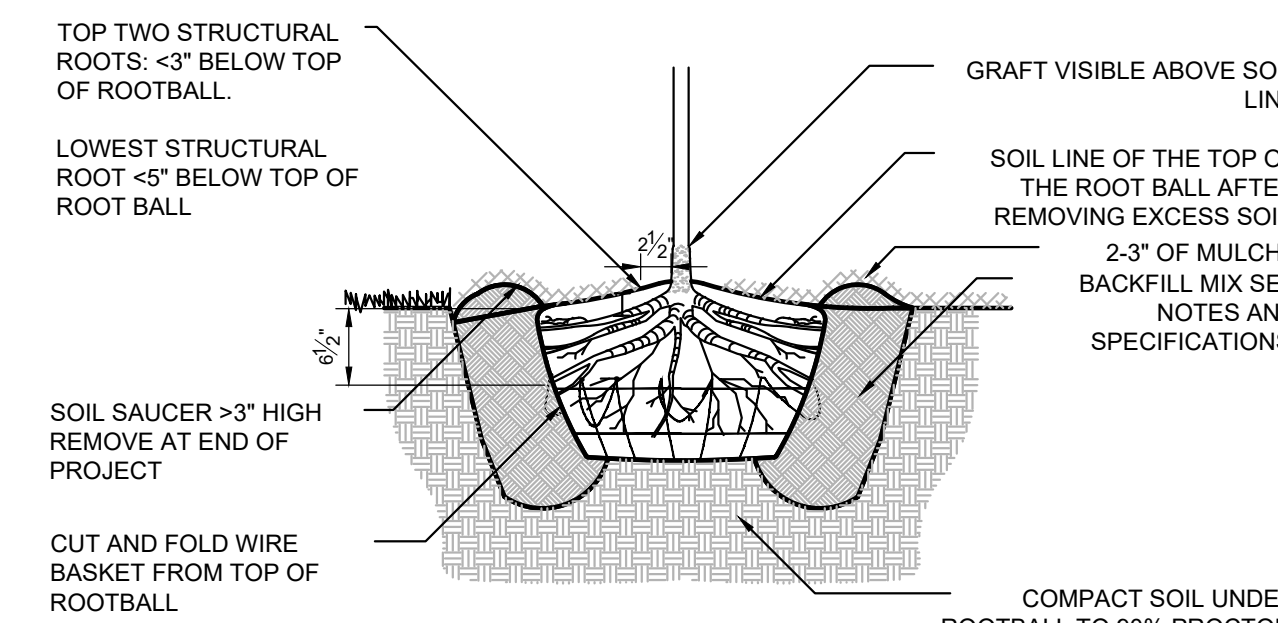
- DO NOT DAMAGE OR CUT LEADER
- DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
- TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- REMOVE PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
- WATER ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/2 OF THE ROOTBALL.
- 5" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

**NOTE:**

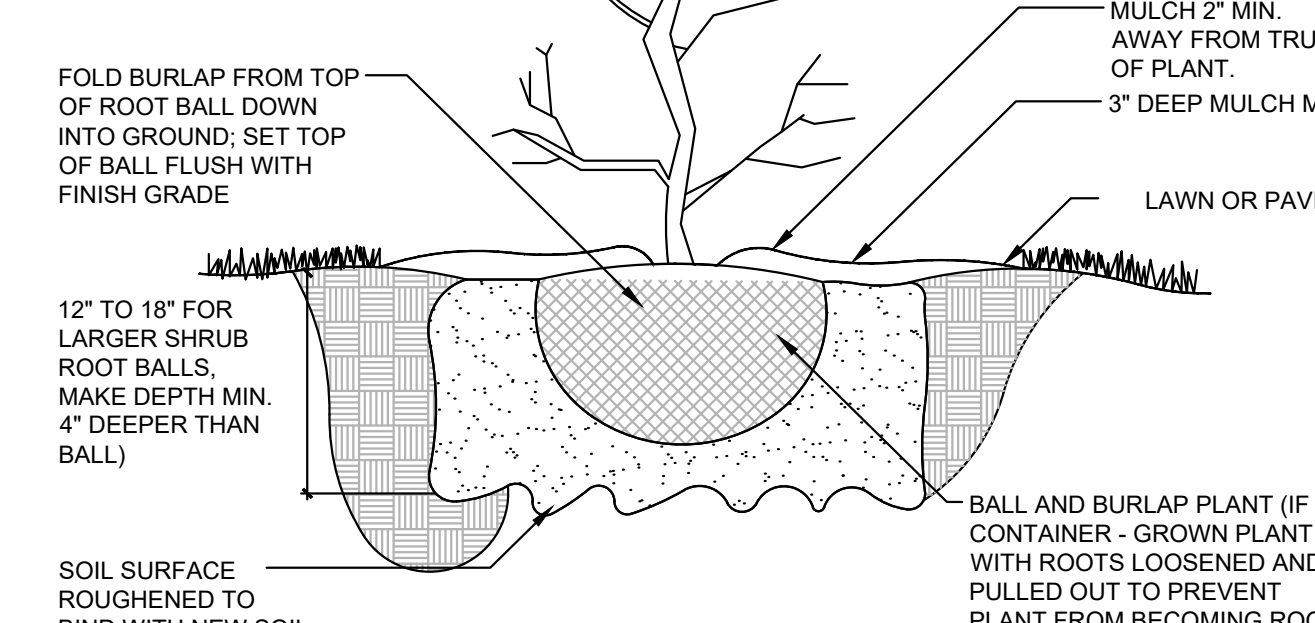
- REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

**NOTE:**

- BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

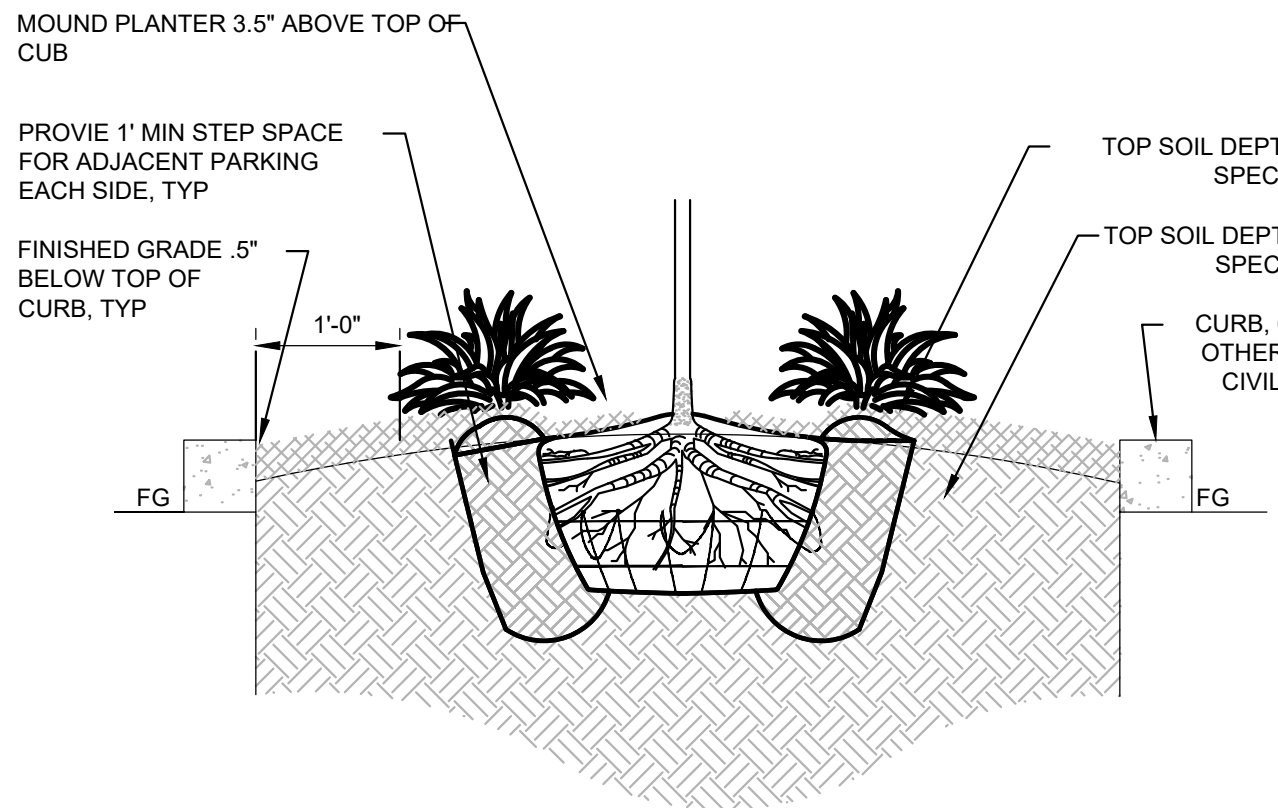


**1 BALL & BURLAP TREE PLANTING**  
3/4" = 1'-0" 3293-01

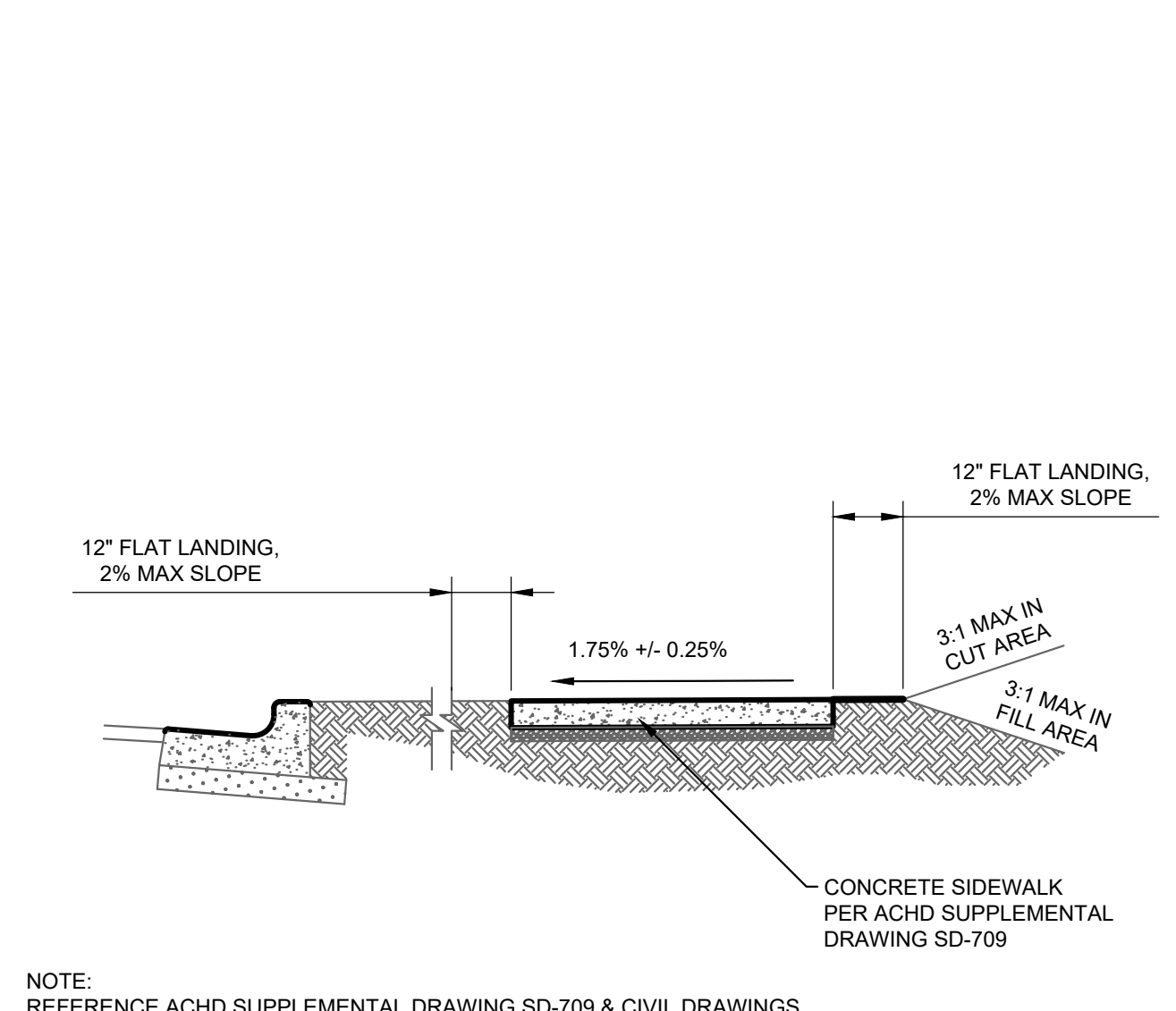


**2 SHRUB PLANTING**  
1" = 1'-0" 329333-03

- NOTE:**  
 \*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS  
 \*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS  
 \*PLANTS & MULCH PER PLAN



**3 PLANTER ISLAND DETAIL**  
3/4" = 1'-0" P-CO-01



**X CONCRETE SIDEWALKS ADJ LANDING-12"**  
3/8" = 1'-0" 329320-05

**NOTE:** REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS



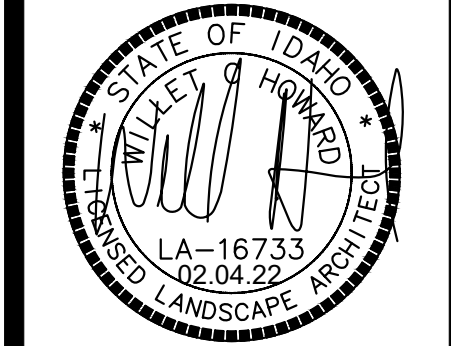
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PRELIMINARY



NOT FOR CONSTRUCTION

CIRCLE BAR SUB  
STAR, ID

**REVISIONS**

MRK	DATE	Description
△	**	**

JOB NO: 22-2259  
 DATE: 02.04.2022  
 DRAWN BY: JB  
 CHECKED BY: JB

DRAWING TITLE

**DETAILS & NOTES**

SHEET NUMBER

**L150**



City of Star

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

www.staridaho.org

Mayor:  
Trevor A. Chadwick

Council:  
Kevin Nielsen  
Jennifer Salmonsens  
Kevan Wheelock  
David Hershey

6 October 2022

Wendy Shrief  
JUB Engineers  
2760 W Excursion Ln  
Meridian, ID 83642

**Re: Munger Heights Subdivision – Preliminary Plat Application**

Dear Ms. Shrief

The City of Star Engineering Department has reviewed the Preliminary Plat for the Munger Heights Subdivision dated February 16, 2022. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and question based on our review.

1. Note 3 calls out Lot 6 Block 1 is listed as a common lot (shared driveway), this appears it should be lot 5.
2. Lots 5 and 23 Block 1 need to be included in note 17, so does lot 5 of Block 2. Why is there an easement for lot 10 of block 2? Please update note 17 accordingly.
3. Project is located 4,000 feet from Brandon Road, not sure they will be accessing it from any lots in this subdivision. Please update note 18 to indicate Munger road instead.
4. This subdivision will need to be annexed into the Star Sewer and Water District to provide water and sewer to the site
5. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a subdivision-wide pressure irrigation system will be required for each final plat. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.

6. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
7. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
8. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
9. 10-foot easements for pressure irrigation lines will need to be shown once the applicant determines the alignment location(s) for the facilities. Show all ditch and drainage easements.
10. Easements for sewer/water facilities will be required where placed outside of public right of way.

We recommend that the conditions 1 through 3 listed above be addressed prior to approval of the Preliminary Plat. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above-referenced Preliminary Plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

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

Sincerely,



Ryan V. Morgan, P.E.  
City Engineer

Enclosures



# ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300  
<https://adacounty.id.gov/developmentservices>

Section 7, Item B.

PHONE (208) 287-7900  
FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

September 1, 2022

Shawn Nickel  
City of Star Planning & Zoning  
10769 W State St  
Star, ID 83669

RE: AZ-22-09 / 12101 W Circle Bar Lane & 1821 N Munger Lane / Munger Creek  
Subdivision

Feedback has been requested regarding the proposed annexation with a rezone from RR (Rural Residential) to R-4 (Medium density Residential) and a preliminary plat for the Munger Creek Subdivision, which will consist of 90 single-family homes on 25.19-acres located at 12101 W Circle Bar Lane & 1821 N Munger Lane.

Ada County is supportive of the application due to the proximity of the site to existing public services. The Star Comprehensive Plan, as adopted by Ada County, designates the site as *Medium Density Residential*, which is intended for single-family homes at densities of four dwelling units per acre or less, which is consistent with the proposed 3.57 units per dwelling acre. Therefore, the proposed subdivision of the land into 90 lots is supported by *Goal 2.2* of the Ada County Comprehensive Plan which calls for urban development to be directed to Areas of City Impact where investments in urban services have already been made.

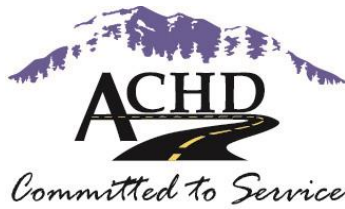
Additionally, the proposal to set aside over 21% open space is compatible with *Residential Policy 3* of the Star Comprehensive Plan, which encourages neighborhood parks and open spaces to be provided within residential areas.

Thank you for this opportunity to provide feedback.

Sincerely,

*Stacey Yarrington*

Stacey Yarrington  
Community & Regional Planner  
Ada County Development Services



**Project/File: Munger Creek/ SPP22-0012/ AZ-22-09/ DA-22-09/ PP-22-14**

This is an annexation with rezone and preliminary plat application to allow for the development of a 103-lot residential subdivision on 25 acres.

**Lead Agency:** City of Star

**Site address:** 1821 N. Munger Road &  
12101 W. Circle Barn Lane

**Staff Approval:** September 23, 2022

**Applicant:** Riley Verner  
Zion Ventures, LLC  
1307 E. Lone Creek Drive  
Eagle, ID 83616

**Owner:** Elliam Lodge  
12101 W. Circle Barn Lane  
Eagle, ID 83669

**Representative:** Wendy Shrief  
J-U-B Engineers  
2760 W. Excursion Lane  
Meridian, ID 83642

**Staff Contact:** Dawn Battles, Senior Planner  
Phone: 387-6218  
E-mail: [dbattles@achdidaho.org](mailto:dbattles@achdidaho.org)



**A. Findings of Fact**

1. **Description of Application:** The applicant is requesting approval of annexation with rezone from RR (Rural Residential) to R-4 (Residential), and a preliminary plat application to allow for the development of 103 lots consisting of 90 buildable residential lots, 10 common lots and 3 shared driveway lots. This application also includes a development agreement with the City of Star. The applicant’s rezone proposal is consistent with the City of Star’s future land use map which designates this site as neighborhood residential.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Residential	R-3
South	Rural Residential (Ada County) & Rural-Urban Transition (Ada County)	RR & RUT
East	Residential	R-3
West	Residential & Rural-Urban Transition (Ada County)	R-3 & RUT



- 3. **Site History:** ACHD has not previously reviewed this site for a development application.
- 4. **Transit:** Transit services are not available to serve this site.
- 5. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

- 6. **New Center Lane Miles:** The proposed development includes 0.6 centerline miles of new public road.
- 7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

**8. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

- Floating Feather Road is scheduled in the IFYWP for enhanced pedestrian facilities on the south side of the roadway from Wild Mustang Place to Meadow Lake Avenue as part of the replacement project of Bridge Number 2028 on Floating Feather Road over the Middleton Canal in 2026.
- Bridge Number 1005 and 2001 on Floating Feather Road over the Middleton Canal are scheduled in the IFYWP to be replaced in 2025.
- Floating Feather Road Extension is listed in the CIP to be constructed as a new 3-lane roadway from Can Ada Road to Munger Road and widened to 3-lanes from Munger Road to Star Road between 2036 and 2040.
- The intersection of Floating Feather Road and Star Road is listed in the CIP to be constructed as a single lane roundabout with no lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg between 2036 and 2040.

- 9. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies Munger Road and Floating Feather Road as Level 2 facilities that will be constructed as part of a future ACHD project.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 840 additional vehicle trips per day (9 existing); 84 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> edition.
2. **Condition of Area Roadways**  
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Floating Feather Road	None	Minor Arterial	283	Better than "E"
Munger Road	578-feet	Collector	100	Better than "D"

\* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).  
 \* Acceptable level of service for a two-lane collector is "D" (425 VPH).

3. **Average Daily Traffic Count (VDT)**  
*Average daily traffic counts are based on ACHD's most current traffic counts.*
  - The average daily traffic count for Floating Feather Road west of Star Road was 5,339 on April 6, 2022.
  - The average daily traffic count for Munger Road south of Streamview Drive was 2,234 on November 3, 2020.

## **C. Findings for Consideration**

1. **Floating Feather Road Re-alignment Study**  
Adopted by the ACHD Commission in 2008, the Floating Feather Re-alignment Study established the preferred re-alignment of Floating Feather Road from Lanewood Road to Can-Ada Road, eliminating the "stair step" effect at Palmer Lane and Pollard Lane. The approved re-alignment of Floating Feather Road is shown on ACHD's Master Street Map (MSM) and is listed in the Capital Improvements Plan (CIP).
2. **Floating Feather Road**
  - a. **Existing Conditions:** Floating Feather Road is not constructed within or abutting the site. Floating Feather runs east/west and currently intersects Munger Road southeast of the site.
  - b. **Policy:**
    - Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.
    - Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.
    - Street Section and Right-of Way Width Policy:** District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District’s planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

**Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. A new arterial roadway was identified on the MSM with the street typology of Residential Arterial. The new arterial roadway should align with Floating Feather Road on the east side of Munger Road and continue through the property intersecting Can Ada Road to the west. This segment of Floating Feather Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 49-foot street section within 78-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is not proposing to dedicate right-of-way or construct Floating Feather Road abutting the site.
- d. **Staff Comments/Recommendations:** Typically, the applicant should be required to construct Floating Feather Road with two travel lanes an 8-foot wide paved shoulder (30-feet of pavement), 5-foot wide detached concrete sidewalk on the north side of the roadway and a 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff on the south side of the roadway abutting the site’s south property line. However, there is a parcel located at the northwest corner of Munger Road and Floating Feather Road that has not developed prohibiting Floating Feather Road from being constructed to intersect Munger Road (red circled area).



To allow for the future construction of Floating Feather Road the applicant should be required to dedicate 39-feet of right-of-way abutting the site’s south property line. The right-of-way dedication is impact fee eligible for reimbursement, as this segment of Floating Feather Road is listed in the CIP.

### 3. Munger Road

a. **Existing Conditions:** Munger Road is improved with 2-travel lanes, 24-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 52-feet of right-of-way for Munger Road (26-feet from centerline).

b. **Policy:**

**Collector Street Policy:** District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

**Master Street Map and Typologies Policy:** District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

**Street Section and Right-of-Way Policy:** District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Residential Collector Policy:** District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

**Sidewalk Policy:** District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between

the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District’s planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Munger Road is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 54-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to dedicate additional right-of-way to total 25-feet from centerline of Munger Road abutting the site.

The applicant is proposing to construct Munger Road as ½ of a 36-foot wide collector street section to include pavement widening, vertical curb, gutter and 5-foot wide attached concrete sidewalk abutting the site.

- d. **Staff Comments/Recommendations:** The applicant’s proposal generally meets District policy with the exception of the 5-foot wide attached concrete sidewalk abutting the site which requires the construction of 7-foot wide attached or 5-foot wide detached concrete sidewalk. However, staff does not recommend the construction of this segment of Munger Road at this time.

As noted above, Bridge #2001 located on Munger Road 265-feet north of Floating Feather Road is listed in the IFYWP to be replaced in 2025. ACHD would normally require the widening of the structure to accommodate the required frontage improvements; however, the cost of the replacement is greater than the proposed developments impact. Additionally, consistent with several other development applications along this segment of Munger Road, ACHD has been collecting a road trust for the proportionate share of costs for the frontage improvements and replacement of Bridge #2001.

Staff recommends that the applicant dedicate additional right-of-way to total 27-feet from centerline of Munger Road abutting the site; and in lieu of constructing Munger Road as ½ of a 36-foot wide collector street section with vertical curb, gutter and 7-foot wide attached or 5-foot wide detached concrete sidewalk, the applicant should be required to provide a road trust deposit to ACHD prior to ACHD’s signature on the first final plat in the amount of \$261,200 (two hundred sixty one thousand two hundred and no/100) for the improvements along Munger Road abutting the site and the proportionate share of the cost for the replacement of Bridge #2001. plat.

#### 4. Internal Local Streets

- a. **Existing Conditions:** There are no local streets within the site.

- b. **Policy:**

**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

**Standard Urban Local Street—33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

**Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-foot wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District’s Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Applicant’s Proposal:** The applicant is proposing to construct the internal streets as 36-foot wide local street sections with curb, gutter an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk.
- d. **Staff Comments/Recommendations:** The applicant’s proposal to construct the internal streets as 36-foot wide local street sections meet District policy and should be approved as proposed. Dedicate right-of-way to 2-feet behind back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

**5. Roadway Offsets**

- a. **Existing Conditions:** There are no roadways within the site.

**b. Policy:**

**Collector Offset Policy:** District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

**Local Offset Policy:** District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

**c. Applicant’s Proposal:** The applicant is proposing to construct a new local street, Catamaran Way, to intersect Munger Road located in alignment with Catamaran Way on the east side of Munger Road across from the site.

The applicant is proposing to construct the internal local streets to align or offset by a minimum of 125-feet.

**d. Staff Comments/Recommendations:** The applicant’s proposal to construct a new local street, Catamaran Way, to intersect Munger Road located in alignment with Catamaran Way on the east side of Munger Road across from the site meets District policy and should be approved, as proposed.

The applicant’s proposal to construct the internal local streets to align or offset by a minimum of 125-feet meets District policy and should be approved, as proposed.

**6. Stub Streets**

**a. Existing Conditions:** There are no existing stub streets to or from the site.

**b. Policy:**

**Stub Street Policy:** District policy 7207.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

**Temporary Dead End Streets Policy:** District policy 7207.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

**c. Applicant Proposal:** The applicant is proposing to construct one local stub street, Wayfaring Drive, to the west, located 508-feet north of the site’s south property line.

**d. Staff Comments/Recommendations:** The applicant’s proposal to construct one local stub street to the west meets District policy and should be approved, as proposed.

The applicant should be required to install a sign at the terminus of Wayfaring Drive that states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." A temporary turnaround is not required at the terminus of this stub street as it does not extend greater than 150-feet.

## 7. Driveways

### 7.1 Munger Road

a. **Existing Conditions:** There is an existing driveway/private road from the site onto Munger Road located at the site's north property line.

b. **Policy:**

**Access Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. **Applicant's Proposal:** The applicant is proposing to close the existing driveway/private road onto Munger Road located at the site's north property line with vertical curb, gutter, sidewalk, and fencing.

d. **Staff Comments/Recommendations:** The applicant's proposal to close the existing driveway/private road onto Munger Road meets District policy and should be approved as proposed with the exception of closing the driveway with curb, gutter and sidewalk, as ACHD is requiring a road trust deposit in lieu of constructing frontage improvements on Munger Road abutting the site. The applicant should be required to close the driveway with landscaping and fencing.

## 8. Traffic Calming

**Speed Control and Traffic Calming Policy:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

a. **Applicant's Proposal:** The applicant is proposing to construct a long straight roadway, Streamview Drive, to be greater than 750-feet in length.

b. **Staff Comments/Recommendations:** The applicant should be required to redesign Streamview Drive to reduce the length of the roadway or to include passive design elements. The ultimate locations and design will be determined during plan review by Development Review staff.

Stop signs, speed humps/bumps and valley gutters will not be accepted as traffic calming.



## 9. Tree Planters

**Tree Planter Policy:** Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

## 10. Landscaping

**Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

## 11. Other Access

Floating Feather Road is classified as a minor arterial roadway and Munger Road is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

## D. Site Specific Conditions of Approval

1. Redesign Streamview Drive to reduce the length of the roadway to be less than 750-feet in length or to include passive design elements. The ultimate locations and design will be determined during plan review by Development Review staff.  
  
Stop signs, speed humps/bumps and valley gutters will not be accepted as traffic calming.
2. Dedicate 39-feet of right-of-way for the future construction of Floating Feather Road abutting the site's south property line. Compensation will be provided.
3. Dedicate additional right-of-way to total 27-feet from centerline of Munger Road abutting the site.
4. Prior to ACHD's signature on the first final plat, provide a road trust deposit to ACHD in the amount of \$261,200 for the frontage improvements along Munger Road abutting the site and for its proportionate share of the cost for the replacement of Bridge #2001.
5. Construct the internal streets as 36-foot wide local street sections with curb, gutter an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk, as proposed. Dedicate right-of-way to 2-feet behind back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.
6. Construct a new local street, Catamaran Way, to intersect Munger Road located in alignment with Catamaran Way on the east side of Munger Road across from the site, as proposed.
7. Construct the internal local streets to align or offset by a minimum of 125-feet, as proposed.
8. Construct one local stub street, Wayfaring Drive, to the west, located 508-feet north of the site's south property line, as proposed. Install a sign at the terminus of Wayfaring Drive that states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
9. Close the existing driveway/private road onto Munger Road located at the site's north property line with landscaping and fencing.
10. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

11. Payment of impact fees is due prior to issuance of a building permit.
12. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

## **F. Conclusions of Law**

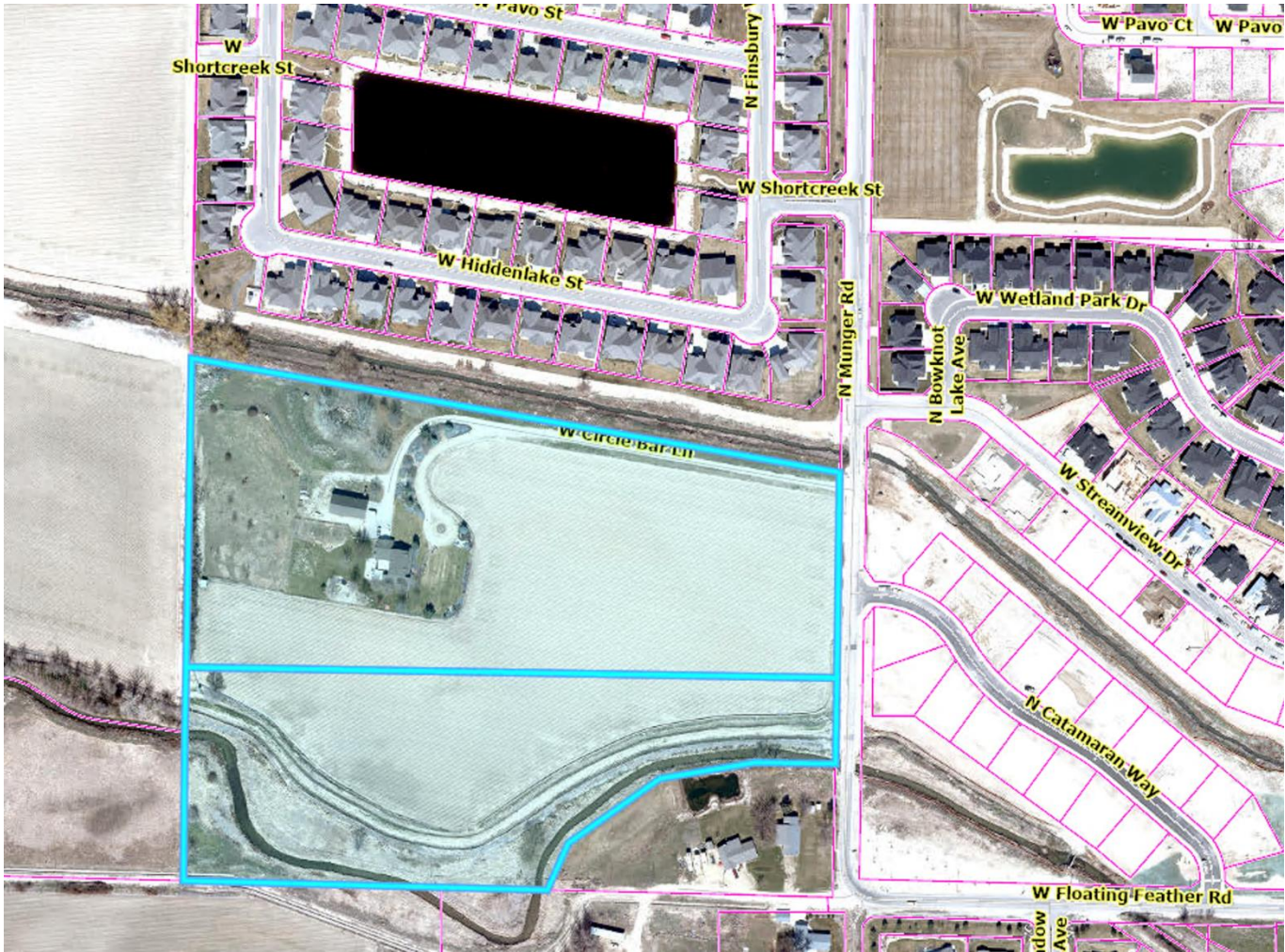
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

## **G. Attachments**

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP



**SITE PLAN**

**SHEET INDEX**

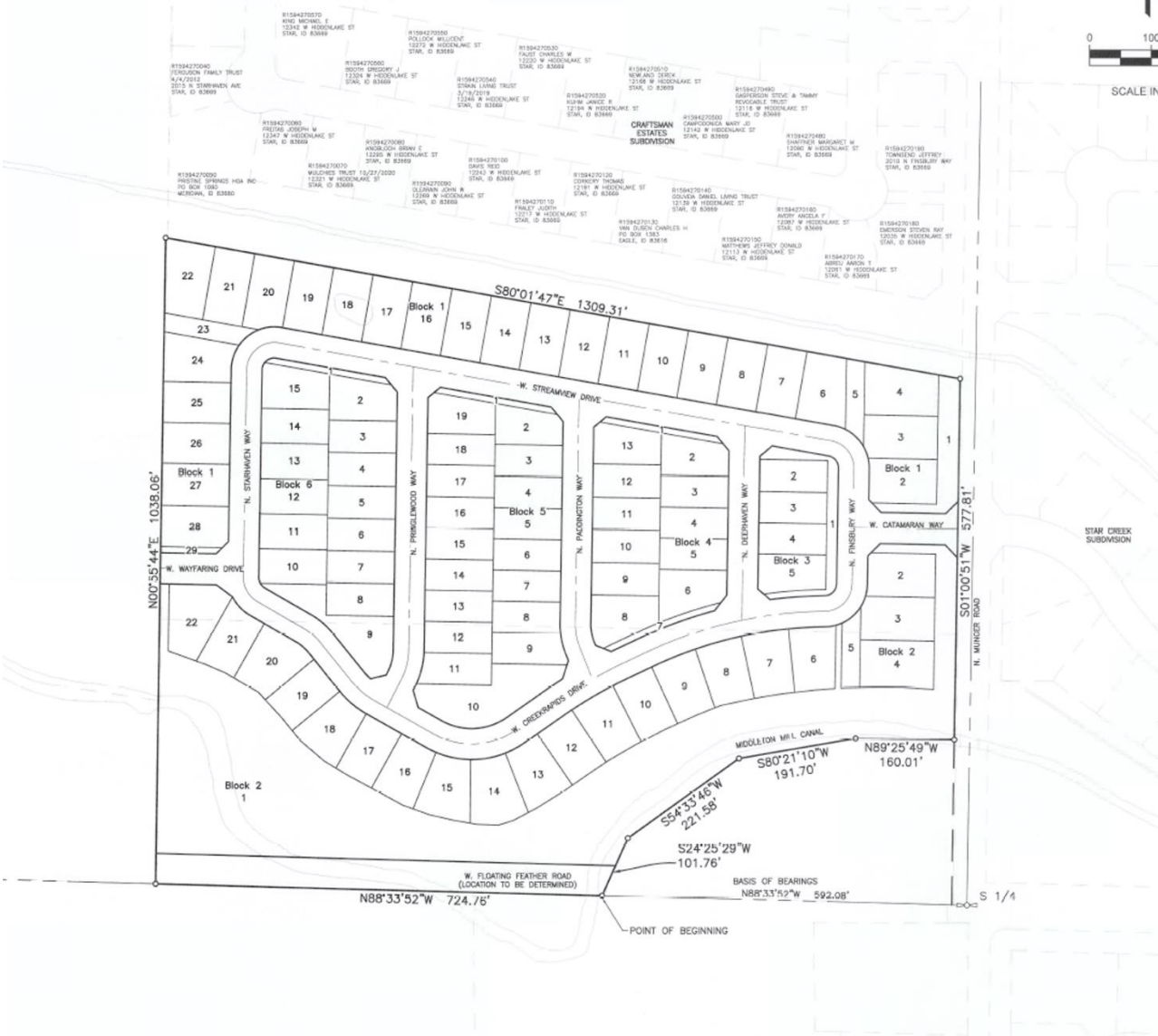
SHEET NUMBER	SHEET TITLE
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	EXISTING CONDITIONS
PP-03	LOT DIMENSION AND STREET SECTION PLAN
PP-04	UTILITY PLAN

PRELIMINARY PLAT FOR  
**MUNGER CREEK SUBDIVISION**  
 LOT 1 AND LOT 2 OF BLOCK 1 OF WAYFARING LANE SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, STAR, IDAHO.  
 2022

BOUNDARY



SCALE IN FEET



## Ada County Utility Coordinating Council

### Developer/Local Improvement District Right of Way Improvements Guideline Request

*Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.*

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

**Notification to the Ada County UCC can be sent to:** 50 S. Cole Rd. Boise 83707, or Visit [iducc.com](http://iducc.com) for e-mail notification information.

# Development Process Checklist

## Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
  - Send a **“No Review”** letter to the applicant stating that there are no site specific conditions of approval at this time.
  - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
  - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

## Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a **“No Review”** letter:
  - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
  - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

#### **Driveway or Property Approach(s)**

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

#### **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
  - a) Traffic Control Plan
  - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

#### **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

#### **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

## Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



**Shawn Nickel**

---

**From:** Richard Strain <outlook\_0EC769565EA7C51B@outlook.com>  
**Sent:** Friday, November 4, 2022 9:04 AM  
**To:** Shawn Nickel  
**Subject:** Munger Creek Subdivision

As a homeowner in Phase 1 of Pristine Springs, my biggest concern that this development doesn't drain our ponds like Toll Brothers did. We are still down 12" from where we were before Toll Bros drained our storm water down 20'. When you run those huge water pumps 24/7, it drains a lot of water. What assurances do we have that this is not going to happen again??

Rick Strain  
12246 W Hiddenlake st  
Star, Id

Sent from Mail for Windows

**Shawn Nickel**

**From:** Norton, Melvin B - Star, ID <Melvin.B.Norton@usps.gov>  
**Sent:** Tuesday, August 30, 2022 12:00 PM  
**To:** Shawn Nickel; Ryan Field  
**Subject:** FW: [EXTERNAL] FW: Agency Transmittal - Munger Creek Subdivision  
**Attachments:** Agency Letter - Munger Creek Subdivision.pdf

Looking over this application I do not see on the checklist where they need to get a delivery approval letter from the postal service. Have you removed this step as part of the process? If so I would like to respectfully request that it be added back into the process as this helps tremendously with the planning for the future delivery of Star. Please let me know.

Thank you,

Mel Norton  
 Postmaster  
 Star, Id 83669  
 208-286-7304

**From:** Barbara Norgrove <bnorgrove@staridaho.org>  
**Sent:** Tuesday, August 30, 2022 11:52 AM  
**To:** jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; chopper@canyonhd4.org; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; GIS@tax.idaho.gov; D3Development.Services@itd.idaho.gov; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@starfirerescue.org; Norton, Melvin B - Star, ID <Melvin.B.Norton@usps.gov>; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@starfirerescue.org; Horner Marci <Horner.Marci@westada.org>; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; Julissa Wolf <jwolf@baileyengineers.com>; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; gmprdjulie@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; Flack,Brandon <brandon.flack@idfg.idaho.gov>; Ryan Field <rfield@staridaho.org>; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@staridaho.org>; Kerry.schmidt@intgas.com; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Vincent.Trimboli@itd.idaho.gov  
**Cc:** Shawn Nickel <snickel@staridaho.org>  
**Subject:** [EXTERNAL] FW: Agency Transmittal - Munger Creek Subdivision

**CAUTION:** This email originated from outside USPS. **STOP and CONSIDER** before responding, clicking on links, or opening attachments.

Please see attached Agency Transmittal for Munger Creek Subdivision, located in Star, Ada County.

**Shawn Nickel**

**From:** Barbara Norgrove  
**Sent:** Wednesday, October 12, 2022 2:20 PM  
**To:** D3 Development Services  
**Cc:** Shawn Nickel  
**Subject:** RE: Agency Transmittal - Munger Creek Subdivision

Thank you  
 Barbara

**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Wednesday, October 12, 2022 2:19 PM  
**To:** Barbara Norgrove <bnorgrove@staridaho.org>  
**Subject:** RE: Agency Transmittal - Munger Creek Subdivision

Good afternoon Barbara,

ITD has no comments at this time.

Thank you,

Wendy

**From:** Barbara Norgrove <[bnorgrove@staridaho.org](mailto:bnorgrove@staridaho.org)>  
**Sent:** Tuesday, August 30, 2022 11:52 AM  
**To:** [jboal@adaweb.net](mailto:jboal@adaweb.net); [sheriff@adaweb.net](mailto:sheriff@adaweb.net); [Daniel.Weed@cableone.biz](mailto:Daniel.Weed@cableone.biz); [Terence.Alsup@cableone.biz](mailto:Terence.Alsup@cableone.biz); [chopper@canyonhd4.org](mailto:chopper@canyonhd4.org); [Lbadigian@cdhd.idaho.gov](mailto:Lbadigian@cdhd.idaho.gov); [Mreno@cdhd.idaho.gov](mailto:Mreno@cdhd.idaho.gov); [GIS@tax.idaho.gov](mailto:GIS@tax.idaho.gov); D3 Development Services <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>; Ryan Morgan <[rmorgan@staridaho.org](mailto:rmorgan@staridaho.org)>; [rmorgan@starswd.com](mailto:rmorgan@starswd.com); [bryce@sawtoothlaw.com](mailto:bryce@sawtoothlaw.com); [gtiminsky@starfirerescue.org](mailto:gtiminsky@starfirerescue.org); [Melvin.B.Norton@usps.gov](mailto:Melvin.B.Norton@usps.gov); [harp.kimberly@westada.org](mailto:harp.kimberly@westada.org); [farmers.union.ditch@gmail.com](mailto:farmers.union.ditch@gmail.com); [ERIC.GRZEBINSKI@mdu.com](mailto:ERIC.GRZEBINSKI@mdu.com); [planningreview@achdidaho.org](mailto:planningreview@achdidaho.org); [hday@starswd.com](mailto:hday@starswd.com); [bmoore@adacounty.id.gov](mailto:bmoore@adacounty.id.gov); [BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov); [samuel.flores@sparklight.biz](mailto:samuel.flores@sparklight.biz); [PDickerson@idahopower.com](mailto:PDickerson@idahopower.com); [permits@starfirerescue.org](mailto:permits@starfirerescue.org); Horner Marci <[Horner.Marci@westada.org](mailto:Horner.Marci@westada.org)>; [info@pioneerirrigation.com](mailto:info@pioneerirrigation.com); [irrigation.mm.mi@gmail.com](mailto:irrigation.mm.mi@gmail.com); Julissa Wolf <[jwolf@baileyengineers.com](mailto:jwolf@baileyengineers.com)>; [syarrington@adacounty.id.gov](mailto:syarrington@adacounty.id.gov); [westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov); [gmprdtim@gmail.com](mailto:gmprdtim@gmail.com); [gmprdjulie@gmail.com](mailto:gmprdjulie@gmail.com); Andy Waldera <[andy@sawtoothlaw.com](mailto:andy@sawtoothlaw.com)>; Flack,Brandon <[brandon.flack@idfg.idaho.gov](mailto:brandon.flack@idfg.idaho.gov)>; Ryan Field <[rfield@staridaho.org](mailto:rfield@staridaho.org)>; [Cheryl.imlach@intgas.com](mailto:Cheryl.imlach@intgas.com); [irr.water.3@gmail.com](mailto:irr.water.3@gmail.com); [Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org); Richard Girard <[rgirard@staridaho.org](mailto:rgirard@staridaho.org)>; [Kerry.schmidt@intgas.com](mailto:Kerry.schmidt@intgas.com); Chris Todd <[ctodd@staridaho.org](mailto:ctodd@staridaho.org)>; John Tensen <[jtensen@staridaho.org](mailto:jtensen@staridaho.org)>; [gis@compassidaho.org](mailto:gis@compassidaho.org); Vincent Trimboli <[Vincent.Trimboli@itd.idaho.gov](mailto:Vincent.Trimboli@itd.idaho.gov)>  
**Cc:** Shawn Nickel <[snickel@staridaho.org](mailto:snickel@staridaho.org)>  
**Subject:** FW: Agency Transmittal - Munger Creek Subdivision

**CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**

Please see attached Agency Transmittal for Munger Creek Subdivision, located in Star, Ada County.