

**CITY COUNCIL REGULAR MEETING AGENDA**City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 18, 2024 at 7:00 PM

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

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Bishop Cody Larsen, Church of Jesus Christ of Latter Day Saints - Floating Feather Ward
3. **ROLL CALL**
4. **PRESENTATIONS**
 - A. **Star Police Chief Monthly Report**
 - B. **Star Fire Chief Monthly Report**
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. **FINAL PLAT** - Selwood Phase 2 (**FILE # FP-24-06**)
 - B. **FINAL PLAT** - Starpointe Phase 2 (**FILE # FP-24-04**)
 - C. **FINAL PLAT** - River Park Phase 2-South (**FILE # FP-24-05**)
 - D. **FINAL PLAT** - Iron Mountain Vista (**FILE # FP-24-07**)
 - E. **FINDINGS OF FACT / CONCLUSION OF LAW** - Erlebach Annexation (**FILE # AS-24-02 / DA-24-02 / PR-24-01**)
6. **PUBLIC COMMENT** - Members of the Public may address the Mayor and Council on any item not currently on the Agenda or on items currently or potentially set for a Public Hearing. Comments regarding City Staff, Elected Officials and Private Citizens should be set for a private meeting with the Mayor. (**Three Minute Time Limit**)
7. **ACTION ITEMS:** (The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
 - A. **Ordinance 404-2024 - Title 8 UDC Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 8 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERBILITY AND PROVIDING AN EFFECTIVE DATE. (**ACTION ITEM**)
 - B. **Ordinance 405-2024 - Title 3 Health & Sanitation Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 3 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERBILITY AND PROVIDING AN EFFECTIVE DATE (**ACTION ITEM**)
 - C. **Ordinance 406-2024 - Title 4 Public Safety Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 4 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERBILITY AND PROVIDING AN EFFECTIVE DATE. (**ACTION ITEM**)
 - D. **Ordinance 407-2024 - Title 5 Motor Vehicle Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 5 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERBILITY AND PROVIDING AN EFFECTIVE DATE. (**ACTION ITEM**)
 - E. **Ordinance 408-2024 - Title 7 Building Regulation Amendments:** AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 7 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERBILITY AND PROVIDING AN EFFECTIVE DATE (**ACTION ITEM**)
 - F. **Discussion: Garnet Subdivision** - Abatement of Property (**ACTION ITEM**)
 - G. **Vehicle Purchase** - Authorize / Approve of Purchase of 2012 Ford F550 (**ACTION ITEM**)
 - H. **Notice of Award** - Award Riverhouse Paving Project (**ACTION ITEM**)
 - I. **Intergovernmental Agreement** - Approve & Authorize the Mayor to sign the ACHD / City of Star Intergovernmental Agreement for Collection & Waiver of Impact Fees (**ACTION ITEM**)
8. **ADJOURNMENT**



May 2024 Police Report

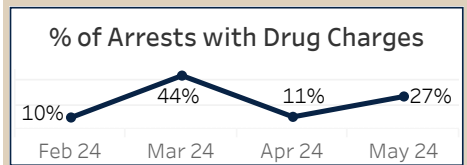
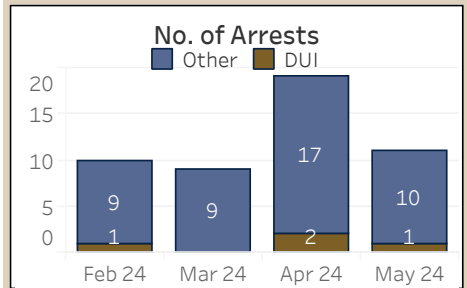
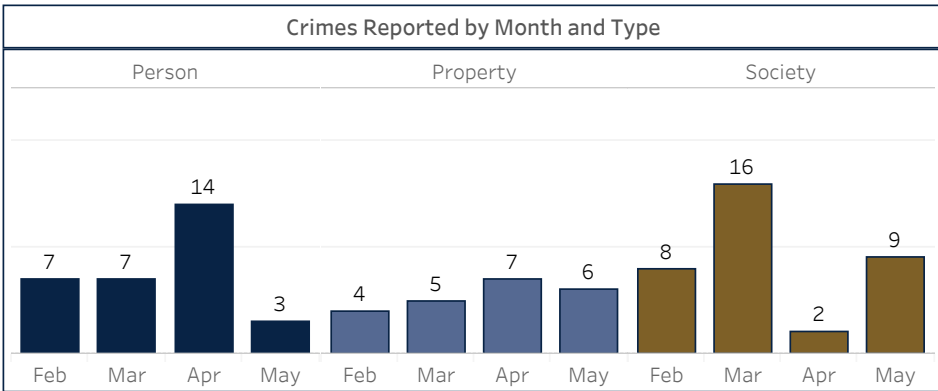
Release Date 2024-06-11

Offenses Reported¹

Types	2021	2022	2023	2024 YTD
Person	74	110	96	35
Property	59	92	117	25
Society	52	67	134	49
Total Crimes	185	269	347	109
Crimes/1,000 Pop	13.8	17.7	19.6	

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 Activity²

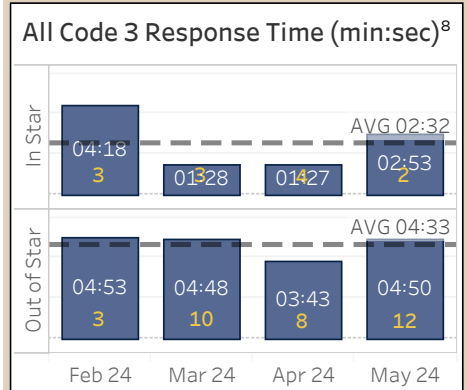
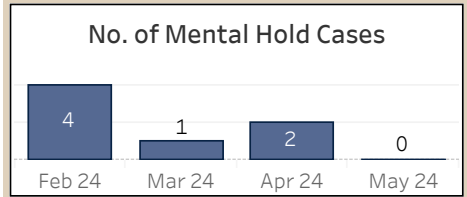
	2024 Monthly Avg ³	Feb 24	Mar 24	Apr 24	May 24	May 2023
Citizen Calls for Service (CFS)	288	218	267	335	364	347
Proactive Policing	1,924	1,996	2,034	1,959	1,998	1,882

Citations⁷

	Feb 24	Mar 24	Apr 24	May 24
Infraction	47	61	49	58
Misdemeanor	14	20	11	19

Select Call Types

	2024 Monthly Avg ³	Feb 24	Mar 24	Apr 24	May 24	May 2023
Crash Response	33	20	27	45	36	23
Crisis/Mental Health ⁴	12	11	10	17	10	9
Domestic Violence	4	2	4	5	3	6
Juvenile Activity	19	19	12	27	22	18
Location Checks ⁵	403	394	419	377	396	568
Property Crime Calls ⁶	14	12	15	18	16	19
School Checks	49	43	62	42	32	90
Traffic Stops	384	440	445	367	419	395
Welfare Checks	22	22	26	28	13	24



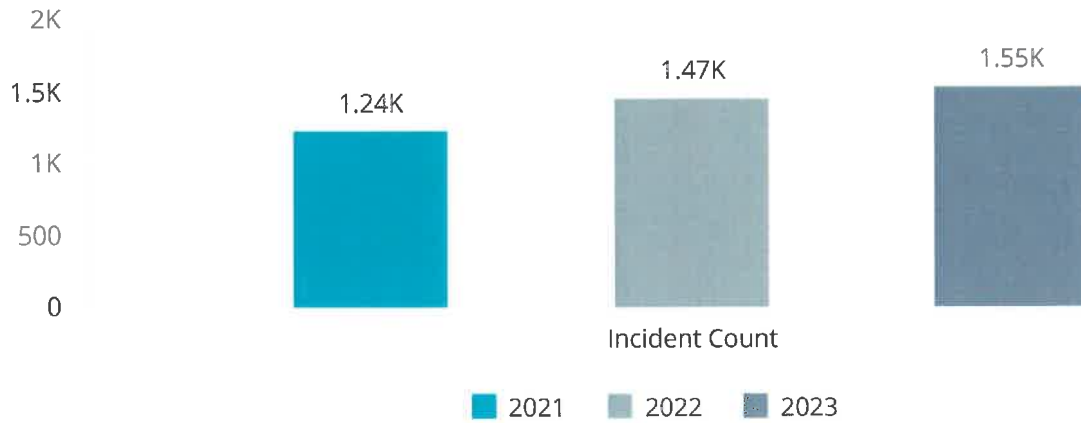
¹Offense Reports are compiled from NIBRS RMS. ²Police Activity reflects calls in the City of Star and all calls dispatched with a Star deputy. ³Monthly averages are based on all prior months of the current year. ⁴Calls are for Crisis/Mental Hold/Suicidal Subject/Attempted Suicide. ⁵Location checks include Construction Site, Property, and Security checks. ⁶Property Crime Calls include Theft, Vandalism, Burglary, Fraud. ⁷Infraction and Misdemeanor Citations issued by a Star deputy as listed in the current Patrol schedule. ⁸Code 3 Calls represent all incidents routed at Priority 3, where Priority 3 calls require an immediate emergency response.



Mayor Report

May
Count: **161** AVG Response Tim... **6.57** Acres Burned **#N/A** Dollar Loss
Total Es... **13,000** | Total ... #N/A

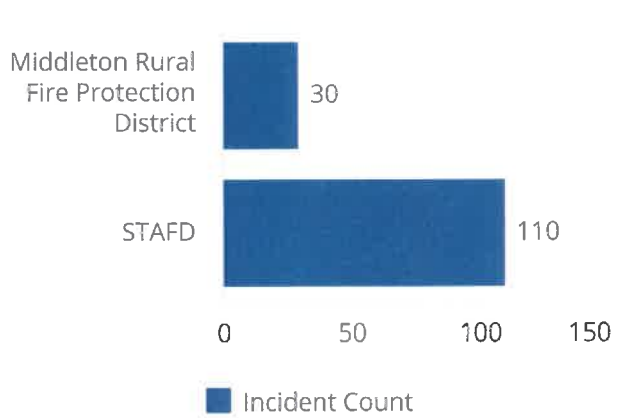
Incident Count By Year Group Comparison



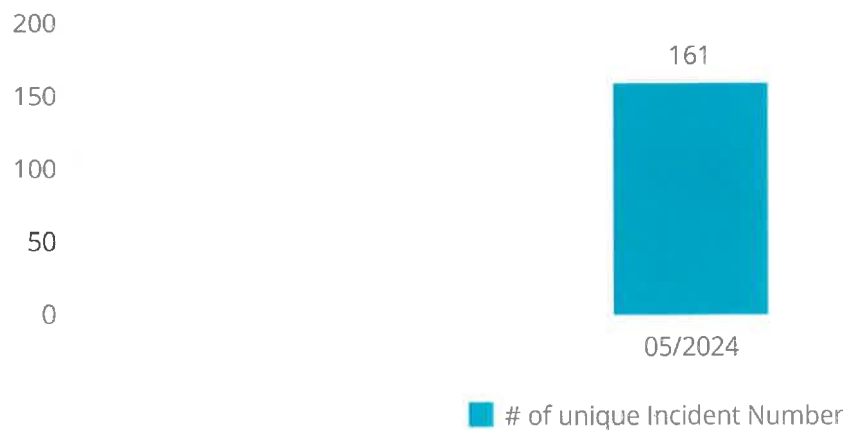
Count By Specific Call Types

Incident Type Group	Count
100 - Fire	12
300 - Rescue & EMS	91
400 - Hazardous Condition	5
500 - Service Call	27
600 - Good Intent Call	13
700 - False Alarm	6
Other	7
Count	161

District (Star and Middleton Only)



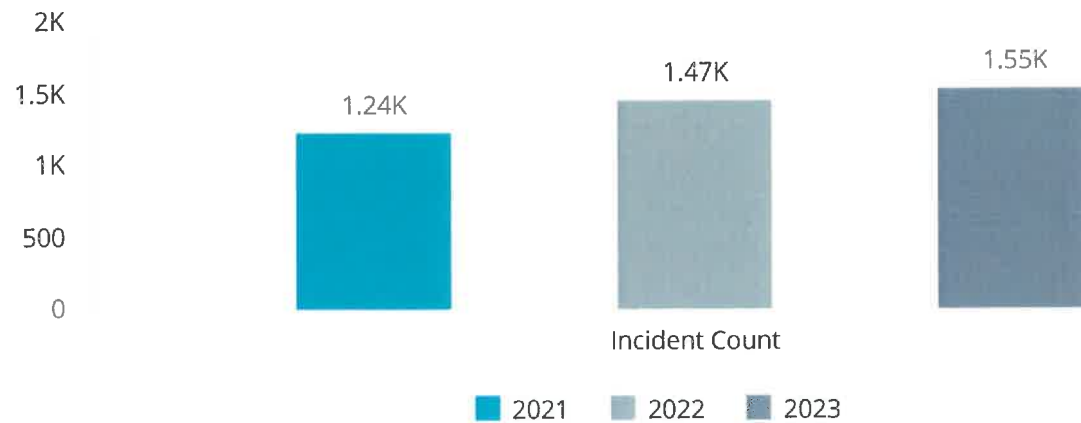
Incident County by Month



Mayor Report

YTD Count: **702** AVG Response Tim... **6.70** Acres Burned **3.41** Dollar Loss Total Es... **18,000** | Total ... #N/A

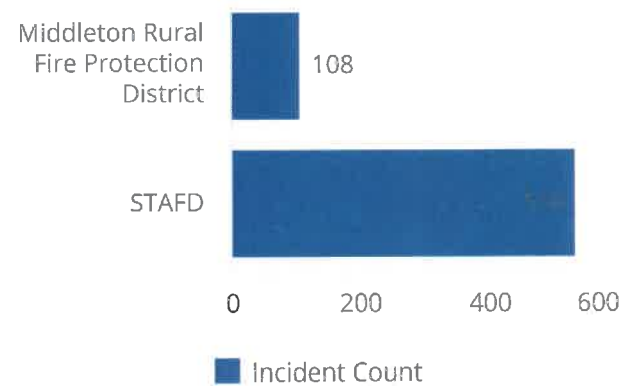
Incident Count By Year Group Comparison



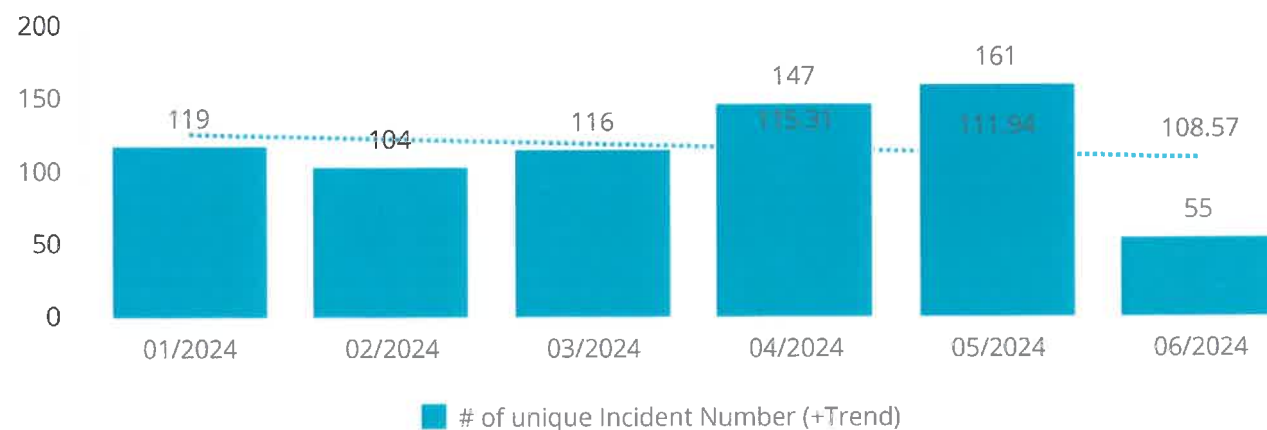
Count By Specific Call Types

Incident Type Group	Count
100 - Fire	38
300 - Rescue & EMS	383
400 - Hazardous Condition	28
500 - Service Call	109
600 - Good Intent Call	83
700 - False Alarm	35
Other	26
Count	702

District (Star and Middleton Only)



Incident County by Month





CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: **June 18, 2024**

FILE(S) #: FP-24-06, Final Plat, Sellwood Place Subdivision, Phase 2

REQUEST

The applicant is seeking approval of a Final Plat for Sellwood Place Subdivision Phase 2, consisting of 36 residential lots and 5 common lots on 9.28 acres. The property is located at 2200 & 2359 N. Brandon Road in Star, Idaho, generally located on the east side of N. Brandon Road, south of W. New Hope Road. Ada County Parcel Number S0405314975.

APPLICANT/REPRESENTATIVE:

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

OWNER:

HDP Sellwood, LLC
701 S. Allen St., Ste. 401
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation - Residential R-4

Phase 2

Acres - 9.28
Residential Lots - 36
Common Lots - 5
Commercial Lots - 0

HISTORY

January 5, 2021 Council tabled the Annexation and Zoning (AZ-20-20), Preliminary Plat (PP-20-25 and Development Agreement to February 2, 2021 to allow the

Applicant an opportunity to review the location of the entrance with ACHD.

February 2, 2021 Council approved applications for Annexation and Zoning (AZ-20-20) and Preliminary Plat (PP-20-18) for Sellwood Place Subdivision. The preliminary plat was approved for 76 single family residential lots, 15 common area lots and 2 common driveway lots with 0 commercial lots on 21.35 acres. Zoning Designation given was residential (R-4).

February 21, 2023 Council approved the Final Plat for Sellwood Place Subdivision, Phase 1 (FP-22-29) consisting of 40 residential lots and 12 common lots on 11.50 acres.

GENERAL DISCUSSION

The Final Plat layout for Phase 2 generally complies with the approved Preliminary Plat.

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

The Preliminary Plat submitted contains 76 single family residential lots, and 15 common area lots and 2 common driveway lots for a total of 93 lots. The residential lots range in size from 6,300 square feet to 27,934 square feet with the average buildable lot area of 7,526 square feet. The applicant has indicated that the development will contain a total of 3.20 acres (15.00%) of open space with 2.14 acres (10.00%) of qualified open space. This meets the minimum requirement for usable open space in the current Unified Development Code, Section 8-4E-2. Streets are proposed to be public throughout the development. Proposed local streets measure 36 ft from back of curb to back of curb on the submitted preliminary plat with a 50-foot easement. This street width satisfies the requirements of the UDC.

The development will be accessed on the west N. Brandon Road. The development will also have a stub road located on the southeast edge of the property that will terminate at the property line with the possibility to extend in the future. It does appear that the development has an emergency access, also off N. Brandon Road on the south parcel.

The development has 1 cul-de-sac that measures approximately 150 feet long. This satisfies the requirements of Section 8-6B-2-B4.

The applicant is **NOT** requesting any setback waivers from current code.

This application was originally heard by Council on January 5, 2021. At the meeting, Council tabled the application and directed the applicant to review the location of the entrance to the subdivision on Brandon Road with ACHD for possible relocation, detached sidewalks along Brandon Road, irrigation and drainage issues, and an updated landscape plan. The applicant will provide Council with and updated landscape plan and will update the Council on the other

issues at the upcoming hearing. The applicant has indicated that ACHD does not support moving the access to the south on Brandon Road. As approved by Council, the preliminary plat contains 76 residential lots, 15 common area lots and 2 common driveway lots for a total of 93 lots. Residential lots range from 6,228 square feet to 14,760 square feet (existing home lot). Total open space approved includes 3.30 acres (15.5%) with a total useable open space area of 2.14 acres (10%).

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 2 is 3.88 du/acre, with lots ranging in size from 6,300 square feet to 11,097 square feet. After Phase 2, there will be 76 platted residential lots, leaving no additional residential lots for development in the subdivision.

Common/Open Space and Amenities – To Be Installed in Phase 2:

- Neighborhood Park (Pickleball Court & Pergola)
- Natural Pathway through Native Grasses
- Pocket Park off of N. Silver Wolf Place

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

Streetlights –A Streetlight design has not been provided with the final plat application and a lighting plan is also not available. The Applicant shall work with City Staff on the design and location of streetlights prior to installation. **A cut sheet/design and lighting plan will be required before signing the final plat.**

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.

Subdivision Name – Letter of approval from Ada County Development Services was included in the application packet and is reflected on the plat.

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.**

Shared Driveway – The development appears to have 2 shared driveways on the northern portion of the development. Each drive appears to service 2 dwellings and are approximately 120 feet in length and 28 feet in width.

ADDITIONAL ITEMS TO BE RESOLVED PRIOR TO FINAL PLAT SIGNATURE

1. **The applicant shall provide solid fencing along the entire southern boundary of the development. In addition, the applicant shall work with the City Engineer to determine if additional drainage (French drain) is necessary to alleviate potential erosion along the southern property boundary. This shall be a condition prior to signature of final plat.**
2. **The applicant shall work with the Army Corp of Engineers to determine if wetland area exists within the development and if mitigation is necessary. Documentation from the Corp shall be provided to staff prior to approval of construction drawings. This shall be a condition prior to signature of final plat.**

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on May 13, 2024.

May 16, 2024,	City Engineer	Email
May 24, 2024,	CDH	Standard 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 \$1,726.20 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$113,191.00 The City will allocate funds to roadway improvements in the vicinity of the project. Phase 2 has 36 residential lots for a fee of \$62,136 (36 x \$1,726.20).**
2. The approved Preliminary Plat for Sellwood Place 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 at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. Failure to comply with the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
5. **Lots 8, and 10-13, Block 6, as they appear on the approved preliminary plat, shall be limited to one-story homes. This shall be a condition within the Development Agreement.**
6. **Prior to signature of the final plat for Phase 1, the applicant shall provide solid fencing along the entire southern boundary of the development. In addition, the applicant shall work with the City Engineer to determine if additional drainage (French drain) is necessary to alleviate potential erosion along the southern property boundary. This shall be a condition within the Development Agreement.**
7. **Prior to signature of the final plat for Phase 1, the applicant shall work with the Army Corp of Engineers to determine if wetland area exists within the development and if mitigation is necessary. Documentation from the Corp shall be provided to staff prior to approval of construction drawings. This shall be a condition within the Development Agreement.**
8. **The applicant shall manage fugitive lighting directed towards existing land uses to the east and south of the development.**
9. **The applicant shall provide detached sidewalk along the entire frontage of the subdivision on Brandon Road.**
10. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.

11. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
12. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
13. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
14. 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.
15. 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.
16. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
17. A 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.
18. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
19. A separate sign application is required for any subdivision sign.
20. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
21. 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.
22. 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.
23. 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.
24. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
25. All common areas shall be maintained by the Homeowners Association.
26. 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.**
27. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
28. **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.

29. 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.

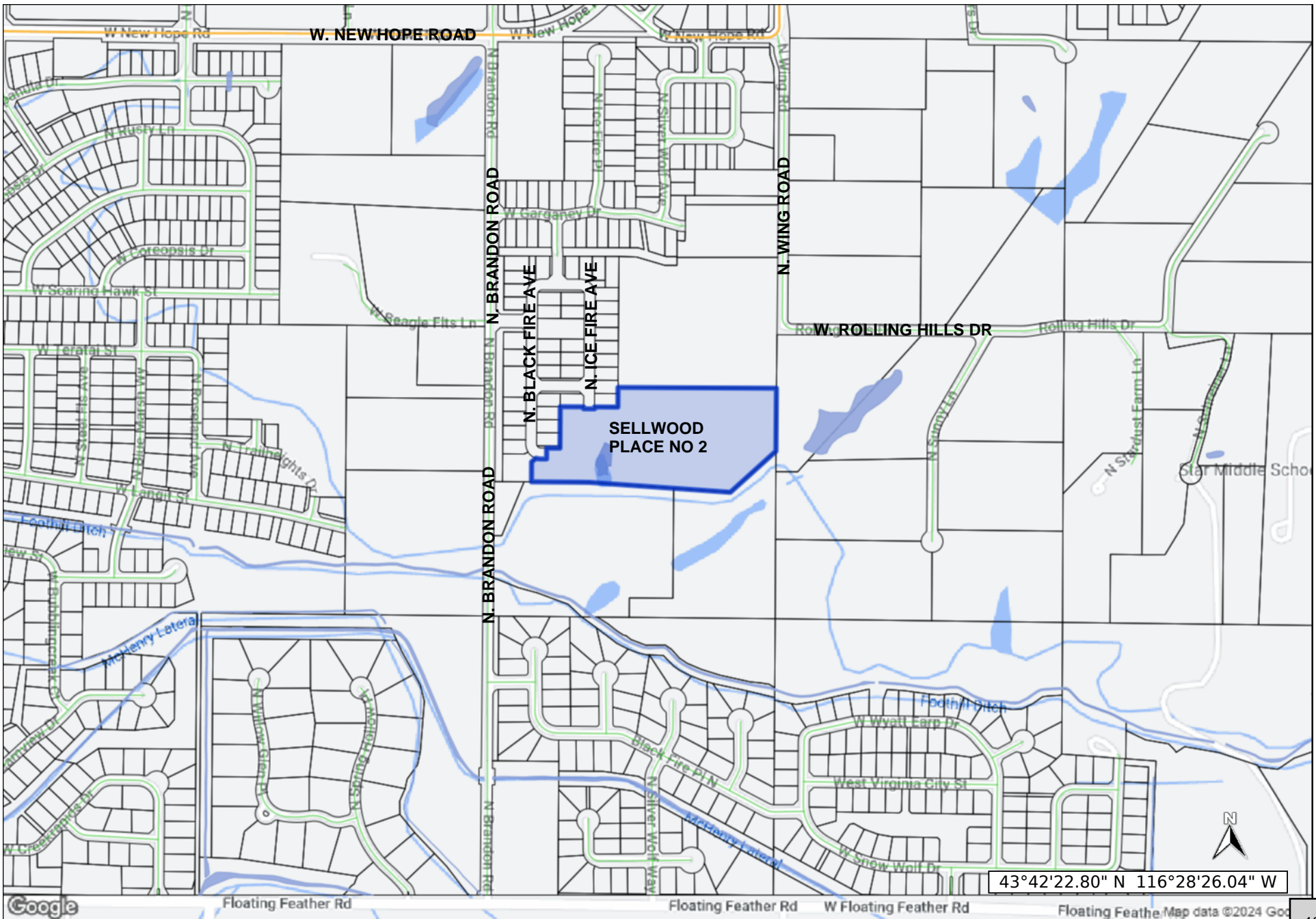
30. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-24-06 Sellwood Place Subdivision, Final Plat, Phase 2, on _____, 2024.

Sellwood Place No 2

VICINITY MAP



43°42'22.80" N 116°28'26.04" W

KENT BROWN PLANNING SERVICES

April 26, 2024

Star City Council
PO Box 130
Star, ID 83669

RE: Final Plat for Sellwood Place Subdivision No 2

Dear Mayor and Council:

On behalf of Sellwood Properties LLC, please accept this request for Final Plat approval. The lot count for Sellwood Place No 2 is; 36 single-family residential and 5 common lots. This subdivision is located at N. Brandon Road.

- Sellwood Place Subdivision No 2 is in compliance with the preliminary plat (AZ20-20;DA 20-25 &PP20-18) and meets all requirements of conditions.
- Sellwood Place Subdivision No 2 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 Sellwood Place Subdivision No 2

APPROVED PRELIMINARY SUBDIVISION	PHASE TWO
Total Residential lots -76	Total Residential lots -36
Range of residential lots – 6300- 27,934	Range of residential lots – 6300- 11,097
OPEN SPACE	
Qualified open space – 2.14.acres (10%)	Qualified open space – 1.98 acres (15.9)
Gross Density- 3 units per acre	Gross Density -3.47-units per acre
AMENITIES: Neighborhood park, playground picnic shelter, pathways	AMENITIES: Neighborhood Park playground picnic shelter, pathways

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

Sincerely,



Kent Brown, Planner



FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-24-06</u>
Date Application Received: <u>04/26/2024</u> Fee Paid: <u>\$2710.00</u>
Processed by: City: <u>BN</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Kent Brown
 Applicant Address: 3161 E Springwood Dr Meridian Idaho Zip: 83642
 Phone: 208-871-6842 Email: kentlkb@gmail.com

Owner Name: Sellwood Properties
 Owner Address: 701 S Allen Street Suite 401 Meridian Idaho Zip: 83642
 Phone: 208-695-2401 Email: Aedwards@hubblehomes.com

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

Property Information:

Subdivision Name: Sellwood Place Subdivision No 2 Phase: Two

Parcel Number(s): S0405314975

Approved Zoning: R-4 Units per acre: 3.76

Total acreage of phase: 9.82 Total number of lots: 41

Residential: 37 Commercial: 0 Industrial: 0

Common lots: 4 Total acreage of common lots: _____ Percentage: _____

Percent of common space to be used for drainage: _____ Acres: _____

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>37</u>	<u>37</u>
Number of Common Lots:	<u>4</u>	<u>4</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	_____	_____

Amenities: COMMUNITY PARK

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

Subdivision Name: Sellwood Place Subdivision no 2 Phase: Two

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.: _____
 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 (√)
KB	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.	
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"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. 	
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 original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
KB	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
KB	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	
KB	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
KB	One (1) 11" X 17" paper copy of the Final Plat	
KB	Electronic copy of the Final landscape plan**	

KB	One (1) 11" X 17" copy of the Final landscape plan	Section 5, Item A.
	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 design and location 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>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</p> <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • 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. 	
	**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.*

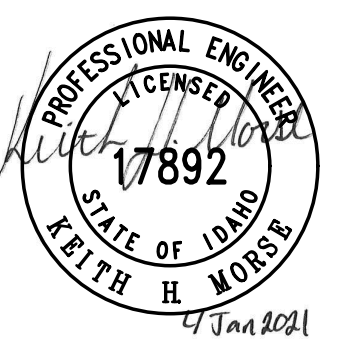
Applicant/Representative Signature

Date



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



NO.	DESCRIPTION	BY	DATE

SELLWOOD PLACE SUBDIVISION
STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE: 10-20-106_PRE-PLAT
JUB PROJ # : 10-20-106
DRAWN BY: EE
DESIGN BY: KM
CHECKED BY: KM
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 1/4/2021
SHEET NUMBER:
PP-01

PRELIMINARY PLAT FOR SELLWOOD PLACE SUBDIVISION

SITUATED IN THE EAST HALF OF THE WEST HALF OF SECTION 05,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,

STAR, IDAHO
2021

BOUNDARY LEGEND

- Subdivision Boundary Line
- - - Section Line
- Center Line
- - - Right-of-way Line
- Existing Parcel Line
- Section Corner
- ⊕ Quarter-Section Corner
- Property Corner
- △ Calculated Point

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 (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, AND 8, BLOCK 1, LOT 1, BLOCK 2, LOTS 4, 7, AND 13, BLOCK 3, LOTS 5 AND 10, BLOCK 4, LOTS 1, 19, AND 28, BLOCK 5, LOT 9, BLOCK 6, LOT 1, BLOCK 7 WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS, LOT 6, BLOCK 1 LOT 6, BLOCK 5, ARE SHARED DRIVEWAY LOTS, LOT 5, BLOCK 5 IS A PRESSURE IRRIGATION PUMP STATION LOT, 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 AFFECT 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. 16001C0130 J, COMMUNITY PANEL NO. 0130 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

FARMERS UNION DITCH CO. LTD
715 N. CLOVER DR.
BOISE, ID 83703
208-870-7919

LAND SURVEYOR
TIMOTHY HARRIGAN, P.L.S.
J-U-B ENGINEERS
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208-376-7330

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
CRISTOBAL FLORIAN
2200 N. BRANDON RD
STAR, ID 83669

DEVELOPER CONTACT
RILEY VERNER
2803 ARTHUR STREET
BOISE, ID 83703
298-585-7721

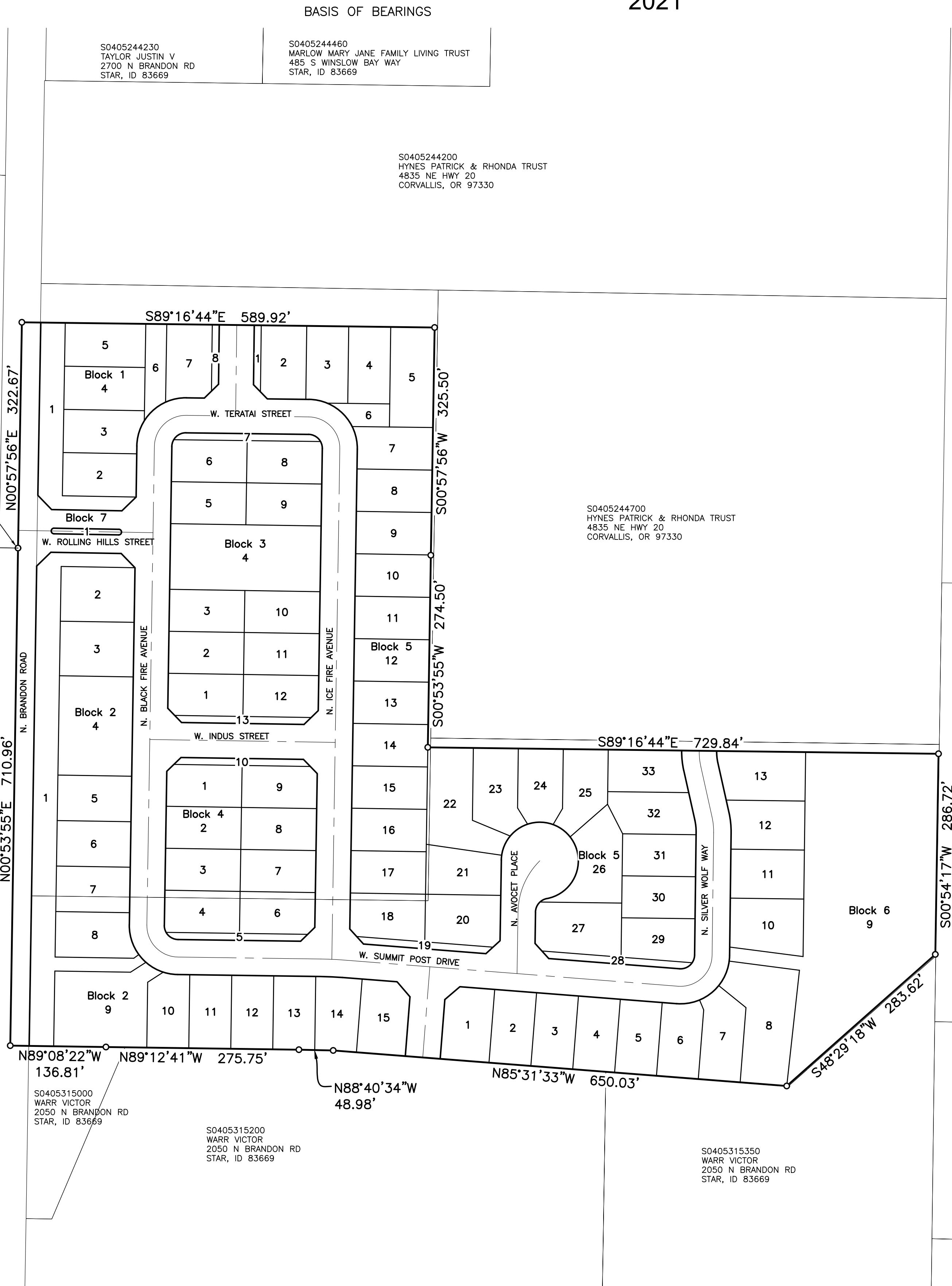
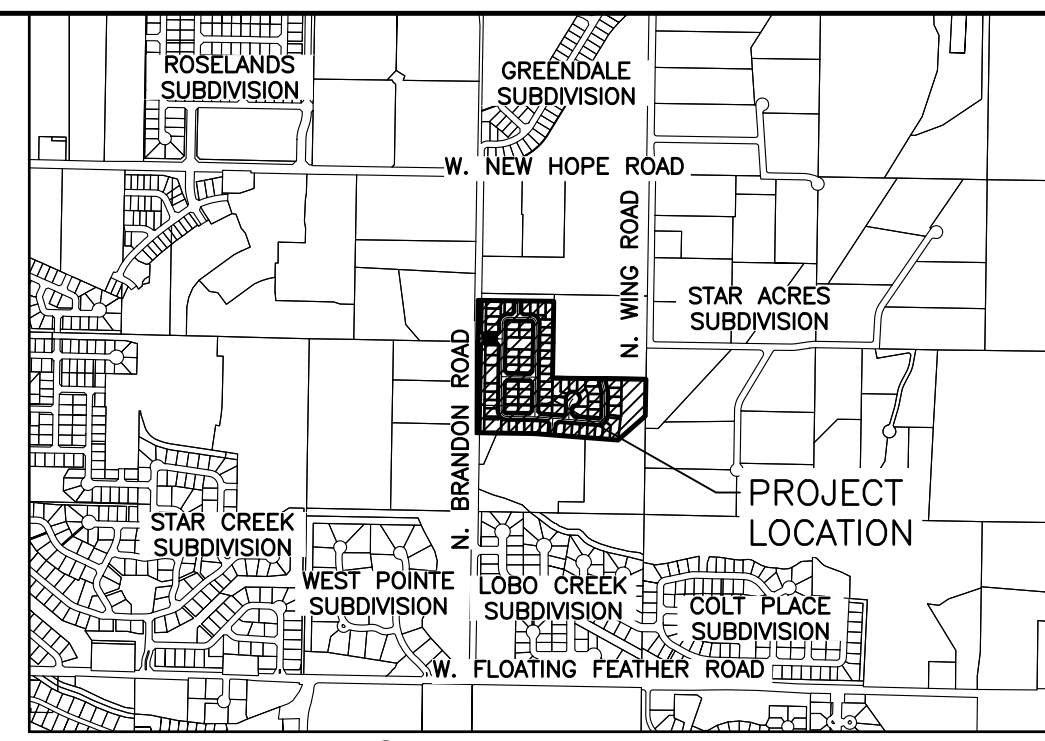
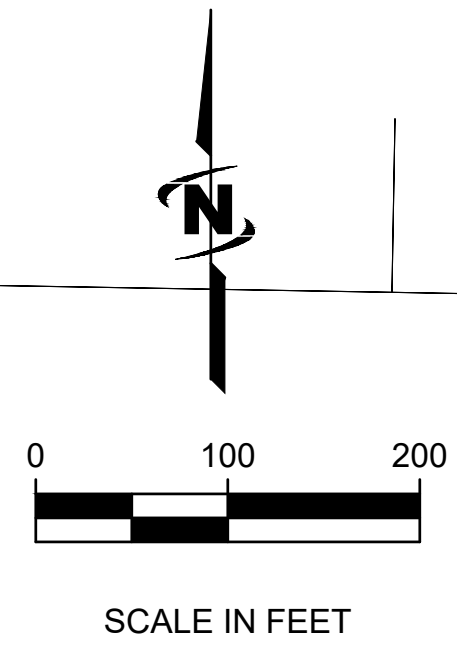
LAND USE SUMMARY

TOTAL AREA:	21.35 AC.
TOTAL LOTS:	93 LOTS
RESIDENTIAL LOTS:	76 LOTS
COMMON AREA LOTS:	15 LOTS
COMMON DRIVEWAY LOTS:	2 LOTS
RESIDENTIAL DENSITY:	3.56 DU/AC
TOTAL OPEN SPACE:	3.30 AC. (15.5%)
BUFFER OPEN SPACE:	1.17 AC. (5.5%)
QUALIFIED OPEN SPACE:	2.14 AC. (10.0%)
AVERAGE LOT SIZE:	7,134 S.F.
SMALLEST LOT:	6,228 S.F.
EXISTING ZONE:	RUT
PROPOSED ZONE:	R-4

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



S0405244230
TAYLOR JUSTIN V
2700 N BRANDON RD
STAR, ID 83669

S0405244460
MARLOW MARY JANE FAMILY LIVING TRUST
485 S WINSLOW BAY WAY
STAR, ID 83669

R7626730100
CHJL LLC
6267 JOPLIN RD
NAMPA, ID 83687

S0405244200
HYNES PATRICK & RHONDA TRUST
4835 NE HWY 20
CORVALLIS, OR 97330

R7626730300
STEPPE SHEM D
PO BOX 787
STAR, ID 83669

S0405325500
CHESLEY TRAVIS F
2347 N BRANDON RD
STAR, ID 83669

S0405325600
REED NORMA
2263 N BRANDON RD
STAR, ID 83669

S0405325750
BOYACK RICHARD EUGENE
2055 N BRANDON RD
STAR, ID 83669

S0405315000
WARR VICTOR
2050 N BRANDON RD
STAR, ID 83669

S0405315200
WARR VICTOR
2050 N BRANDON RD
STAR, ID 83669

S0405315350
WARR VICTOR
2050 N BRANDON RD
STAR, ID 83669

R8108100275
JOHNS DUANE E &
10300 ROLLING HILLS DR
STAR, ID 83669

R8108100400
KUCK LONN
10399 W ROLLING HILLS DR
STAR, ID 83669

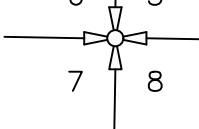
R8108100425
TARBET ROBERT C
2275 N SUNNY LN
STAR, ID 83669

R8108100450
FEHLAU ROBERT E
2203 N SUNNY LN
STAR, ID 83669

R8108100475
SLATER JOHN DEVIN & KATHLEEN
DAUNIS REV LIVING TRUST
2091 N SUNNY LN
STAR, ID 83669

Plot Date: 1/4/2021 1:26 PM. Plotted By: Everett Eamnest
Date Created: 1/4/2021. JUB.COM\CENTRAL\CALCULATED\MARKG\BTL\SELLWOOD PLACE PRELIMINARY PLAT.DWG

BASIS OF BEARING
N00°56'28"E
2649.01'

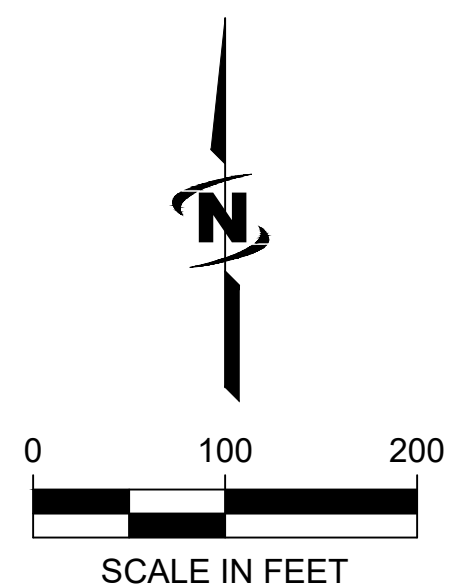
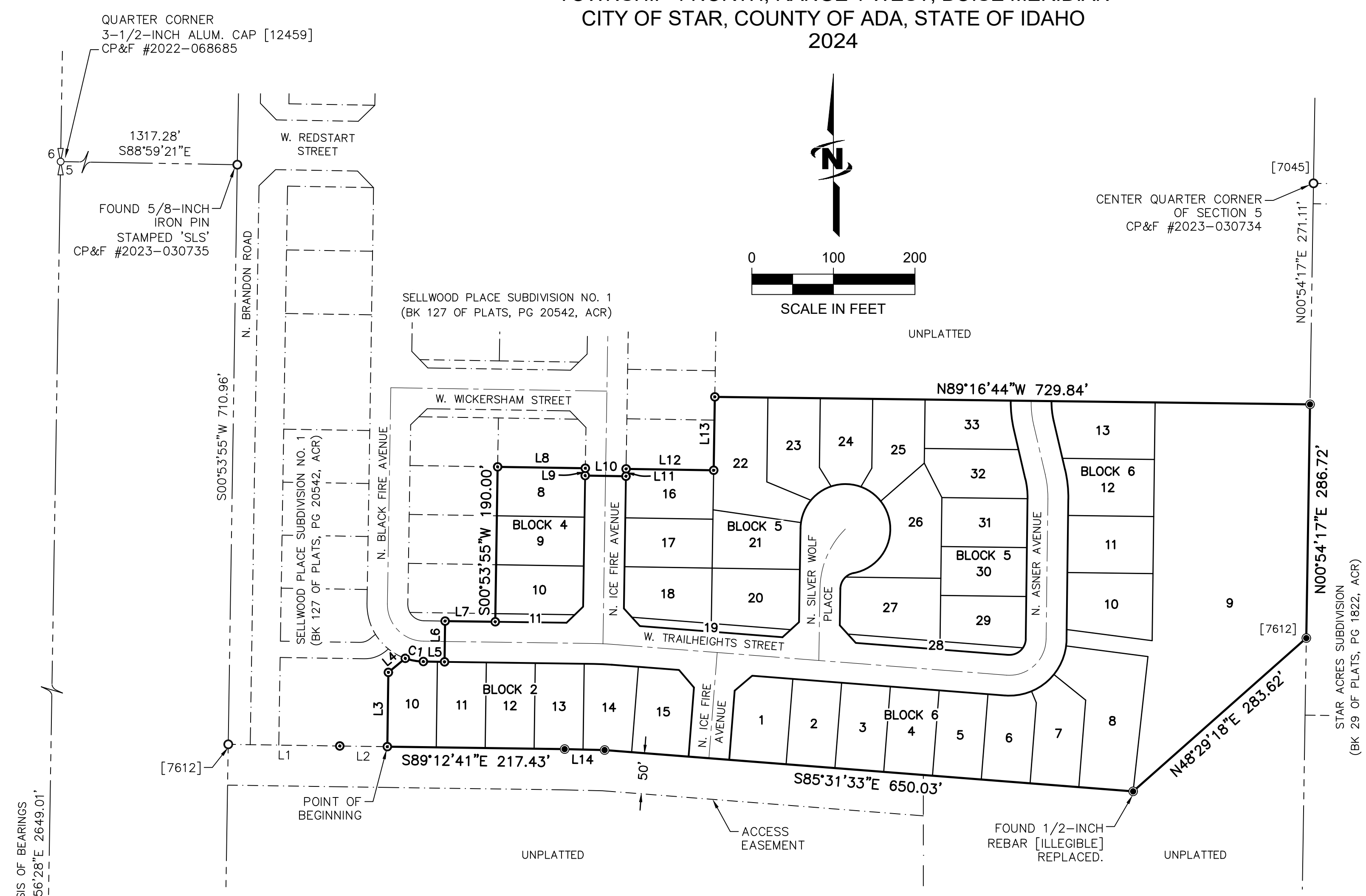


PLAT OF
SELLWOOD PLACE SUBDIVISION NO. 2
 SITUATE IN THE EAST HALF OF THE WEST HALF OF SECTION 5,
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
 CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO
 2024

PLAT BOOK _____ PAGE _____

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - CENTER LINE
 - ADJACENT PROPERTY LINE
 - MATCH LINE
 - TIE LINE
 - UTILITY EASEMENT LINE
 - EX. ACHD SIDEWALK EASEMENT LINE
 - ACHD STORM DRAIN EASEMENT
 - EMERGENCY ACCESS EASEMENT LINE

- SECTION CORNER
- QUARTER SECTION CORNER
- SET 1/2-INCH x24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 8077"
- SET 5/8-INCH x24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 8077"
- FOUND 1/2-INCH REBAR AS NOTED
- FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 8077"
- FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 8077"
- FOUND 5/8-INCH REBAR AS NOTED
- DIMENSION POINT - NOT SET OR FOUND
- CURVE COURSE NUMBER (TYPICAL)
- LINE COURSE NUMBER (TYPICAL)
- # symbol"/> - LOT NUMBER (TYPICAL)
- PLS NUMBER FOUND ON MONUMENT
- ADA COUNTY RECORDS

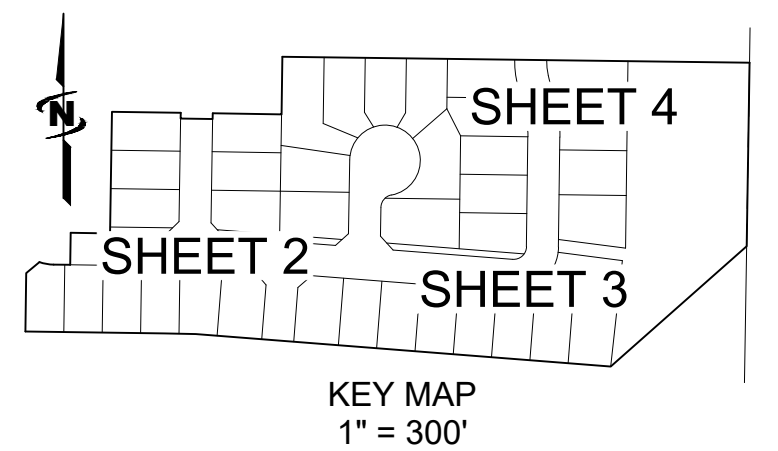


BASIS OF BEARINGS
 N00°56'28"E 2649.01'

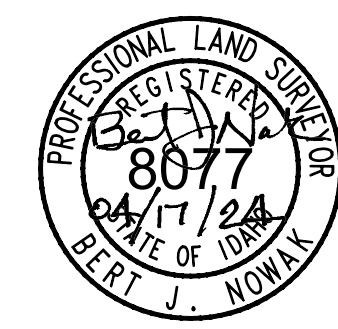
POINT OF COMMENCEMENT
 SECTION CORNER
 3-INCH BRASS CAP [5710]
 CP&F 1051254343

LINE TABLE		
NO.	BEARING	DIST.
L1	S89°08'22"E	136.81'
L2	S89°12'41"E	58.32'
L3	S00°47'19"W	91.11'
L4	N50°15'10"E	26.95'
L5	S89°12'41"E	26.00'
L6	S00°47'19"W	50.00'
L7	N89°12'41"W	61.46'
L8	N89°06'05"W	107.50'
L9	N00°53'55"E	9.00'
L10	N89°06'05"W	50.00'
L11	S00°53'55"W	9.00'
L12	N89°06'05"W	107.41'
L13	S00°53'55"W	90.01'
L14	S88°40'34"E	48.98'

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	70.00'	18°30'52"	22.62'	S79°57'15"E	22.52'



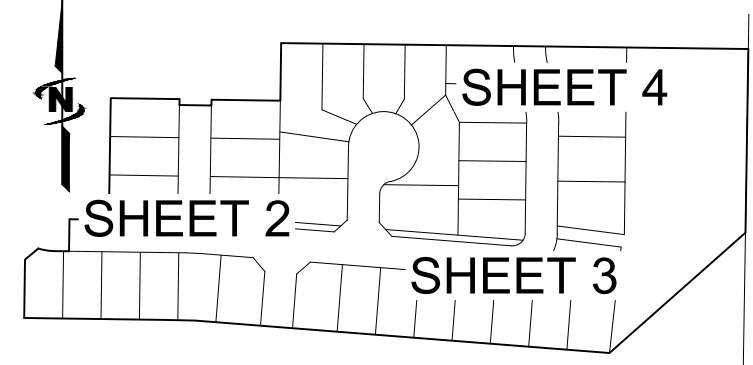
SEE SHEET 5 FOR NOTES,
 EASEMENT NOTES, REFERENCES,
 AND SURVEYOR'S NARRATIVE



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 JOB No. 10-21-084

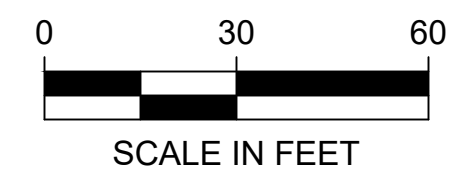
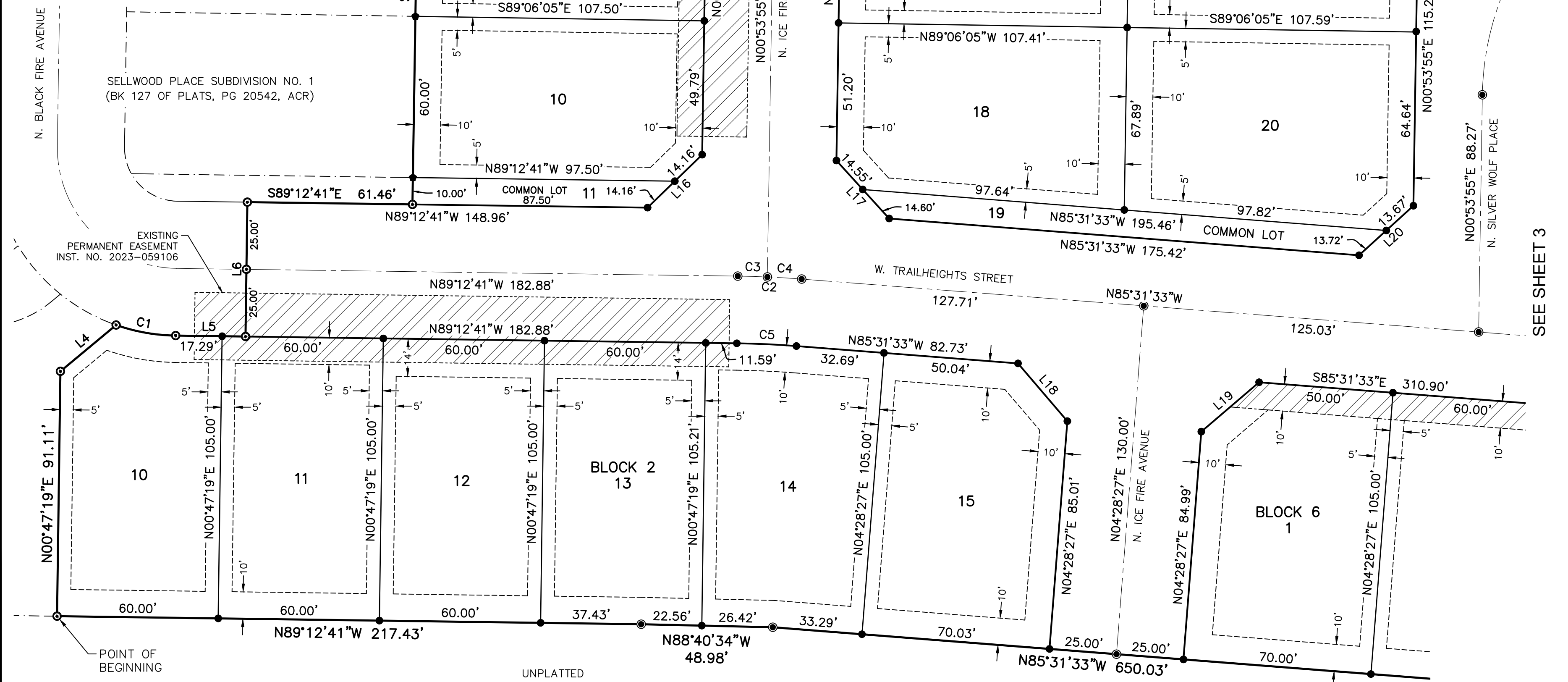
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PLAT OF SELLWOOD PLACE SUBDIVISION NO. 2

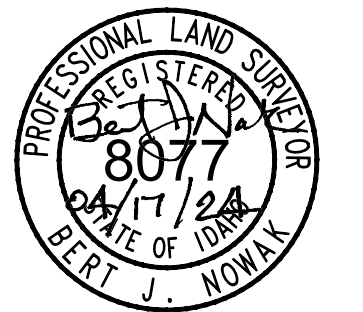


SEE SHEET 5 FOR NOTES, EASEMENT NOTES, REFERENCES, AND SURVEYOR'S NARRATIVE

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	70.00'	18°30'52"	22.62'	S79°57'15"E	22.52'
C2	370.00'	3°41'08"	23.80'	N87°22'07"W	23.80'
C3	370.00'	1°42'31"	11.03'	N88°21'26"W	11.03'
C4	370.00'	1°58'37"	12.77'	N86°30'52"W	12.77'
C5	345.00'	3°41'08"	22.19'	N87°22'07"W	22.19'
C6	105.00'	44°24'55"	81.40'	S23°06'23"W	79.37'
C7	55.00'	258°23'58"	248.05'	N49°50'17"W	85.24'
C8	55.01'	7°16'35"	6.99'	S04°36'04"W	6.98'
C9	55.00'	31°39'12"	30.38'	S24°03'58"W	30.00'
C10	55.00'	31°39'12"	30.38'	S55°43'09"W	30.00'
C11	55.00'	38°35'29"	37.05'	N89°09'30"W	36.35'
C12	55.00'	31°39'12"	30.38'	N54°02'10"W	30.00'



LINE TABLE		
NO.	BEARING	DIST.
L4	S50°15'10"W	26.95'
L5	N89°12'41"W	26.00'
L6	S00°47'19"W	50.00'
L9	S00°53'55"W	9.00'
L10	N89°06'05"W	50.00'
L11	S00°53'55"W	9.00'
L16	N45°50'37"E	28.32'
L17	S42°18'49"E	29.15'
L18	N40°30'52"W	28.27'
L19	N49°27'46"E	28.29'
L20	N47°41'11"E	27.39'



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PLAT OF SELLWOOD PLACE SUBDIVISION NO. 2

PLAT BOOK _____ PAGE _____

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L15	N22°45'22"W	15.44'
L20	N47°41'11"E	27.39'
L21	S42°18'49"E	29.15'

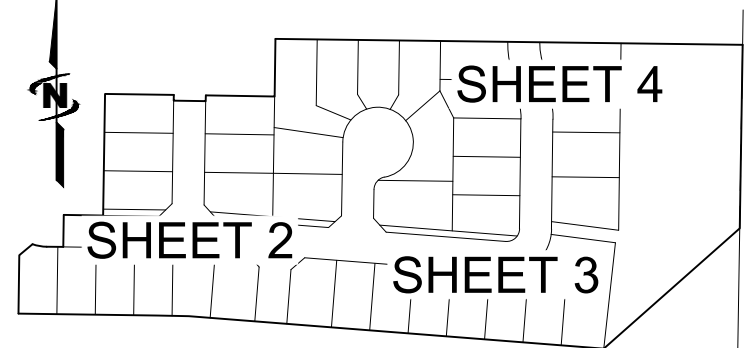
CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C6	105.00'	44°24'55"	81.40'	S23°06'23"W	79.37'
C7	55.00'	258°23'58"	248.05'	N49°50'17"W	85.24'
C8	55.01'	7°16'35"	6.99'	S04°36'04"W	6.98'
C9	55.00'	31°39'12"	30.38'	S24°03'58"W	30.00'
C10	55.00'	31°39'12"	30.38'	S55°43'09"W	30.00'
C11	55.00'	38°35'29"	37.05'	N89°09'30"W	36.35'
C12	55.00'	31°39'12"	30.38'	N54°02'10"W	30.00'
C13	55.00'	117°34'16"	112.86'	N20°34'34"E	94.08'
C14	20.00'	78°27'47"	27.39'	S40°07'48"W	25.30'
C15	20.00'	46°31'00"	16.24'	S24°09'25"W	15.80'

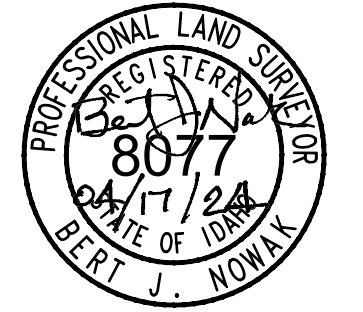
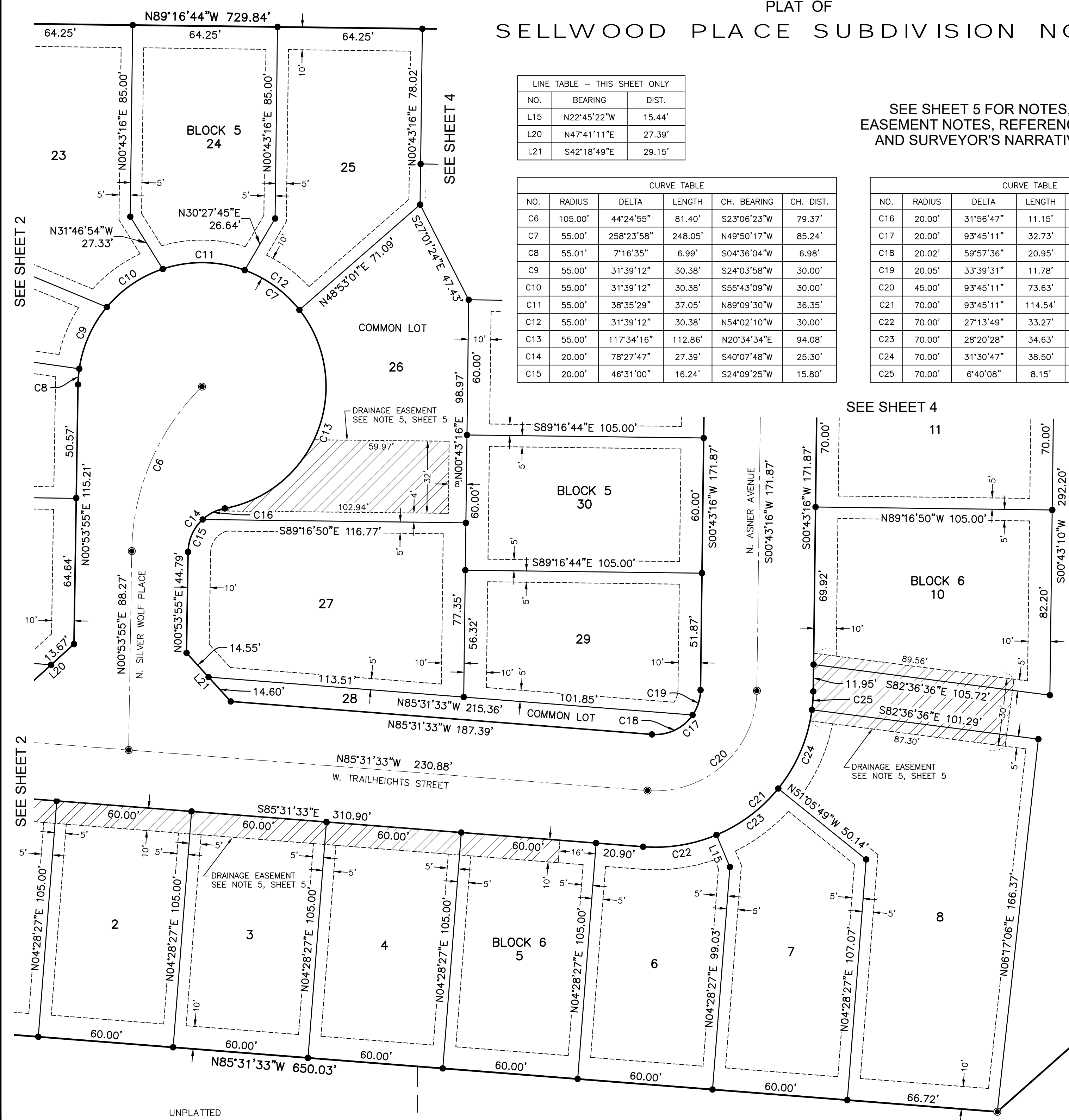
SEE SHEET 5 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C16	20.00'	31°56'47"	11.15'	S63°23'19"W	11.01'
C17	20.00'	93°45'11"	32.73'	N47°35'51"E	29.20'
C18	20.02'	59°57'36"	20.95'	N64°28'54"E	20.00'
C19	20.05'	33°39'31"	11.78'	N17°34'20"E	11.61'
C20	45.00'	93°45'11"	73.63'	N47°35'51"E	65.69'
C21	70.00'	93°45'11"	114.54'	N47°35'51"E	102.18'
C22	70.00'	27°13'49"	33.27'	N80°51'33"E	32.96'
C23	70.00'	28°20'28"	34.63'	N53°04'24"E	34.27'
C24	70.00'	31°30'47"	38.50'	N23°08'47"E	38.02'
C25	70.00'	6°40'08"	8.15'	N04°03'20"E	8.14'

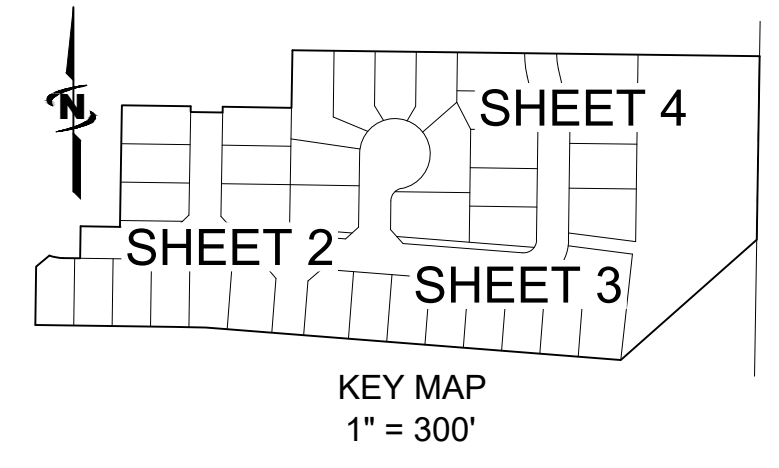


KEY MAP
1" = 300'

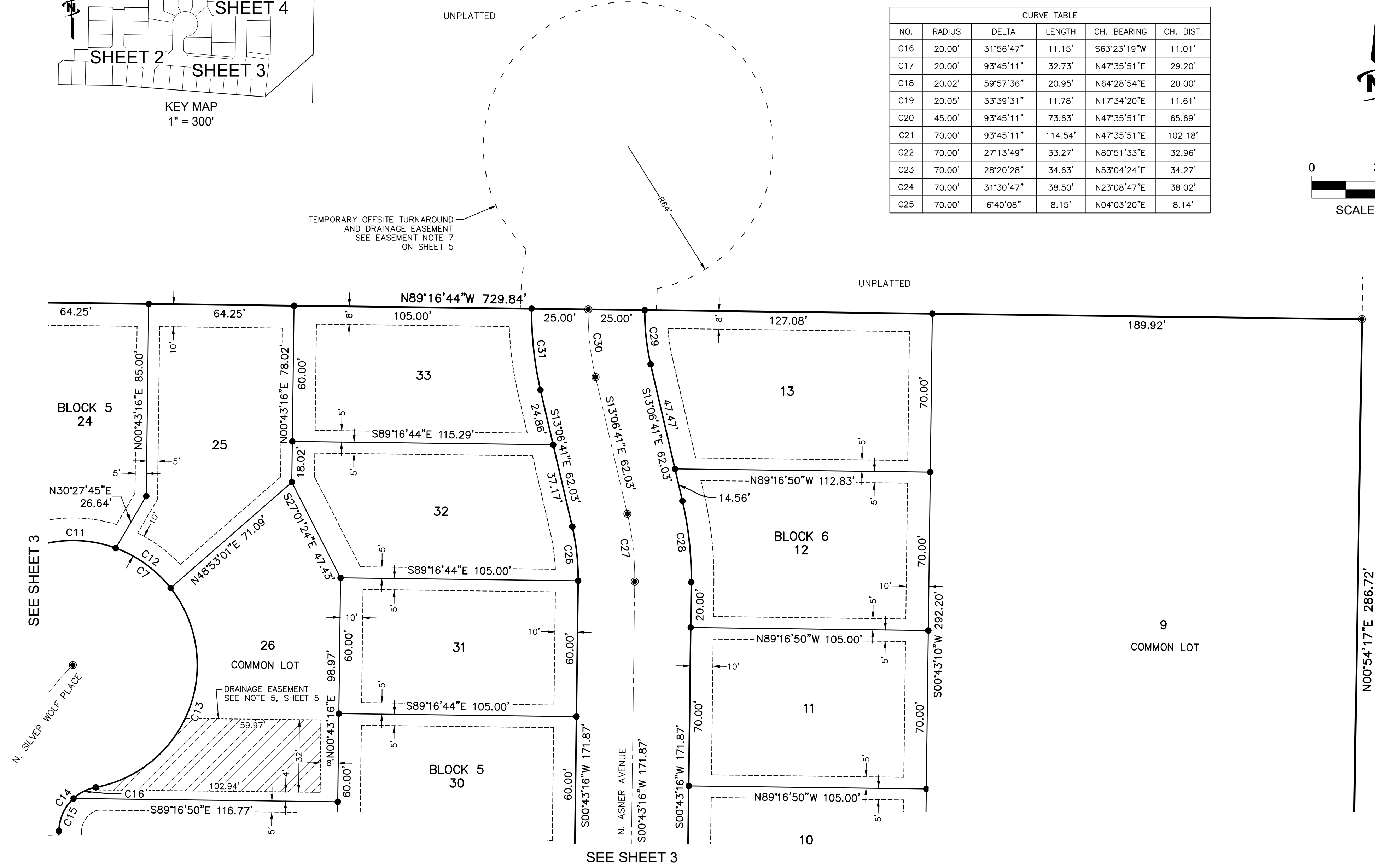
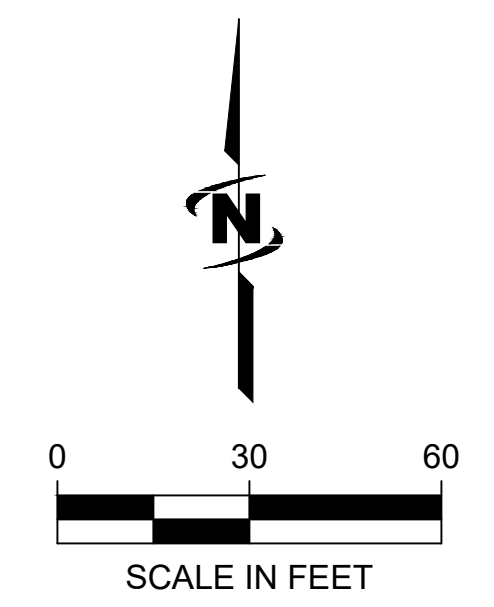


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PLAT OF SELLWOOD PLACE SUBDIVISION NO. 2



CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C16	20.00'	31°56'47"	11.15'	S63°23'19"W	11.01'
C17	20.00'	93°45'11"	32.73'	N47°35'51"E	29.20'
C18	20.02'	59°57'36"	20.95'	N64°28'54"E	20.00'
C19	20.05'	33°39'31"	11.78'	N17°34'20"E	11.61'
C20	45.00'	93°45'11"	73.63'	N47°35'51"E	65.69'
C21	70.00'	93°45'11"	114.54'	N47°35'51"E	102.18'
C22	70.00'	27°13'49"	33.27'	N80°51'33"E	32.96'
C23	70.00'	28°20'28"	34.63'	N53°04'24"E	34.27'
C24	70.00'	31°30'47"	38.50'	N23°08'47"E	38.02'
C25	70.00'	6°40'08"	8.15'	N04°03'20"E	8.14'



STAR ACRES SUBDIVISION
(BK 29 OF PLATS, PG 1822, ACR)



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PLAT OF
SELLWOOD PLACE SUBDIVISION NO. 2

NOTES

1. 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.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. 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."
4. LOT 11 OF BLOCK 4, LOTS 19, 26, AND 28 OF BLOCK 5, AND LOT 9 OF BLOCK 6 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE SELLWOOD SUBDIVISION HOMEOWNER'S ASSOCIATION.
5. THIS SUBDIVISION IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH ADA COUNTY HIGHWAY DISTRICT RECORDED AS INSTRUMENT NO. _____, OFFICIAL RECORDS OF ADA COUNTY.

EASEMENT NOTES

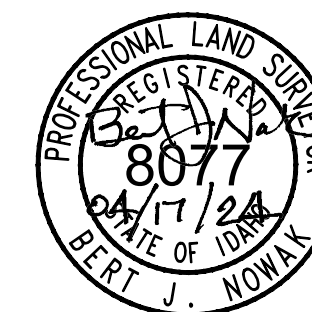
1. ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF PUBLIC & PRIVATE UTILITIES, PRESSURIZED IRRIGATION, SEWER SERVICE, CABLE TELEVISION/DATA; APPURTENANCES THERETO; AND LOT DRAINAGE.
2. LOT 11 OF BLOCK 4, LOTS 19, 26, AND 28 OF BLOCK 5, AND LOT 9 OF BLOCK 6 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET UTILITY EASEMENT OVER SAID LOTS.
3. NO UTILITY EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, SIDE AND REAR PROPERTY LINE FENCES, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.
4. ALL EASEMENTS ARE PARALLEL OR CONCENTRIC TO THE LINES OR CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
5. PORTIONS OF LOTS 10 THROUGH 14 OF BLOCK 2, LOTS 8 THROUGH 10 OF BLOCK 4, LOT 26 OF BLOCK 5, LOTS 1 THROUGH 5 AND LOTS 8 THROUGH 10 OF BLOCK 6 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
6. ALL FRONT AND REAR LOT LINES HAVE A 10-FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT. ALL SIDE LOT LINES HAVE A 5-FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT. UNLESS OTHERWISE NOTED.
7. TEMPORARY OFFSITE TURNAROUND AND DRAINAGE EASEMENT. (INSTRUMENT NO. _____, ACR)

REFERENCE DOCUMENTS

SUBDIVISIONS: RUSTIC RIDGE SUBDIVISION (BK 111 OF PLATS, PG'S 16052-16054, ACR)
 CANVASBACK SUBDIVISION NO. 1 (BK 126 OF PLATS, PG'S 20248-20252, ACR)
 SELLWOOD PLACE SUBDIVISION NO. 1 (BK 127 OF PLATS, PG'S 20542-20548, ACR)
 RECORDS OF SURVEY: NOS. 11639, 9393, 2415, ACR
 DEEDS: 2021-127305, 2021-127306, ORAC
 EASEMENTS: 2023-059106, 2023-059109, 2023-063621,

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HERE WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE GOVERNMENT CORNERS, HOLDING MONUMENTS FOUND ALONG THE LINE DESCRIBED IN THE BOUNDARY LINE AGREEMENT RECORDED AS INSTRUMENT NO. 113024490, ACR, AND MONUMENTS FOUND ALONG THE BOUNDARY OF SELLWOOD PLACE SUBDIVISION NO. 1.



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PLAT OF
SELLWOOD PLACE SUBDIVISION NO. 2

PLAT BOOK _____ PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT **SELLWOOD PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY**, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS **SELLWOOD PLACE SUBDIVISION NO. 2**, AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

A TRACT OF LAND SITUATE IN THE EAST HALF OF THE WEST HALF OF SECTION 5, 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 SOUTHWEST CORNER OF SAID SECTION 5; THENCE FROM SAID POINT OF COMMENCEMENT, NORTH 00°56'28" EAST, COINCIDENT WITH THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 2,649.01 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE LEAVING SAID WEST LINE, SOUTH 88°59'21" EAST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,317.28 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 5; THENCE LEAVING SAID NORTH LINE, SOUTH 00°53'55" WEST, COINCIDENT WITH THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 5, A DISTANCE OF 710.96 FEET TO A 5/8-INCH REBAR MARKING THE WESTERLY TERMINATION OF THE LINE DESCRIBED IN THE BOUNDARY AGREEMENT RECORDED AS INSTRUMENT NO. 113024490, OFFICIAL RECORDS OF ADA COUNTY; THENCE LEAVING SAID WEST LINE, COINCIDENT WITH SAID AGREEMENT LINE, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 89°08'22" EAST, A DISTANCE OF 136.81 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT IN SAID AGREEMENT LINE, AND
2. SOUTH 89°12'41" EAST, A DISTANCE OF 58.32 FEET TO A 5/8-INCH REBAR MARKING A POINT ON SAID AGREEMENT LINE, SAID POINT BEING THE **POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE FROM SAID POINT OF BEGINNING, CONTINUING COINCIDENT WITH SAID AGREEMENT LINE, THE FOLLOWING FOUR (4) CONSECUTIVE COURSES AND DISTANCES:

1. CONTINUING SOUTH 89°12'41" EAST, A DISTANCE OF 217.43 FEET,
2. SOUTH 88°40'34" EAST, A DISTANCE OF 48.98 FEET,
3. SOUTH 85°31'33" EAST, A DISTANCE OF 650.03 FEET TO A 1/2-INCH REBAR MARKING AN ANGLE POINT IN SAID AGREEMENT LINE, AND
4. NORTH 48°29'18" EAST, A DISTANCE OF 283.62 FEET TO A 5/8-INCH REBAR MARKING THE MOST EASTERLY END OF SAID AGREEMENT LINE, ALSO BEING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE LEAVING SAID AGREEMENT LINE, NORTH 00°54'17" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 286.72 FEET TO THE NORTHEASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE QUITCLAIM DEED TO CRISTOBAL FLORIAN AND DENICE FLORIAN RECORDED AS INSTRUMENT NO. 9382150, OFFICIAL RECORDS OF ADA COUNTY, HEREINAFTER REFERRED TO AS THE FLORIAN TRACT;

THENCE LEAVING SAID EAST LINE AND COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID FLORIAN TRACT, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

1. NORTH 89°16'44" WEST, A DISTANCE OF 729.84 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT ON SAID NORTHERLY BOUNDARY, AND
2. SOUTH 00°53'55" WEST, A DISTANCE OF 90.01 FEET;

THENCE LEAVING SAID NORTHERLY BOUNDARY, ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SELLWOOD PLACE SUBDIVISION NO. 1 RECORDED AS INSTRUMENT #2023-072171 OFFICIAL RECORD OF ADA COUNTY, THE FOLLOWING TWELVE (12) CONSECUTIVE COURSES AND DISTANCES:

1. NORTH 89°06'05" WEST, A DISTANCE OF 107.41 FEET TO A 5/8-INCH REBAR,
2. SOUTH 00°53'55" WEST, A DISTANCE OF 9.00 FEET TO A 5/8-INCH REBAR,
3. NORTH 89°06'05" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH REBAR,
4. NORTH 00°53'55" EAST, A DISTANCE OF 9.00 FEET TO A 5/8-INCH REBAR,
5. NORTH 89°06'05" WEST, A DISTANCE OF 107.50 FEET TO A 5/8-INCH REBAR,
6. SOUTH 00°53'55" WEST, A DISTANCE OF 190.00 FEET TO A 5/8-INCH REBAR,
7. NORTH 89°12'41" WEST, A DISTANCE OF 61.46 FEET TO A 5/8-INCH REBAR,
8. SOUTH 00°47'19" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH REBAR,
9. NORTH 89°12'41" WEST, A DISTANCE OF 26.00 FEET TO A 5/8-INCH REBAR
10. ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 18°30'52", AN ARC LENGTH OF 22.62 FEET, AND A CHORD BEARING NORTH 79°57'15" WEST, A DISTANCE OF 22.52 FEET TO A 5/8-INCH REBAR,
11. SOUTH 50°15'10" WEST, A DISTANCE OF 26.95 FEET TO A 5/8-INCH REBAR, AND
12. SOUTH 00°47'19" WEST, A DISTANCE OF 91.11 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 9.82 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR ANY OTHER PURPOSES DESIGNATED HEREON, AND NO PERMANENT STRUCTURES, OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERCTED WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE SEWER AND WATER SERVICE FROM STAR SEWER AND WATER DISTRICT, WHICH HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THE SUBDIVISION. IRRIGATION WATER HAS BEEN PROVIDED FROM FARMERS UNION DITCH CO., LTD., IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM FARMERS UNION DITCH CO., LTD..

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND:

MITCHELL S. ARMUTH, AUTHORIZED AGENT
SELLWOOD PROPERTIES, LLC

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) ss.

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF _____ PERSONALLY APPEARED **MITCHELL S. ARMUTH**, KNOWN OR IDENTIFIED TO ME TO BE AN **AUTHORIZED AGENT** OF **SELLWOOD PROPERTIES, LLC**, THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT **SELLWOOD PROPERTIES, LLC** EXECUTED THE SAME.

NOTARY PUBLIC FOR IDAHO

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, BERT J. NOWAK, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT OF **SELLWOOD PLACE SUBDIVISION NO. 2** IS TRUE AND CORRECT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN HEREON, AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.

Bert Nowak 03/14/24
BERT J. NOWAK, PLS 8077



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PLAT OF
SELLWOOD PLACE SUBDIVISION NO. 2

PLAT BOOK _____ PAGE _____

APPROVAL OF CENTRAL DISTRICT HEALTH

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____.

COMMISSION PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

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.

CITY ENGINEER

APPROVAL OF CITY COUNCIL

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS _____ DAY OF _____, _____, BY THE CITY OF STAR, IDAHO.

CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR DATE

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER 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 PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

ADA 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 JUB ENGINEERS, INC.

AT _____ MINUTES PAST _____ O'CLOCK _____ M.,

THIS _____ DAY OF _____, _____, IN MY OFFICE, AND WAS RECORDED IN

BOOK _____ OF PLATS AT PAGES _____ THROUGH _____.

FEE: _____

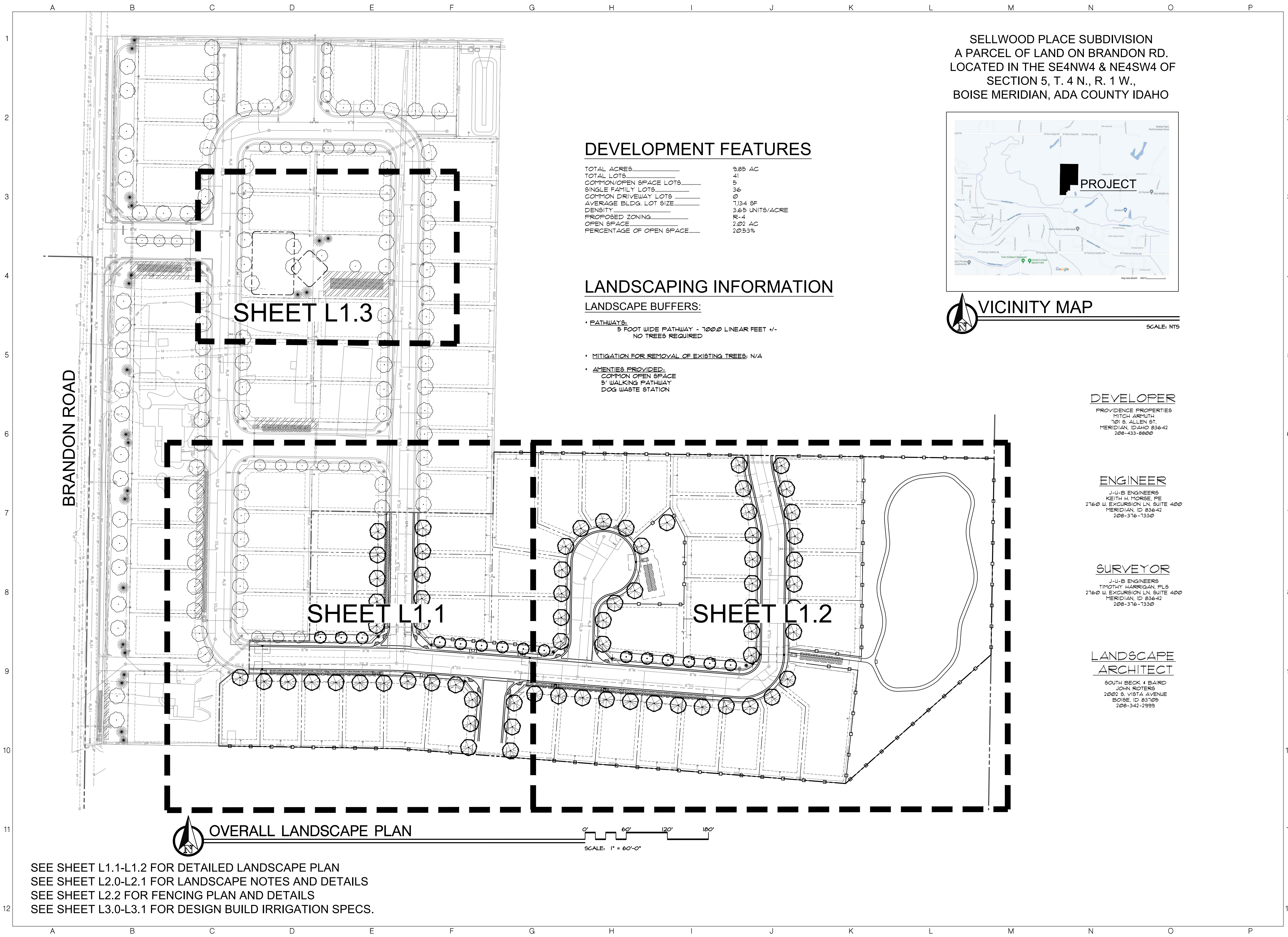
DEPUTY EX-OFFICIO RECORDER



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DEVELOPMENT FEATURES

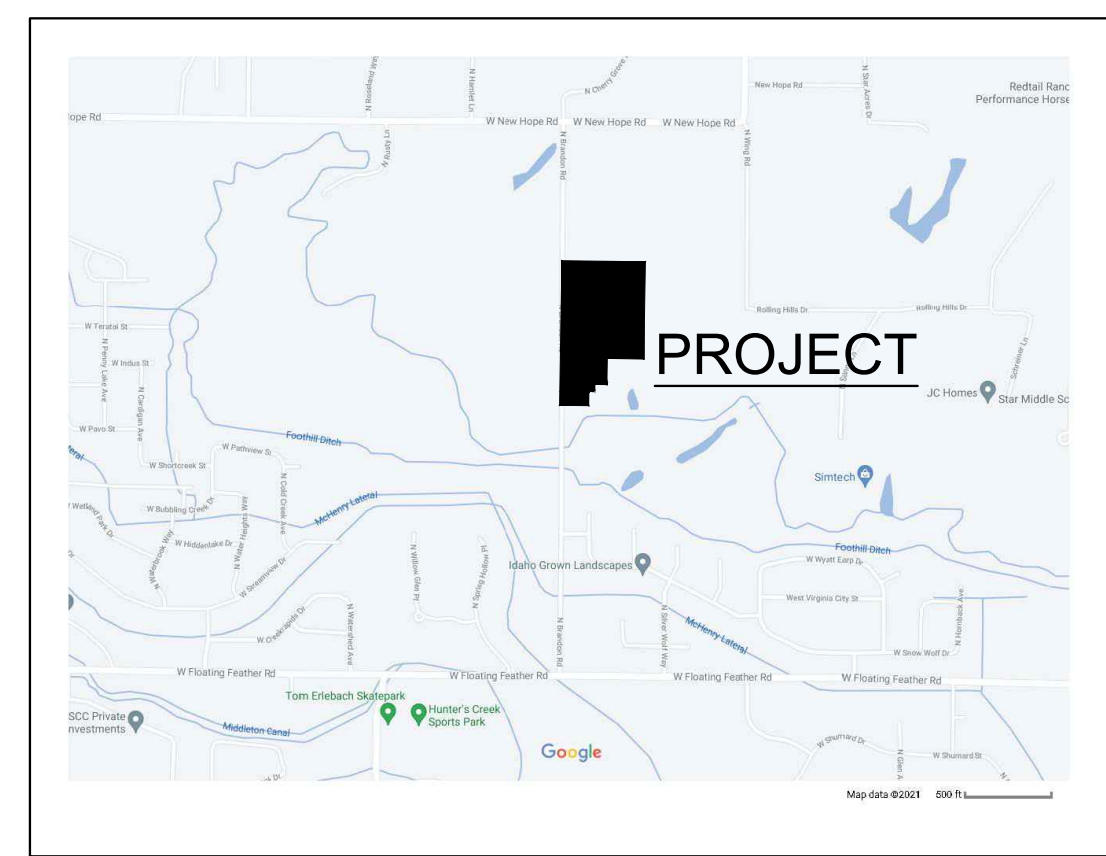
TOTAL ACRES.....	9.25 AC
TOTAL LOTS.....	41
COMMON/OPEN SPACE LOTS.....	5
SINGLE FAMILY LOTS.....	36
COMMON DRIVEWAY LOTS.....	0
AVERAGE BLDG. LOT SIZE.....	1,134 SF
DENSITY.....	3.65 UNITS/ACRE
PROPOSED ZONING.....	R-4
OPEN SPACE.....	2.02 AC
PERCENTAGE OF OPEN SPACE.....	20.53%

LANDSCAPING INFORMATION

LANDSCAPE BUFFERS:

- **PATHWAYS:**
5 FOOT WIDE PATHWAY - 1000' LINEAR FEET +/-
NO TREES REQUIRED
- **MITIGATION FOR REMOVAL OF EXISTING TREES:** N/A
- **AMENITIES PROVIDED:**
COMMON OPEN SPACE
5' WALKING PATHWAY
DOG WASTE STATION

SELLWOOD PLACE SUBDIVISION
 A PARCEL OF LAND ON BRANDON RD.
 LOCATED IN THE SE4NW4 & NE4SW4 OF
 SECTION 5, T. 4 N., R. 1 W.,
 BOISE MERIDIAN, ADA COUNTY IDAHO



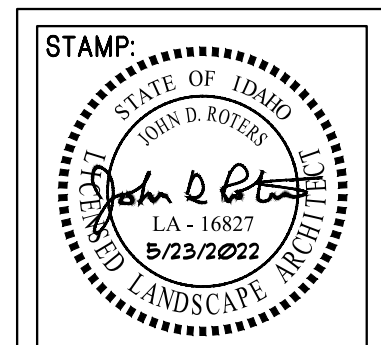
VICINITY MAP
 SCALE: NTS

DEVELOPER
 PROVIDENCE PROPERTIES
 MITCH ARMUTH
 101 S. ALLEN ST.
 MERIDIAN, IDAHO 83642
 208-433-8800

ENGINEER
 J-U-B ENGINEERS
 KEITH H. MORSE, PE
 2760 W. EXCURSION LN. SUITE 400
 MERIDIAN, ID 83642
 208-316-1330

SURVEYOR
 J-U-B ENGINEERS
 TIMOTHY HARRIGAN, PLS
 2760 W. EXCURSION LN. SUITE 400
 MERIDIAN, ID 83642
 208-316-1330

LANDSCAPE ARCHITECT
 SOUTH BECK & BAIRD
 JOHN ROTERS
 2002 S. VISTA AVENUE
 BOISE, ID 83705
 208-342-2999



DATE:
5/23/2022

811
 For more information, call 811
 CALL 8 BUSINESS DAYS
 BEFORE YOUR PROJECT STARTS
 TO AVOID UNNECESSARY
 INTERRUPTIONS OF THE
 PROJECT AND TO SAFELY
 LOCATE UTILITIES.

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 Boise, ID 83705
 208-342-2999 Office
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 info@southbeck.com
 www.southbeck.com

SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
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REVISIONS:

No.	Date	Description
1	11-22-22	PHI AMENITIES
2	01-29-24	AMENITIES UPDATE

LANDSCAPE PLAN
Sellwood Place Subdivision No. 2
 Brandon Road, Star, ID 83669

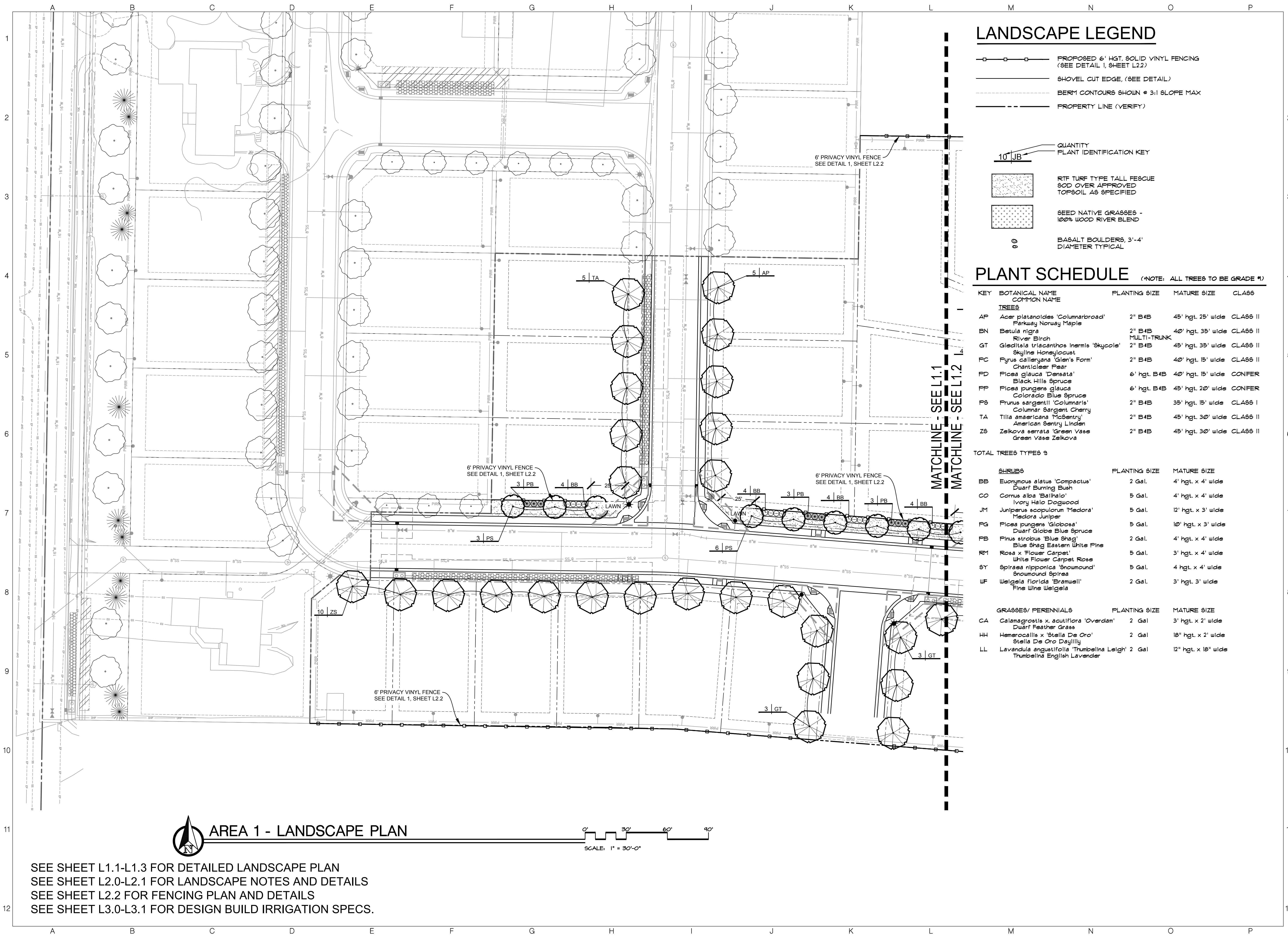
DRAWN BY:
J.A.G.

CHECKED BY:
J.D.R.

PROJECT NUMBER
21-058A

SHEET:
L1.0

SEE SHEET L1.1-L1.2 FOR DETAILED LANDSCAPE PLAN
 SEE SHEET L2.0-L2.1 FOR LANDSCAPE NOTES AND DETAILS
 SEE SHEET L2.2 FOR FENCING PLAN AND DETAILS
 SEE SHEET L3.0-L3.1 FOR DESIGN BUILD IRRIGATION SPECS.



LANDSCAPE LEGEND

- PROPOSED 6' HGT. SOLID VINYL FENCING (SEE DETAIL 1, SHEET L2.2)
- SHOVEL CUT EDGE (SEE DETAIL)
- BERM CONTOURS SHOWN @ 3:1 SLOPE MAX
- PROPERTY LINE (VERIFY)

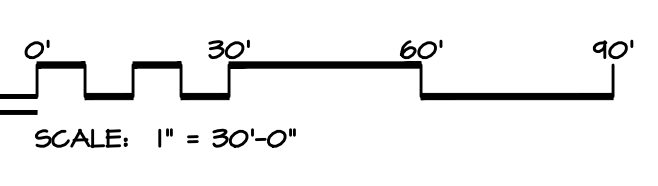
QUANTITY PLANT IDENTIFICATION KEY

- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- SEED NATIVE GRASSES - 100% WOOD RIVER BLEND
- BASALT BOULDERS, 3'-4' DIAMETER TYPICAL

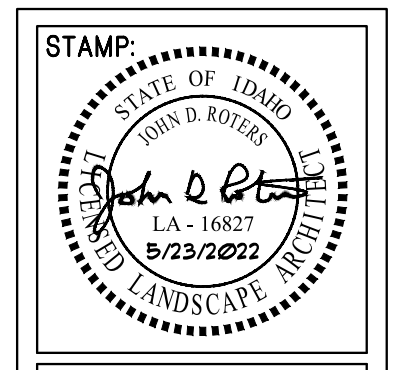
PLANT SCHEDULE (NOTE: ALL TREES TO BE GRADE #1)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
TREES				
AP	Acer platanoides 'Columnarbrood' Parkway Norway Maple	2" B4B	45' hgt. 25' wide	CLASS II
BN	Betula nigra River Birch	2" B4B MULTI-TRUNK	40' hgt. 35' wide	CLASS II
GT	Gleditsia triacanthos inermis 'Skycole' Skyline Honeylocust	2" B4B	45' hgt. 35' wide	CLASS II
PC	Fyrus calleryana 'Glen's Form' Chanticleer Pear	2" B4B	40' hgt. 15' wide	CLASS II
PD	Picea glauca 'Denata' Black Hills Spruce	6' hgt. B4B	40' hgt. 15' wide	CONIFER
PP	Picea pungens glauca Colorado Blue Spruce	6' hgt. B4B	45' hgt. 20' wide	CONIFER
PS	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B4B	35' hgt. 15' wide	CLASS I
TA	Tilia americana 'McSentry' American Sentry Linden	2" B4B	45' hgt. 30' wide	CLASS II
ZS	Zelkova serrata 'Green Vase' Green Vase Zelkova	2" B4B	45' hgt. 30' wide	CLASS II
TOTAL TREES TYPES 9				
SHRUBS				
BB	Euonymus alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
CO	Cornus alba 'Bailhale' Ivory Halo Dogwood	5 Gal.	4' hgt. x 4' wide	
JM	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	12' hgt. x 3' wide	
PG	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	10' hgt. x 3' wide	
PB	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide	
RM	Rosa x 'Flower Carpet' White Flower Carpet Rose	5 Gal.	3' hgt. x 4' wide	
ST	Spiraea nipponica 'Snowmound' Snowmound Spirea	5 Gal.	4' hgt. x 4' wide	
WF	Weigela florida 'Bramwell' Fine Wine Weigela	2 Gal.	3' hgt. 3' wide	
GRASSES/ PERENNIALS				
CA	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal	3' hgt. x 2' wide	
HH	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	2 Gal	18" hgt. x 2' wide	
LL	Lavandula angustifolia 'Thumbelina Leigh' Thumbelina English Lavender	2 Gal	12" hgt. x 18" wide	

AREA 1 - LANDSCAPE PLAN



SEE SHEET L1.1-L1.3 FOR DETAILED LANDSCAPE PLAN
 SEE SHEET L2.0-L2.1 FOR LANDSCAPE NOTES AND DETAILS
 SEE SHEET L2.2 FOR FENCING PLAN AND DETAILS
 SEE SHEET L3.0-L3.1 FOR DESIGN BUILD IRRIGATION SPECS.



DATE: 5/23/2022

811 Before you dig, call 811. It's the way to avoid underground utilities. Call 811 for a free service. Call 24 hours a day, 7 days a week. Call 811-4-NEEDS.

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Boise, ID 83705
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208.342.2959 Cell
info@southbeck.com
www.southbeck.com

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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No.	Date	Description
1	11-22-22	PH1 AMENITIES
2	01-29-24	AMENITIES UPDATE

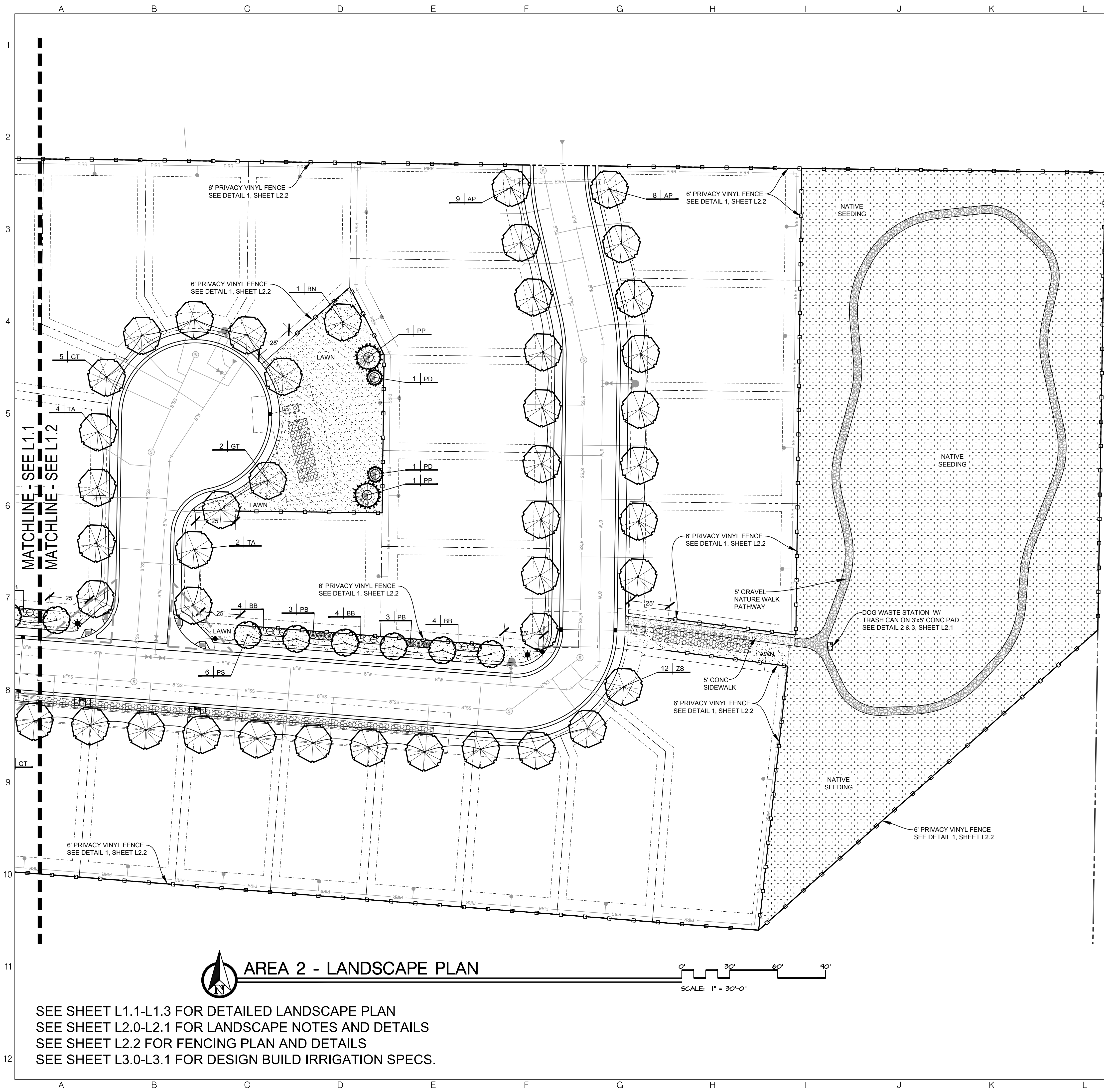
LANDSCAPE PLAN

Sellwood Place Subdivision No. 2

Brandon Road, Star, ID 83669

DRAWN BY: J.A.G.
 CHECKED BY: J.D.R.
 PROJECT NUMBER: 21-058A
 SHEET:

L1.1



LANDSCAPE LEGEND

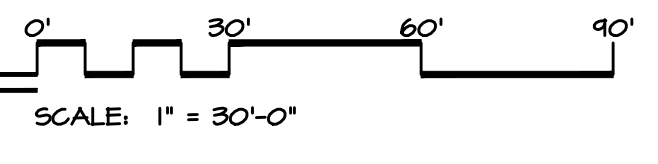
- PROPOSED 6' HGT. SOLID VINYL FENCING (SEE DETAIL 1, SHEET L2.2)
- SHOVEL CUT EDGE (SEE DETAIL)
- BERM CONTOURS SHOWN @ 3:1 SLOPE MAX
- PROPERTY LINE (VERIFY)

- QUANTITY PLANT IDENTIFICATION KEY
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
 - SEED NATIVE GRASSES - 100% WOOD RIVER BLEND
 - BASALT BOULDERS, 3'-4' DIAMETER TYPICAL

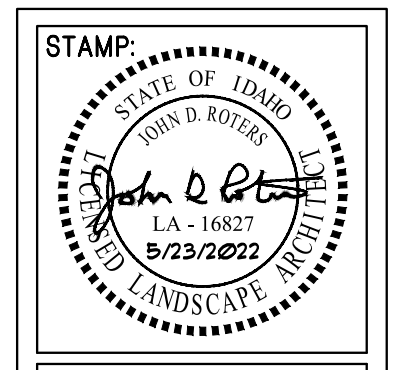
PLANT SCHEDULE (NOTE: ALL TREES TO BE GRADE #1)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
TREES				
AP	Acer platanoides 'Columnarobroad' Parkway Norway Maple	2" B4B	45' hgt. 25' wide	CLASS II
BN	Betula nigra River Birch	2" B4B MULTI-TRUNK	40' hgt. 35' wide	CLASS II
GT	Gleditsia triacanthos inermis 'Skycole' Skyline Honeylocust	2" B4B	45' hgt. 35' wide	CLASS II
FC	Fyrus calleryana 'Glen's Form' Chanticleer Pear	2" B4B	40' hgt. 15' wide	CLASS II
PD	Picea glauca 'Denata' Black Hills Spruce	6' hgt. B4B	40' hgt. 15' wide	CONIFER
PP	Picea pungens glauca Colorado Blue Spruce	6' hgt. B4B	45' hgt. 20' wide	CONIFER
PS	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B4B	35' hgt. 15' wide	CLASS I
TA	Tilia americana 'McSentry' American Sentry Linden	2" B4B	45' hgt. 30' wide	CLASS II
ZS	Zelkova serrata 'Green Vase' Green Vase Zelkova	2" B4B	45' hgt. 30' wide	CLASS II
TOTAL TREES TYPE# 9				
SHRUBS				
BB	Euonymus alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
CO	Cornus alba 'Bailhale' Ivory Halo Dogwood	5 Gal.	4' hgt. x 4' wide	
JM	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	12' hgt. x 3' wide	
PG	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	10' hgt. x 3' wide	
PB	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide	
RM	Rosa x 'Flower Carpet' White Flower Carpet Rose	5 Gal.	3' hgt. x 4' wide	
ST	Spiraea nipponica 'Snowmound' Snowmound Spirea	5 Gal.	4' hgt. x 4' wide	
WF	Weigela florida 'Bramwell' Fine Wine Weigela	2 Gal.	3' hgt. 3' wide	
GRASSES/ PERENNIALS				
CA	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal.	3' hgt. x 2' wide	
HH	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	2 Gal.	18" hgt. x 2' wide	
LL	Lavandula angustifolia 'Thumbelina Leigh' Thumbelina English Lavender	2 Gal.	12" hgt. x 18" wide	

AREA 2 - LANDSCAPE PLAN



SEE SHEET L1.1-L1.3 FOR DETAILED LANDSCAPE PLAN
 SEE SHEET L2.0-L2.1 FOR LANDSCAPE NOTES AND DETAILS
 SEE SHEET L2.2 FOR FENCING PLAN AND DETAILS
 SEE SHEET L3.0-L3.1 FOR DESIGN BUILD IRRIGATION SPECS.



DATE: 5/23/2022

811 logo and contact information for South Beck & Baird.

2002 S. Vista Ave
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SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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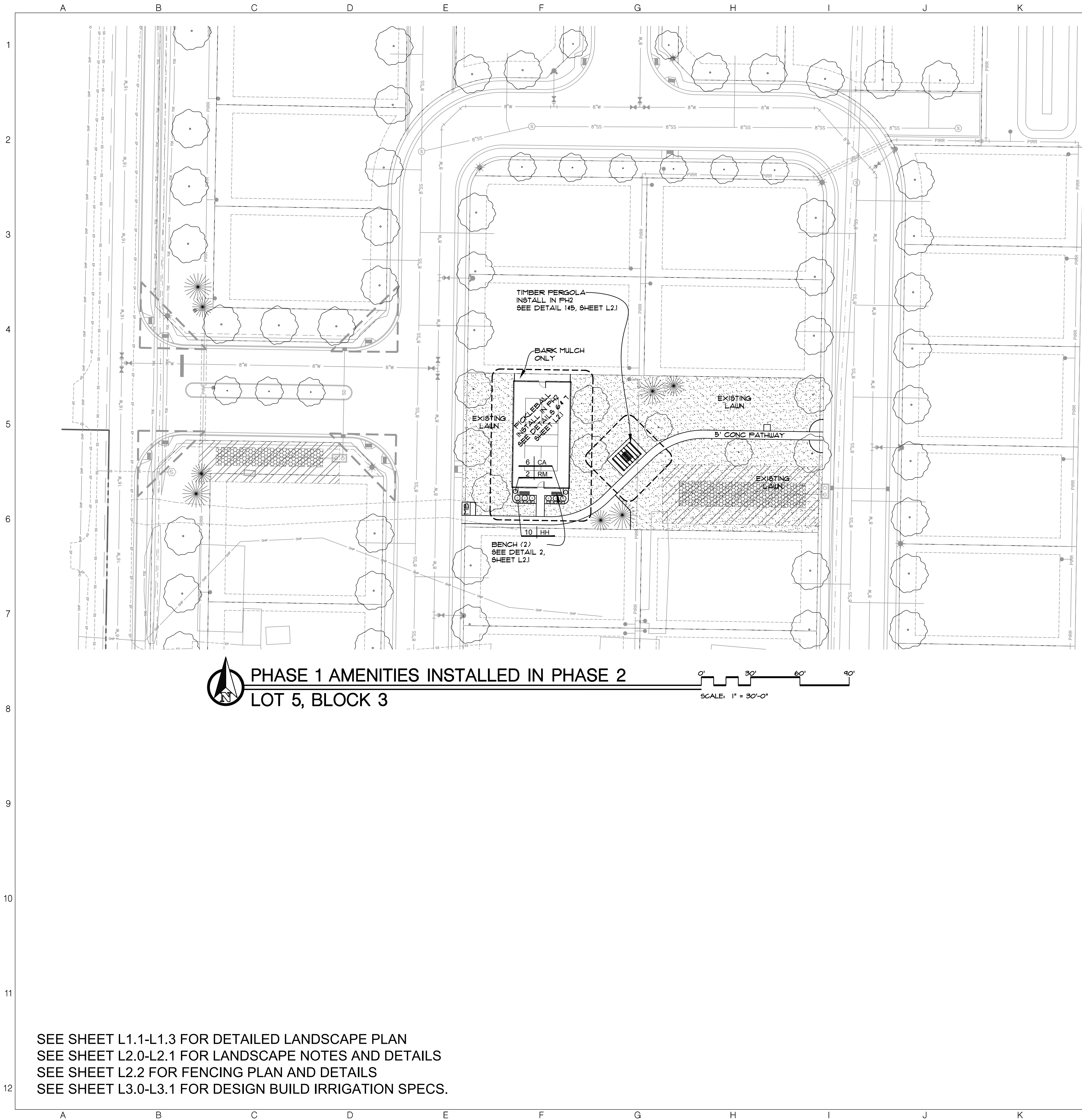
REVISIONS:

No.	Date	Description
1	11-22-22	PHI AMENITIES
2	01-29-24	AMENITIES UPDATE

LANDSCAPE PLAN Sellwood Place Subdivision No. 2 Brandon Road, Star, ID 83669

DRAWN BY: J.A.G.
 CHECKED BY: J.D.R.
 PROJECT NUMBER: 21-058A
 SHEET:

L1.2



PHASE 1 AMENITIES INSTALLED IN PHASE 2
LOT 5, BLOCK 3
 SCALE: 1" = 30'-0"

SEE SHEET L1.1-L1.3 FOR DETAILED LANDSCAPE PLAN
 SEE SHEET L2.0-L2.1 FOR LANDSCAPE NOTES AND DETAILS
 SEE SHEET L2.2 FOR FENCING PLAN AND DETAILS
 SEE SHEET L3.0-L3.1 FOR DESIGN BUILD IRRIGATION SPECS.

LANDSCAPE LEGEND

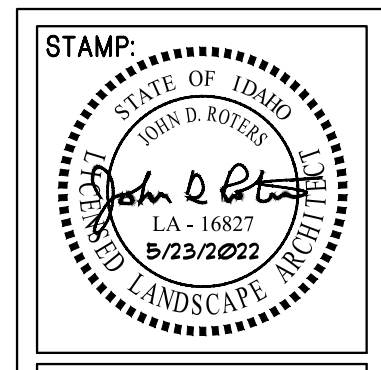
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JM	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	12' hgt. x 3' wide	
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REVISIONS:

No.	Date	Description
1	11-22-22	PH1 AMENITIES
2	01-29-24	AMENITIES UPDATE

LANDSCAPE PLAN
Sellwood Place Subdivision No. 2
Brandon Road, Star, ID 83669

DRAWN BY: J.A.G.

CHECKED BY: J.D.R.

PROJECT NUMBER: 21-058A

SHEET:

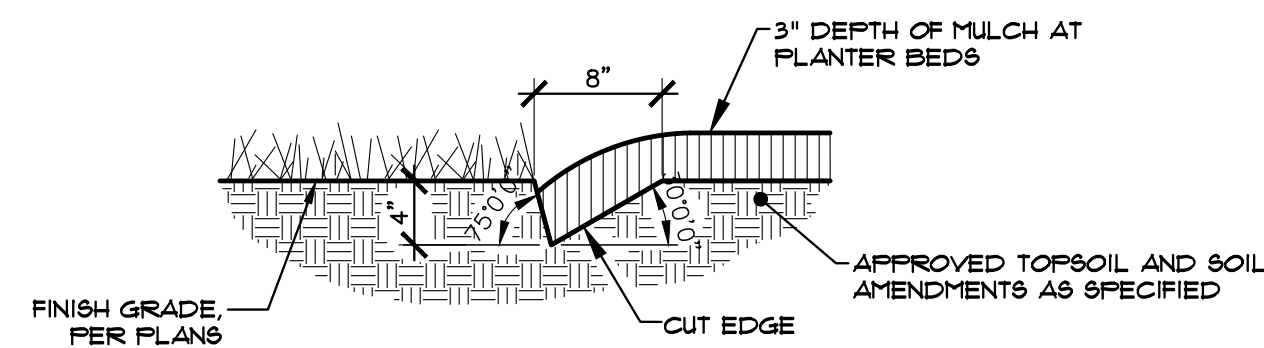
L1.3

LANDSCAPE NOTES

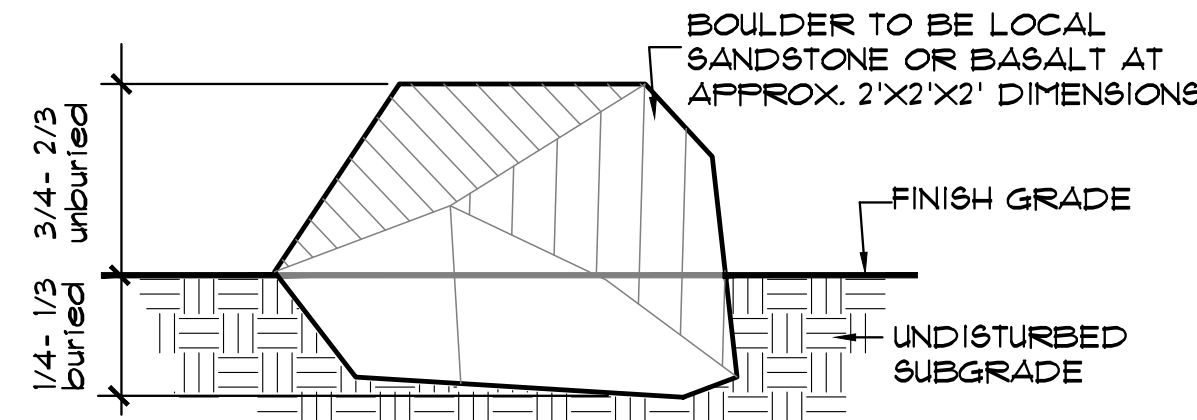
- All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition. All plant material shall be Grade #1 or better.
- All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.
- All lawn areas shall be seeded or sodded with 100% Turf Type Tall Fescue (*Festuca arundinacea*). Seed to be placed within 48 hours of cutting and immediately after fine grading of topsoil and installation of irrigation system. Immediately after placement of seed, water to saturate seed and top 4" of topsoil. When adequately dry, roll to remove minor irregularities with 150-200 pound roller. Contractor shall provide (at time of bid) an add/alternate price per square foot for sodded lawn in place of lawn seeding.
- All plant material shall be guaranteed for a period of one year beginning at the date of acceptance by Owner. Replace all plant material found dead or not in a healthy condition immediately with the same size and species at no cost to the Owner.
- Planting backfill for trees and planting beds shall be 5 parts topsoil and 1 part compost with straw. Stake all trees per details.
- All seeded or sodded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, friable, sandy loam, clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Top soil from site shall be used, if meeting these standards. Place 1/2" compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.
- Fertilize all trees and shrubs with 'Agriform' planting tablets, 21 gram. Quantity per manufacturer's recommendation.
- Plant material shall not be substituted without the written permission of Owner. Submit names of three suppliers contacted if substitution is requested and plant material specified is not available.
- Shrub planting beds shall be shovel edged to create a distinct separation of landscape types.
- Immediately clean up any topsoil, or other debris on site created from landscape operation and dispose of properly off site.
- This irrigation system shall be design built by a qualified irrigation contractor. The contractor shall provide professional designed irrigation construction drawings to the owner before construction (for review by the landscape architect). The drawings shall contain all the components in a professional irrigation system including but not limited to: mainlines, lateral lines, zones, valves, shut-off valves, drain valves, filtering, drip valve manifolds, wiring routes, FOC connections, and details. All products shall be from Hunter Industries and "commercial" grade components as determined by the manufacturer. No residential grade components will be accepted. Note: The Contractor shall refer to the Irrigation Design Build Specifications and the typical irrigation installation details on sheet L3.0 and L3.1.
- All landscaped areas shall have an state of the art (2-wire) automatic underground sprinkler system which insures complete coverage and is properly zoned for required water uses and has a weather station capable of turning off for rain/freeze events. All shrub zones, spray zones and gear driven zones shall be placed on separate zones. Shrub zones shall be drip irrigation installed per manufacturer's recommendations. Do not exceed a maximum of 5 lbs in all mainline and lateral lines. Coordinate the points of connection, water availability, water scheduling with the owner prior to providing an irrigation design and installing the irrigation system.
- Coordinate all drainage areas and utilities with tree locations and adjust per field conditions.
- All fencing shall comply with the City of Star code.
- Coordinate all trees with site utilities, do not plant near any underground utility (see civil plans).
- All trees to be located a minimum of 5 feet or greater from the back of any sidewalk, unless they are located within the parkway planter strips.
- Native seeded area shall be seeded with 100% Wood River Blend Seed Mix containing equal parts (1/3) sheep fescue, (1/3) hard fescue and (1/3) chewing fescue, seeded at a rate of 4-5 lbs. per 1000 sf. Install per manufacturer's recommendations.

IRRIGATION NOTES:

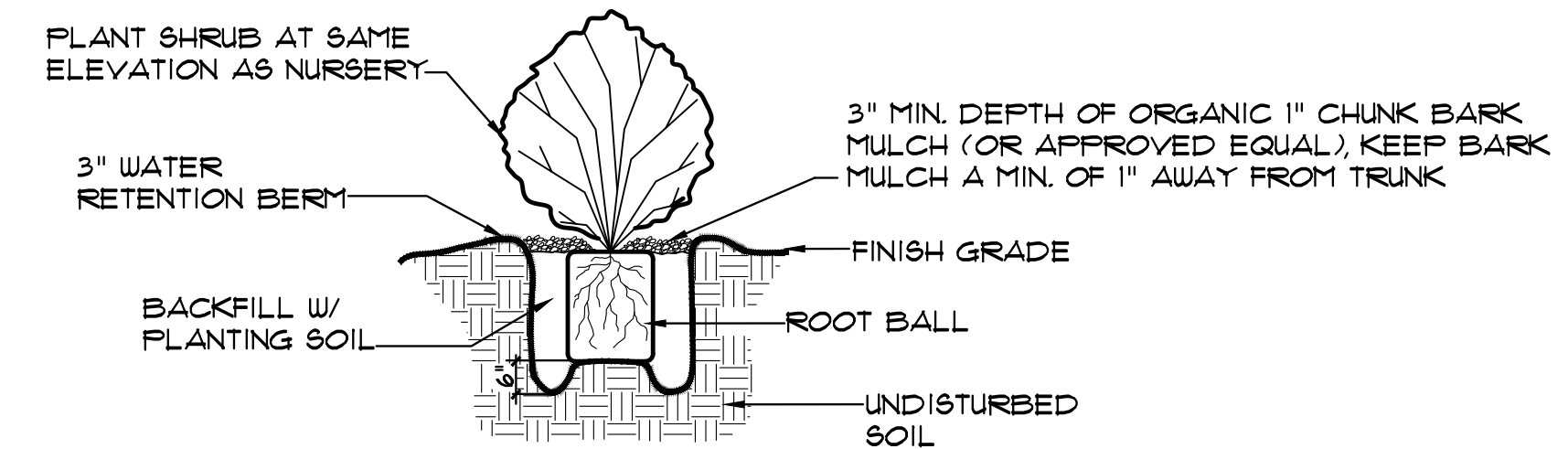
- REFER TO THE DESIGN BUILD IRRIGATION SPECIFICATIONS AND DETAILS SHEETS.
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVER SPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.



1 PLANTER BED CUT EDGE NO SCALE

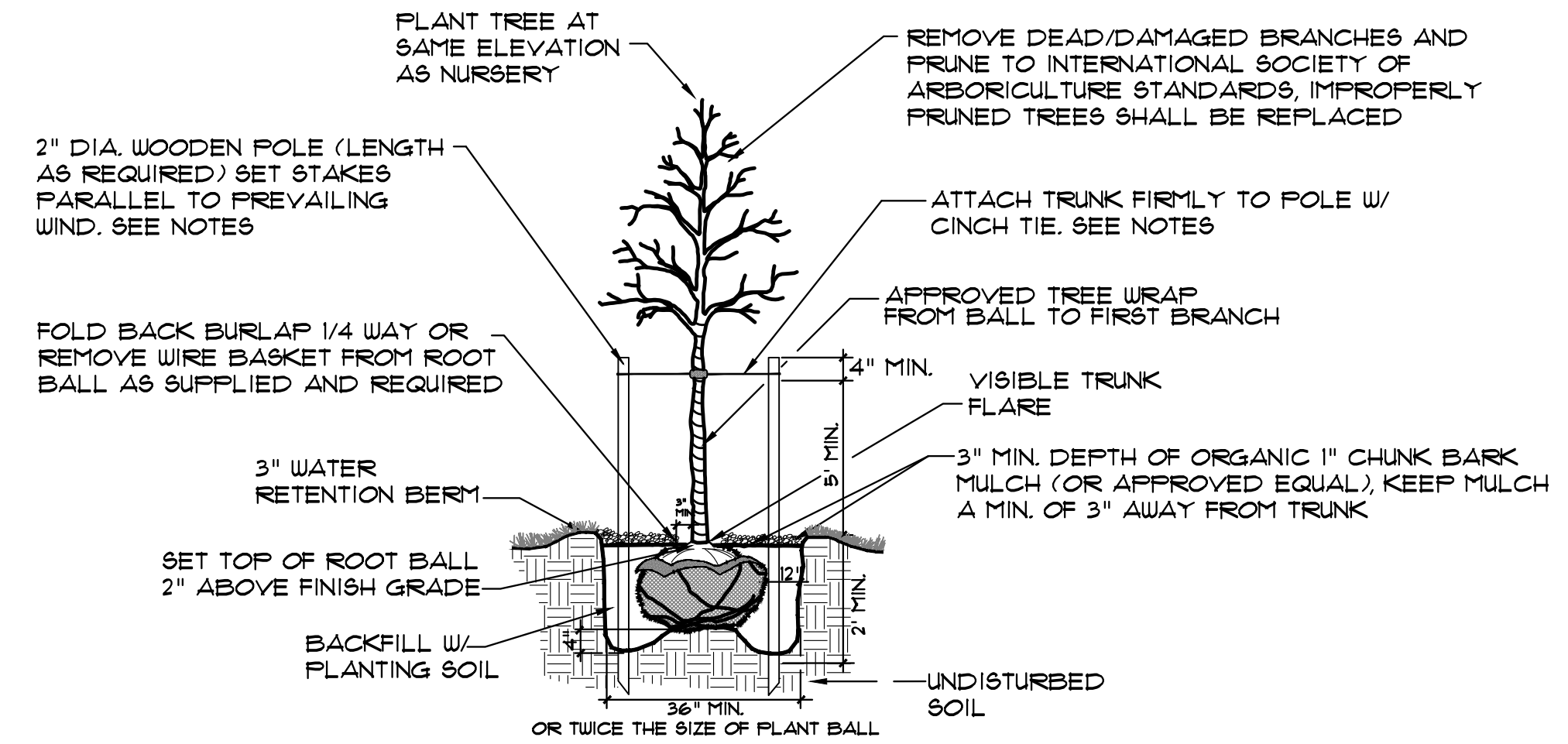


2 BOULDER PLACEMENT DETAIL NO SCALE



NOTE - DIG HOLE TWICE THE SIZE OF ROOT BALL

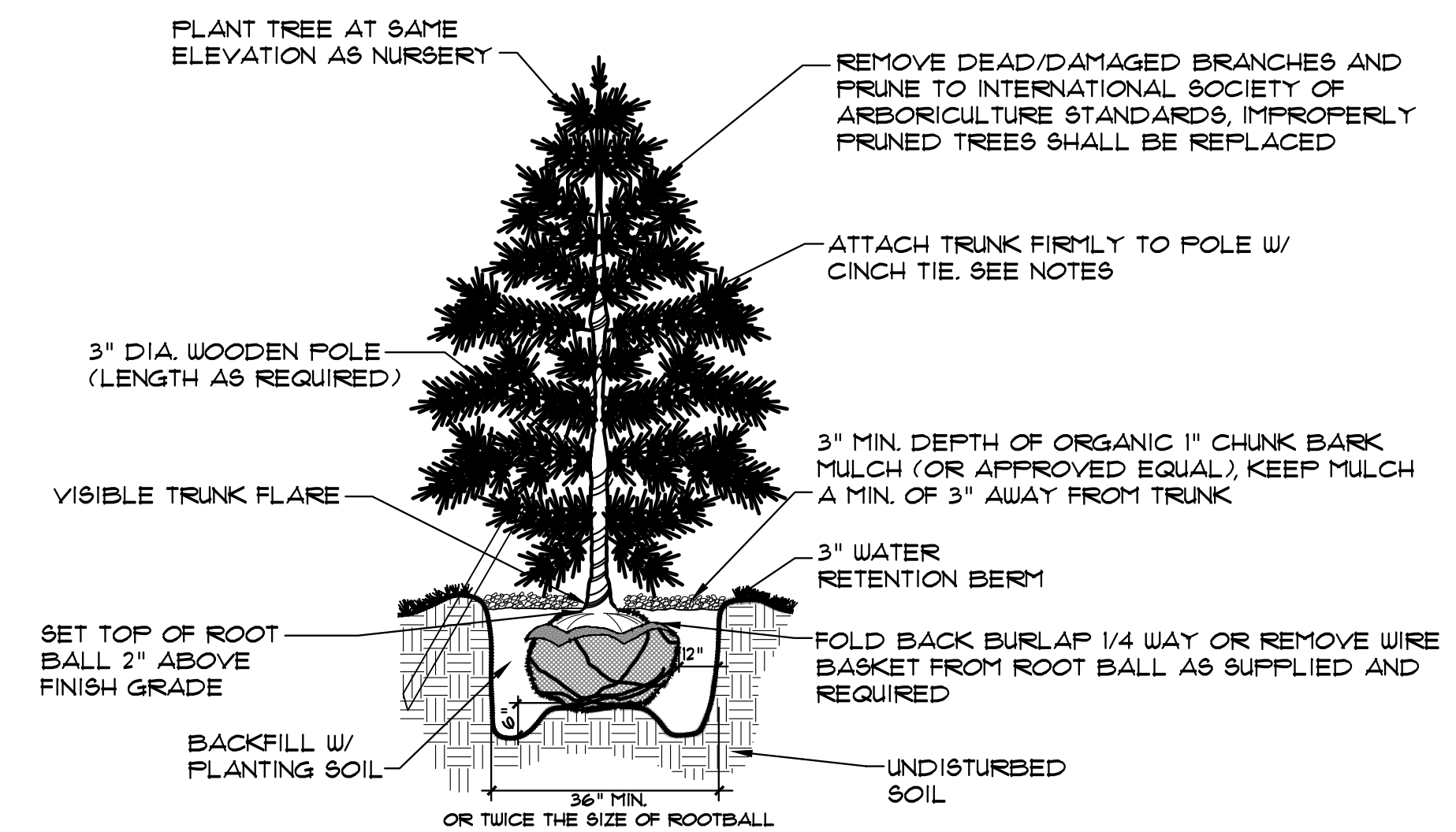
3 SHRUB PLANTING DETAIL NO SCALE



NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
- WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
- WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
- DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

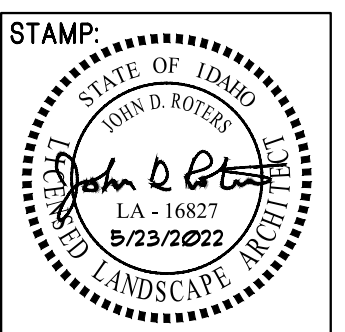
4 DECIDUOUS TREE PLANTING DETAIL NO SCALE



NOTES:

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- WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
- WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
- DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

5 CONIFEROUS TREE PLANTING DETAIL NO SCALE



DATE: 5/23/2022



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No.	Date	Description
1	11-22-22	PHI AMENDMENTS
2	01-29-24	AMENDMENTS UPDATE

LANDSCAPE DETAILS
Sellwood Place Subdivision No. 2
Brandon Road, Star, ID 83669

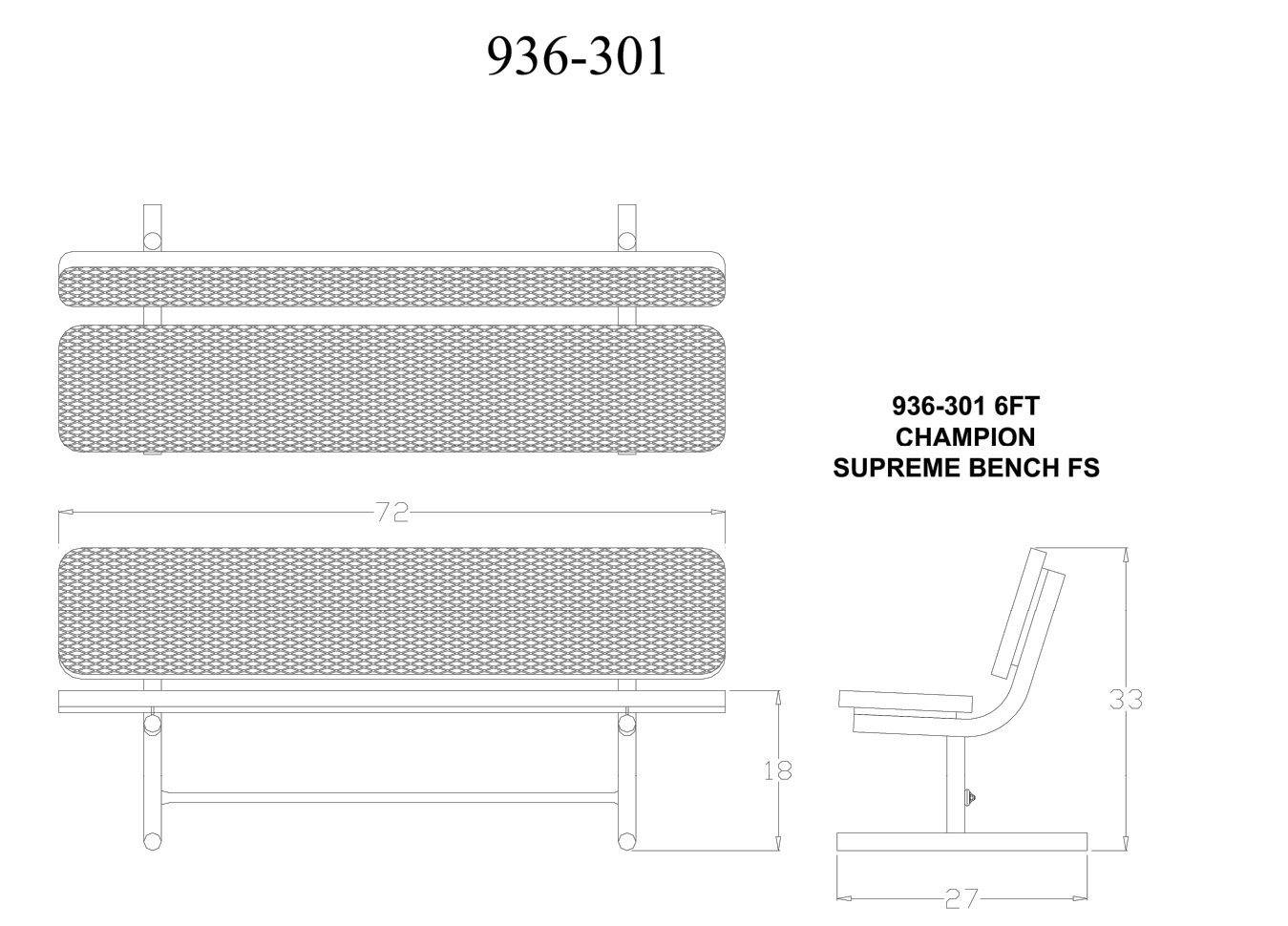
DRAWN BY: J.A.G.

CHECKED BY: J.D.R.

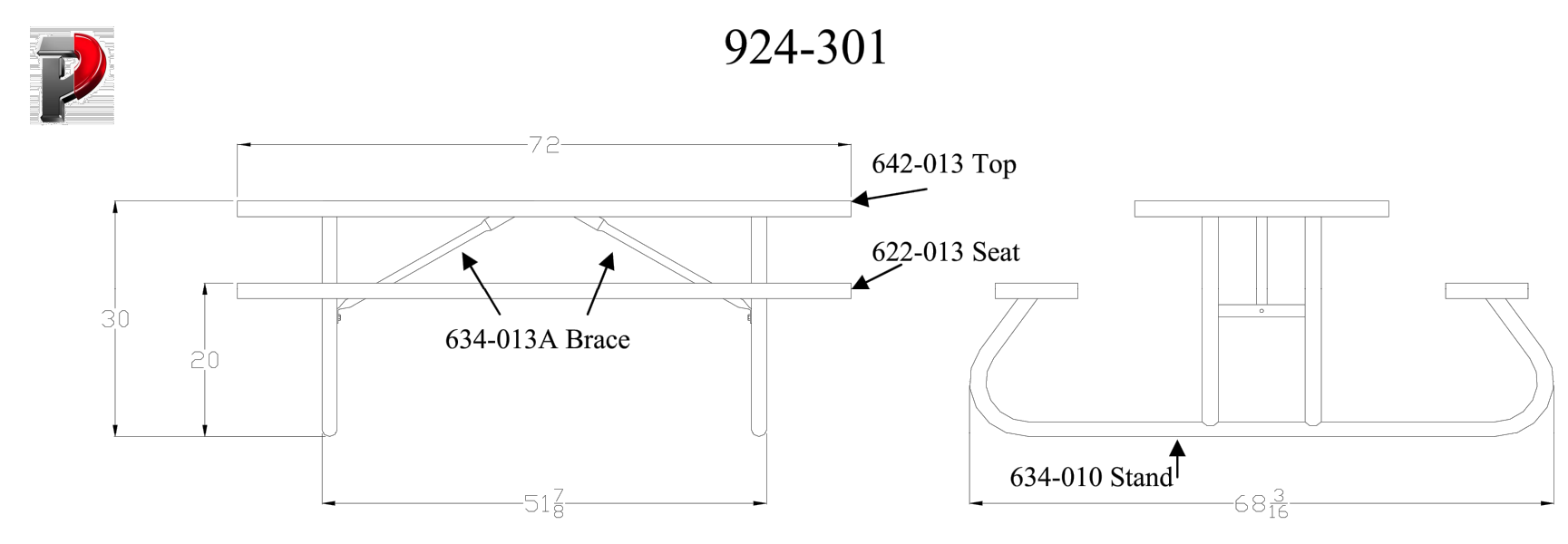
PROJECT NUMBER: 21-058A

SHEET:

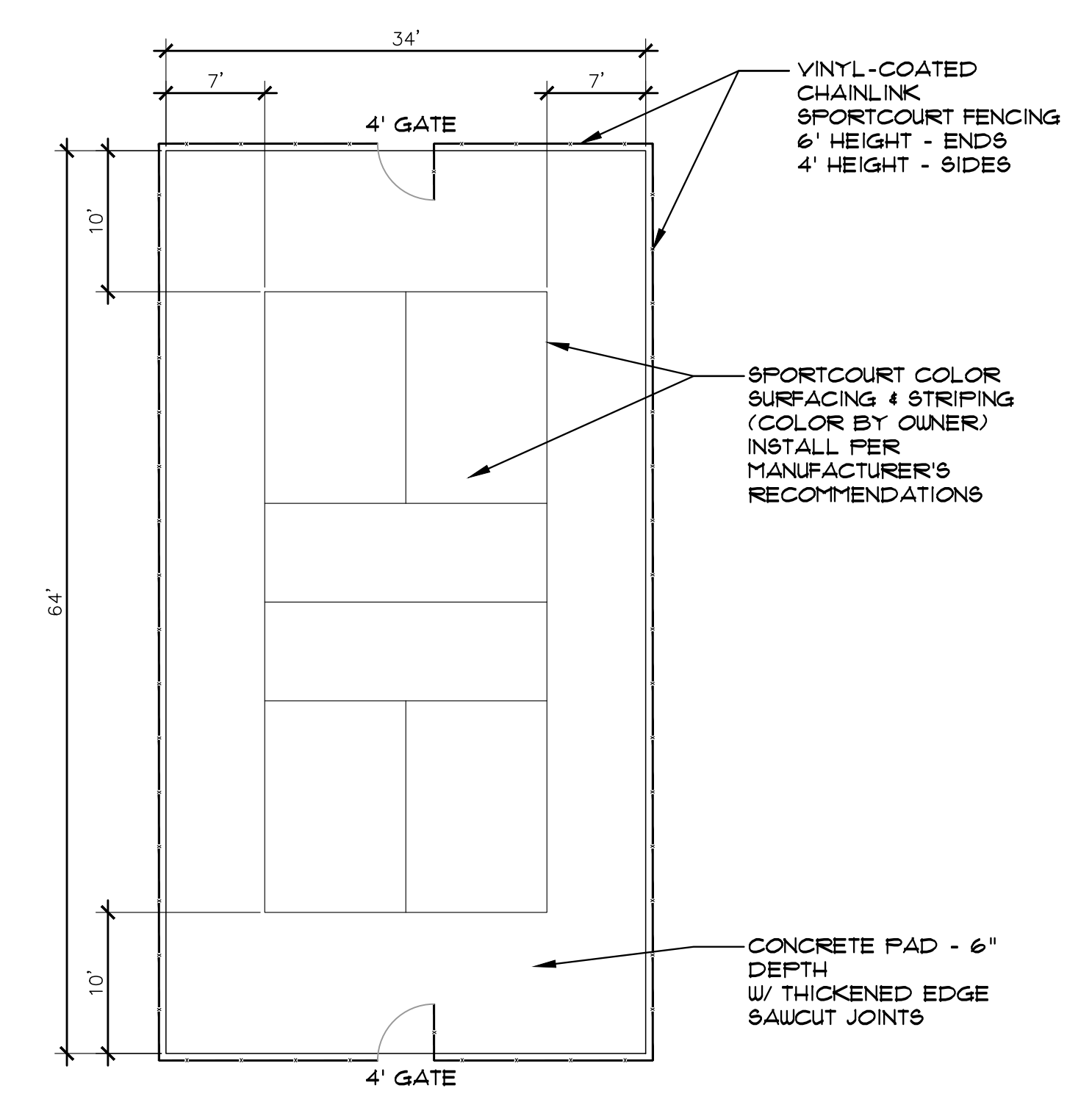
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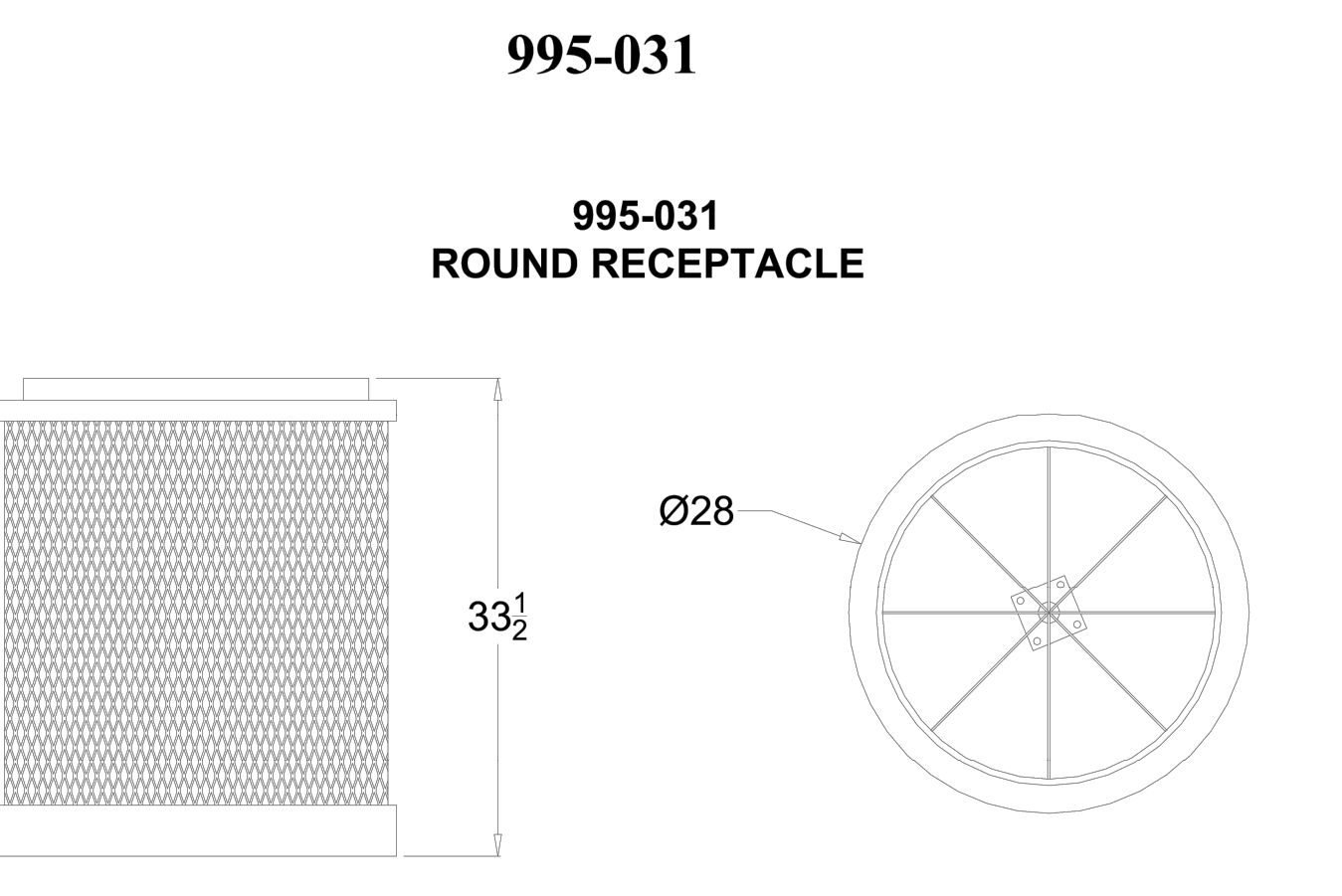
1 BENCH - TYP. NO SCALE



4 PICNIC TABLE NOT TO SCALE



7 PICKLEBALL - SINGLE COURT NOT TO SCALE



2 TRASH RECEPTACLE - TYP. NO SCALE



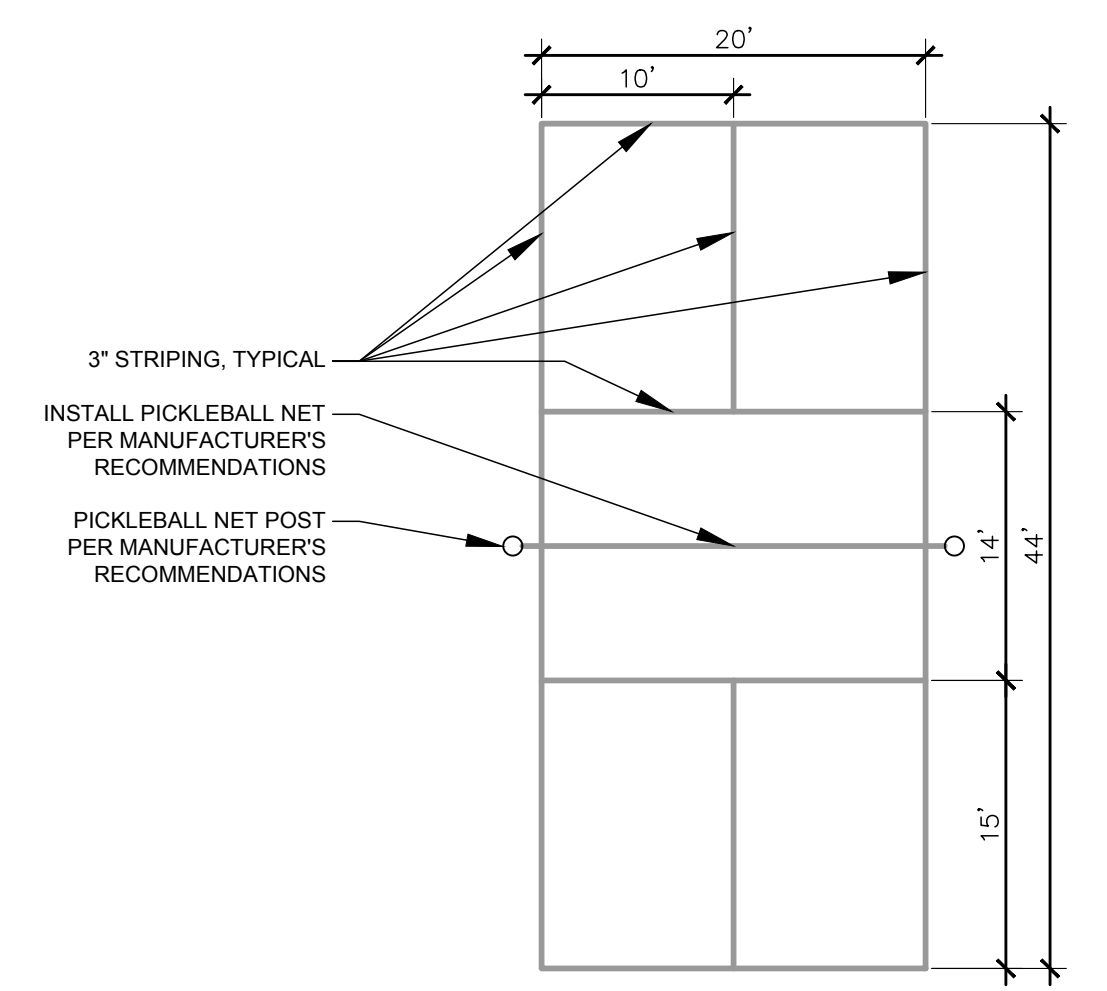
5 10'x 15' PERGOLA STRUCTURE NOT TO SCALE

SITE FURNISHING NOTES

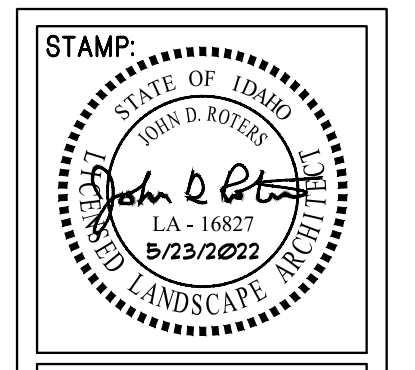
- ALL 6 FOOT BENCHES TO BE SURFACE MOUNTED ON A MINIMUM 4" CONCRETE PAD. BENCH TO BE A POLYSTEEL 936 SERIES BENCH, SURFACE MOUNT WITH A POWDER COAT. COLOR BY OWNER. CONTACT LESLIE SMITH AT LUCKYDOG RECREATION, 208-521-8997. ORDER SHALL BE PLACED A MINIMUM OF 12 WEEKS TO INSURE DELIVERY.
- TRASH RECEPTACLE TO BE SURFACE MOUNTED ON A MINIMUM 4" CONCRETE PAD. TRASH RECEPTACLE TO BE A POLYSTEEL 995-031 SERIES ROUND RECEPTACLE, SURFACE MOUNT WITH A POWDER COAT. COLOR BY OWNER, CONTACT LESLIE SMITH AT LUCKYDOG RECREATION, 208-521-8997. ORDER SHALL BE PLACED A MINIMUM OF 12 WEEKS TO INSURE DELIVERY.
- DOG WASTE STATION TO BE POST MOUNTED. CONTACT LESLIE SMITH AT LUCKYDOG RECREATION, 208-521-8997. ORDER SHALL BE PLACED A MINIMUM OF 12 WEEKS TO INSURE DELIVERY.
- THE CONTRACTOR SHALL MEET AND/OR EXCEED ALL LOCAL, STATE, AND FEDERAL GOVERNMENT ACCESSIBILITY STANDARDS.



3 DOG WASTE STATION - TYP. NO SCALE



6 PICKLEBALL COURT LAYOUT NOT TO SCALE



DATE: 5/23/2022

811 Professional Engineer
 CALL 2 BUSINESS DAYS BEFORE ANY EXCAVATION OR INSTALLATION OF UNDERGROUND UTILITIES
 2002 S. Vista Ave
 Boise, ID 83705
 208-342-2999 Office
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CHECKED BY: J.D.R.

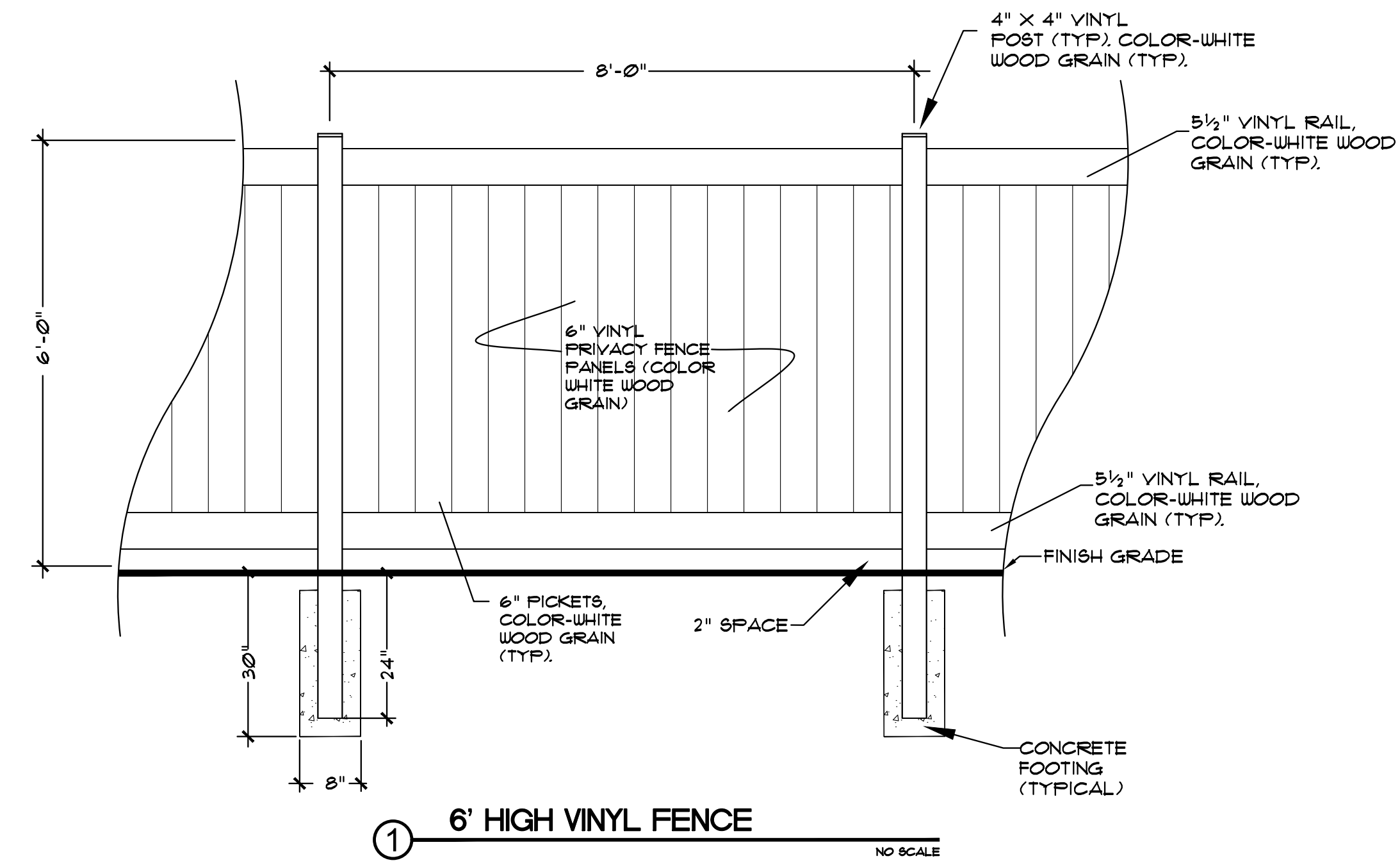
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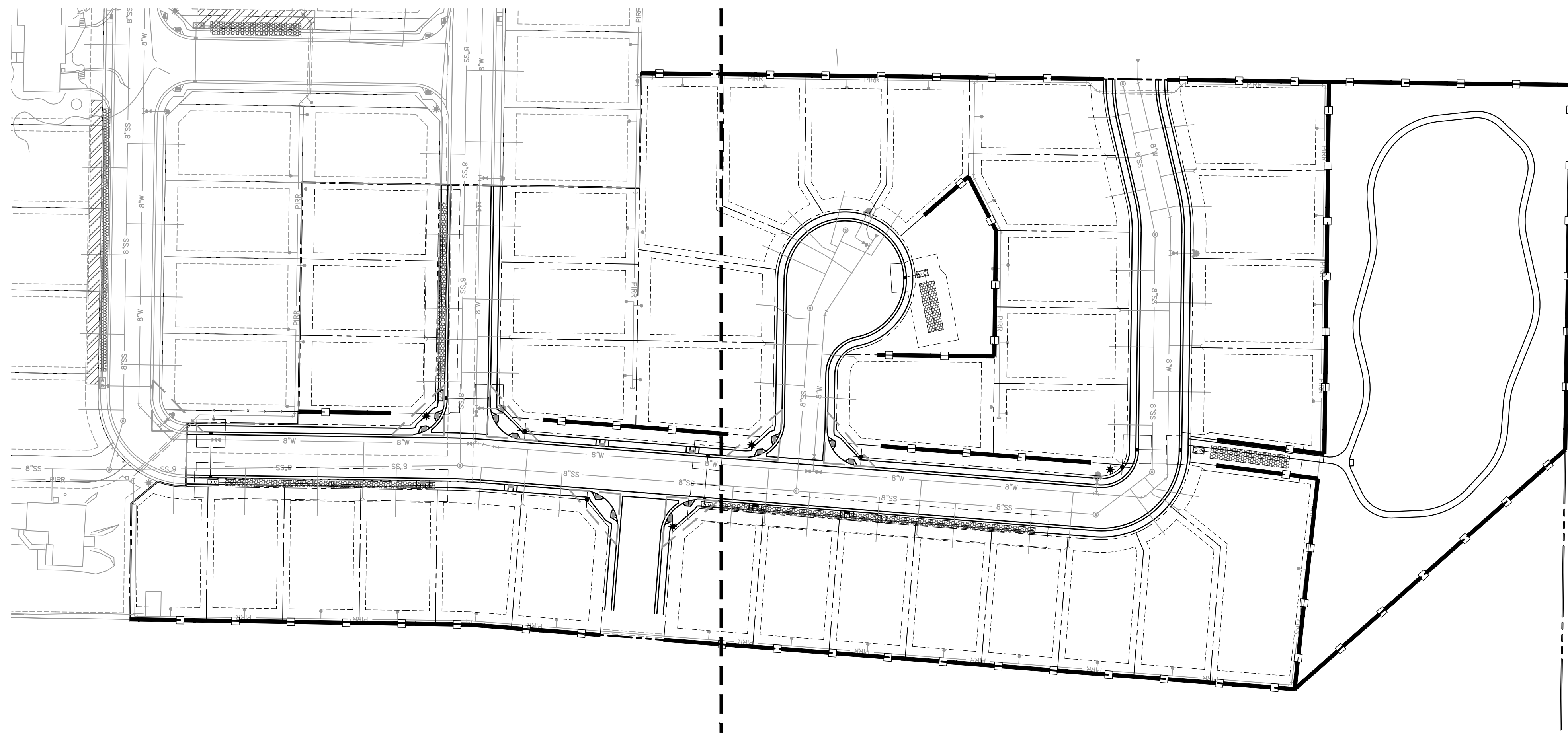
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LEGEND:

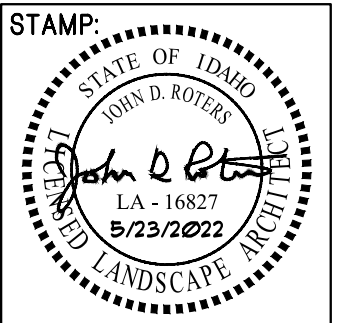
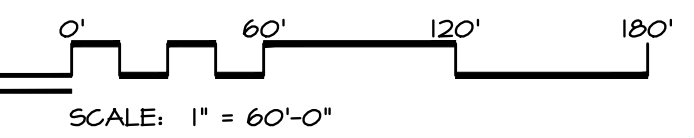
6' HGT. VINYL PRIVACY FENCING (SEE DETAIL THIS SHEET)



1 6' HIGH VINYL FENCE NO SCALE



OVERALL FENCING PLAN



DATE: 5/23/2022



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LANDSCAPE FENCING PLAN
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Brandon Road, Star, ID 83669

DRAWN BY: J.A.G.

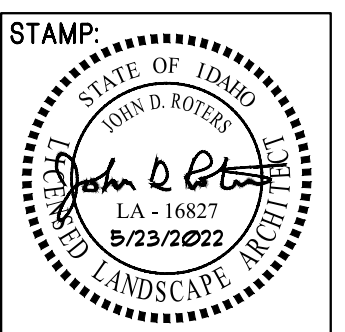
CHECKED BY: J.D.R.

PROJECT NUMBER: 21-058A

SHEET:

L2.2

IRRIGATION DESIGN BUILD SPECIFICATIONS



DATE: 5/23/2022

811 Call Before You Dig
 2002 S. Vista Ave
 Boise, ID 83705
 208-342-2959 Office
 info@southbeck.com
 www.southbeck.com

SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
 Dba South Beck & Baird Landscape Architecture P.C.

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 allowed and subject to patent prosecution.

REVISIONS:		
No.	Date	Description
1	11-22-22	PHI AMENITIES
2	01-29-24	AMENITIES UPDATE

DESIGN BUILD IRRIGATION
Sellwood Place Subdivision No. 2
Brandon Road, Star, ID 83669

DRAWN BY: J.A.G.
 CHECKED BY: J.D.R.
 PROJECT NUMBER: 21-058A
 SHEET: L3.0

FINAL PLAT NO. 2

PART 1 GENERAL

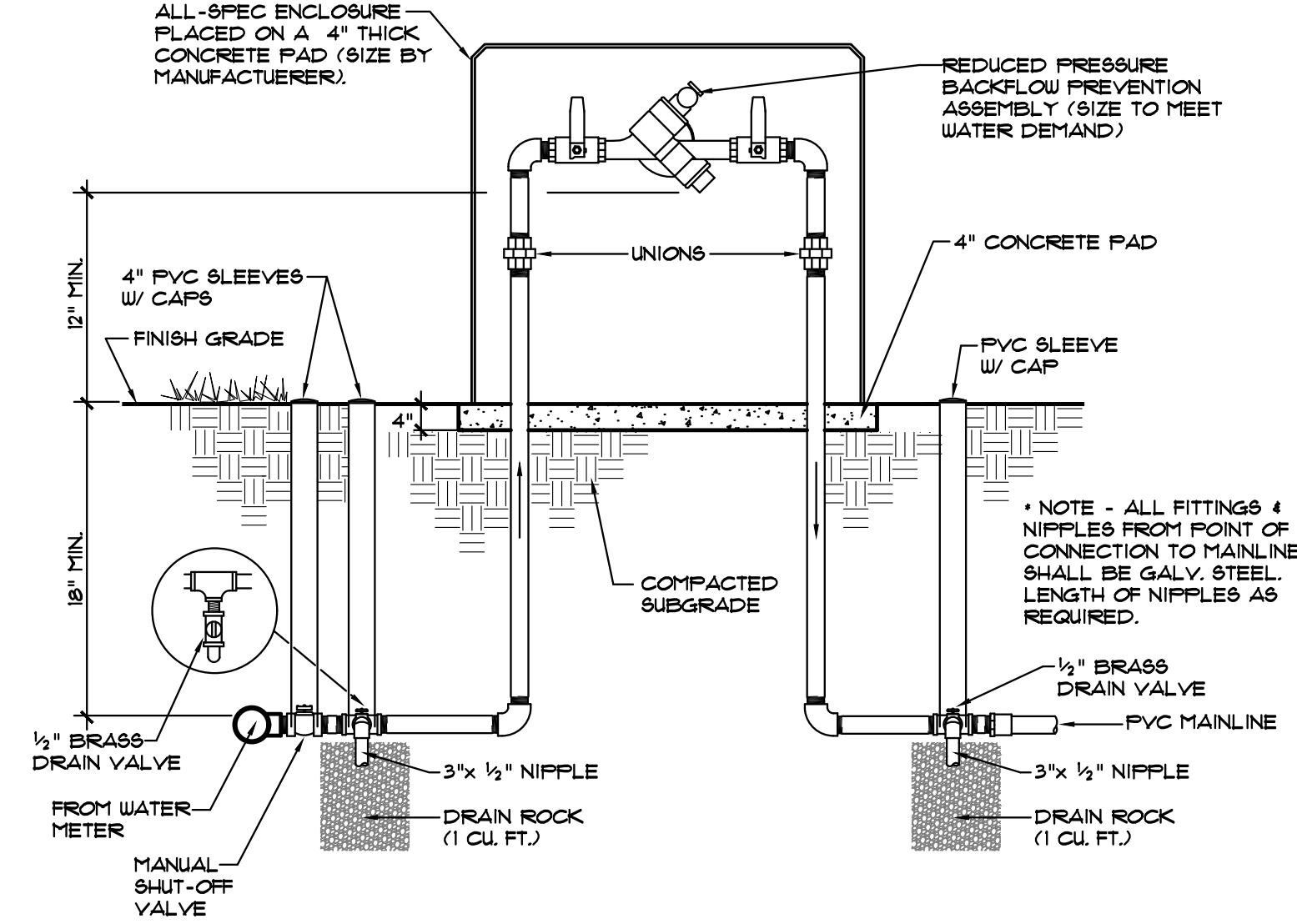
- 1.1 SUMMARY:
 - A. Includes, but not limited to furnishing and installing sprinkler system complete with accessories necessary for proper function.
 - B. Coordinate head location with plant material (new and existing). Irrigation heads to take priority over plant material.
 - C. Coordinate all irrigation work with existing utilities and respective trades.
 - D. Irrigation system to connect to Existing Pressurized Irrigation System with no cross connection to domestic water supply.
- 1.2 GUARANTEE:
 - A. All components of installed sprinkler system shall be guaranteed for one (1) year from date of acceptance by Owner.
 - B. Fill and repair depressions and replacing plantings due to settlement of irrigation trenches.
 - C. Any repair or replacement of the sprinkler system during the guarantee period shall be without any additional cost to the owner.
- 1.3 QUALITY ASSURANCE:
 - A. Work and materials shall be in accordance with the latest rules, regulations, and other applicable state and local laws. Nothing in the Contract Documents is to be construed to permit work not conforming to these codes. Contractor shall obtain and pay for any and all permits and fees required for this work.
 - B. Perform work with personnel experienced in the work required in this section under the direction of a skilled foreman.
 - C. Contractor shall furnish all components, labor, tools, and equipment as necessary for the proper execution and completion of all irrigation work.
 - D. During construction, protect materials from damage and prolonged exposure to sunlight.
- 1.4 SUBSTITUTIONS:
 - A. Any requested substitutions shall be in writing, submitted to the Owner, giving reason for substitution and specifications of requested substituted product which meet or exceed specified one.
- 1.5 SUBMITTALS:
 - A. Prepare an accurate record drawing, as installation proceeds, to be submitted prior to final inspection. Record drawings to show, by dimension, all components.
 - B. Final payment for sprinkler system will not be authorized until accurate and complete record drawings are submitted.
- 1.6 WARRANTY
 - A. Standard one year guarantee stipulated in shall include:
 1. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches.
 2. Adjusting system to supply proper coverage of areas to receive water.
 3. Ensuring system can be adequately drained.
- 1.7 MAINTENANCE:
 - A. Submit manufacturer's operation and maintenance manuals, to include manufacturer's parts catalog, for each head type, valves, and controller.
 - B. Provide operation and maintenance instruction to the Owner for proper operation, maintenance, and length of watering time each valve is required to be open for proper watering of area covered throughout the watering season.
 - C. At the beginning of the first winter - drain, blow out, and make any required adjustments to the system, to insure complete winterization.
- 1.8 EXTRA STOCK:
 - A. Provide owner with the following extra stock items:
 1. One valve key for shut-off and drain valves.
 2. One valve marker keys.
 3. One head of each type.

PART 2 PRODUCTS

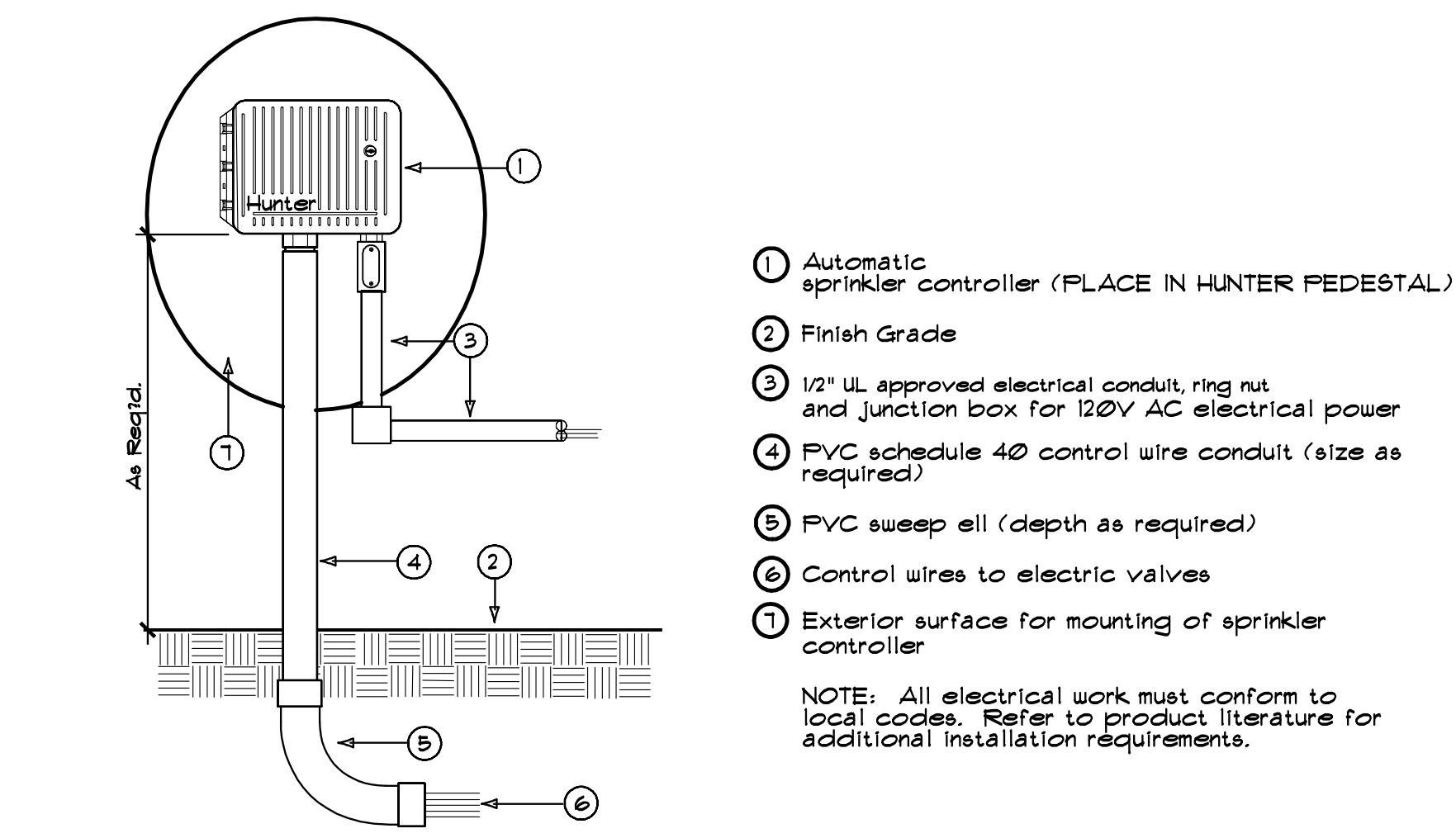
- 2.1 MATERIALS:
 - A. Pipes and pipe fittings:
 1. Pipe for pressure lines (mainlines) shall be Schedule 40 PVC. Pipe for lateral lines shall be Class 200 PVC. Pipe for drip zones shall be minimum 100 PSI Polyethylene (PE). Pipe shall be continuously and permanently marked with manufacturer's name, size, weight, type, and working pressure.
 2. Fittings shall be Schedule 40 PVC.
 3. Sizing shall be Class 200 PVC.
 4. Solvent Cement for Joining PVC Piping: A5TM D 2564. Include Primer according to A5TM F 656
 - B. Sprinkler heads and nozzles:
 1. Small Lawn Areas: Hunter Pro-Spray PROS-4 with Hunter Pro-Spray nozzles.
 2. Large Lawn Areas: Hunter RGP heads or Hunter I-20 heads.
 3. All heads shall include a triple swing assembly. Horizontal nipple (parallel to side of lateral lines) shall be a minimum of 6" long. All other nipples on swing assembly shall be of length required for proper installation of heads. A minimum of 12" (maximum of 18") of Swing Riser Pipe and Swing Riser Fittings shall be on all pop-up spray heads.
 4. Shrub Areas: Netáfm Techline CV tubing, 6 GPH/12" Dripperline or Equal Hunter Dripperline. See manufacturer for the proper dripline in relation to existing soils.
 - C. Valves:
 1. Circuit valves: Hunter ICV series, sized as not to lose more than 4 PSI through valve.
 2. Manual shut-off valves: brass gate, size same as mainline, non-rising stem. Place in 6" PVC class 200 sleeve (length as required to be flush with finish grade) with valve box and cover.
 3. Manual drain valves: brass, 1/2" gate or ball. Place in 2" PVC class 200 sleeve (length as required to be flush with finish grade) with locking valve marker.
 3. Drip zones: pressure regulating valve (size as required per manufacturer's recommendations).
 - D. Filter:
 1. Netáfm Disk Filter: 100 mesh screen, size as required for manufacturer's recommendations.
 - E. Controller:
 1. Hunter ACC-99D 2 wire Decoder System Controller, station number as required, coordinates with manufacturer's recommendations.
 2. Control wire shall be UF-UL listed annealed copper conductor direct burial. Minimum size: 14 gauge. Control wire placed next to mainline provide a 10"-12" expansion coil at 100' intervals and at corners. Splices at valves shall be with UL listed waterproof wire connectors. No splices shall be permitted between valve boxes and controller.

PART 3 EXECUTION

- 3.1 PREPARATION:
 - A. Design system for available PSI and GPM, size mainline pipe so as not to exceed 5 FPS. Route piping to avoid plants and structures and. Review layout requirements with existing utilities and respective trades. Lawn areas and shrub zones shall not be mixes on the same circuit. Gear heads and pop-up heads shall not be on same zones. All shrub planting beds shall be irrigated with Netáfm tubing. Northern and eastern exposed areas shall not be on the same zones as southern and western exposed areas.
 - B. Coordinate location of sleeves, under paving, with existing utilities and respective trades.
 - C. Space all heads so as not to exceed 90% of manufacturer's performance charts maximum spacing. Space Netáfm tubing in parallel lines not more than 24" apart.
- 3.2 PERFORMANCE:
 - A. Trenching and backfilling (PVC pipe):
 1. Over-excavate trenches 2" and bring back to proper depth by filling with sand or fine, rock free soils. Do not cut roots on existing plants larger than 2".
 2. Cover pipe with 2" sand or fine, rock free soil.
 3. Backfill remaining portion of trench with rock free excavated trenching material and compact to 90%.
 - B. Grades and Draining:
 1. Install manual drain valves on each end of main line. Provide 1 cu. ft. drain rock below each drain valve.
 2. Slope pipe under paving and walks to drain outside these areas.
 - C. Pipe Installation:
 1. Install pipe in a manner to provide for expansion and contraction as recommended by the manufacturer.
 2. Install mainline with a minimum of 18" of cover and lateral lines with a minimum of 12" of cover based on finish grade.
 3. Install sleeves under walks and/or paved areas with a minimum of 18" of cover based on finish grade of base material. Extend all sleeves a minimum of 6" beyond walks, curbs, and/or paving.
 4. Cut pipe square and remove burrs at cut ends prior to installation. Make solvent weld joints per manufacturer's recommendations. Do not use an excessive amount of solvent to cause an obstruction to form inside the pipe.
 5. Use Teflon tape on all threaded connections. Apply per manufacturer's recommendations.
 - D. Heads:
 1. Locate pop-up sprinkler heads no closer than 2" from walk or back of curbs in lawn areas.
 2. Flush all lines prior to installation of heads.
 3. Set all heads perpendicular to and flush with finish grade.
 4. Install Netáfm tubing 4" below surface of planting beds, after completion of planting and fine grading. Fin with 6" wire pins at a maximum of 4' O.C. Install so all tubing is looped, space lines at 24" O.C. with PVC headers, and provide drain valve for each drip zone.
 - E. Control valves and Controller:
 1. Controller: Wall mounted in pump house or Pedestal mounted in the field, install per manufacturer's recommendations. Location per Owner's requirements.
 2. Install control valves in Ametek or Brook plastic valve boxes, size as required for easy access and maintenance. Provide snap top plastic covers. Top of valve box to be flush with finish grade and place 1/2 cu. ft. of drain rock in boxes below valves. Install filter and Pressure Regulating Valve on Netáfm tubing zones per manufacturer's recommendation.
 3. Provide 1 extra control wire to each end of mainline.
- 3.3 FIELD TEST:
 - A. Prior to backfilling, fill mainline with water and pressure test to 100 PSI. Mainline shall not lose more than 15 PSI in 15 minutes. Pressure test to be approved by Owner or Owner's representative.
 - B. Perform water coverage test by irrigation industry approved method to insure uniform precipitation rate. Perform coverage test for each type of lateral circuit, i.e. one each for lawn rotors, lawn pop-ups. Coverage test to be approved by Owner or Owner's representative.
- 3.4 ADJUSTMENTS:
 - A. Adjust all heads to be flush and perpendicular with finish grade. Adjust all heads and or nozzles for distance and arc per field conditions and so water does not spray on any building, parts of buildings, walks, or paving.
- 3.5 CLEAN UP:
 - A. Immediately clean up and properly dispose of off site any debris created from sprinkler installation operation.



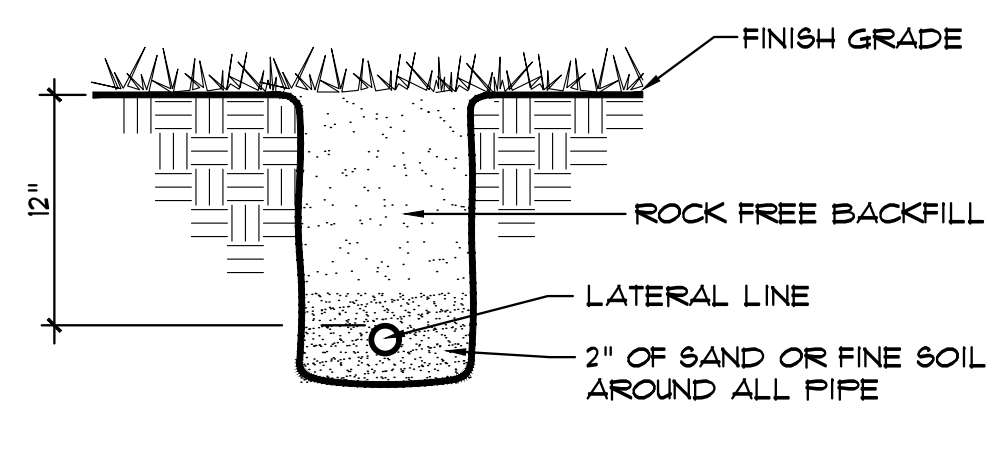
2 REDUCED PRESSURE BACKFLOW ASSEMBLY
 NO SCALE
 LANDSCAPE/IRRIGATION WATER TO BE SUPPLIED BY THE IRRIGATION PUMP HOUSE LOCATED AT THE NORTHWEST CORNER OF THE SITE - REFER TO THE CIVIL CONSTRUCTION DRAWINGS FOR INFORMATION AND QUANTITIES. COORDINATE WITH CIVIL ENGINEER AND OWNER.



1 IRRIGATION CONTROLLER
 NO SCALE
 NOTE: All electrical work must conform to local codes. Refer to product literature for additional installation requirements.

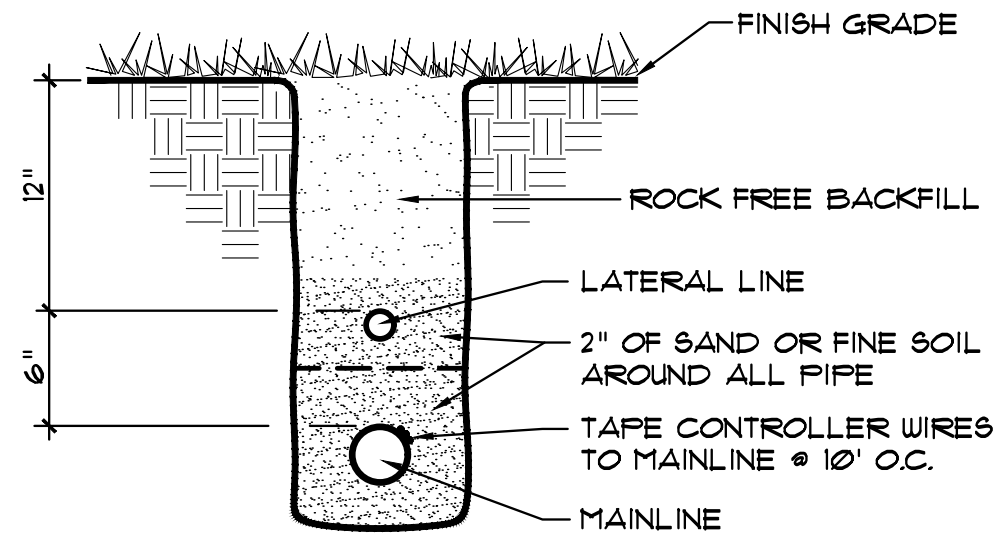
LANDSCAPE/IRRIGATION WATER TO BE SUPPLIED BY THE IRRIGATION PUMP HOUSE LOCATED AT THE NORTHWEST CORNER OF THE SITE - REFER TO THE CIVIL CONSTRUCTION DRAWINGS FOR INFORMATION AND QUANTITIES.

SEE SHEETS L3.1 FOR TYPICAL IRRIGATION INSTALLATION DETAILS



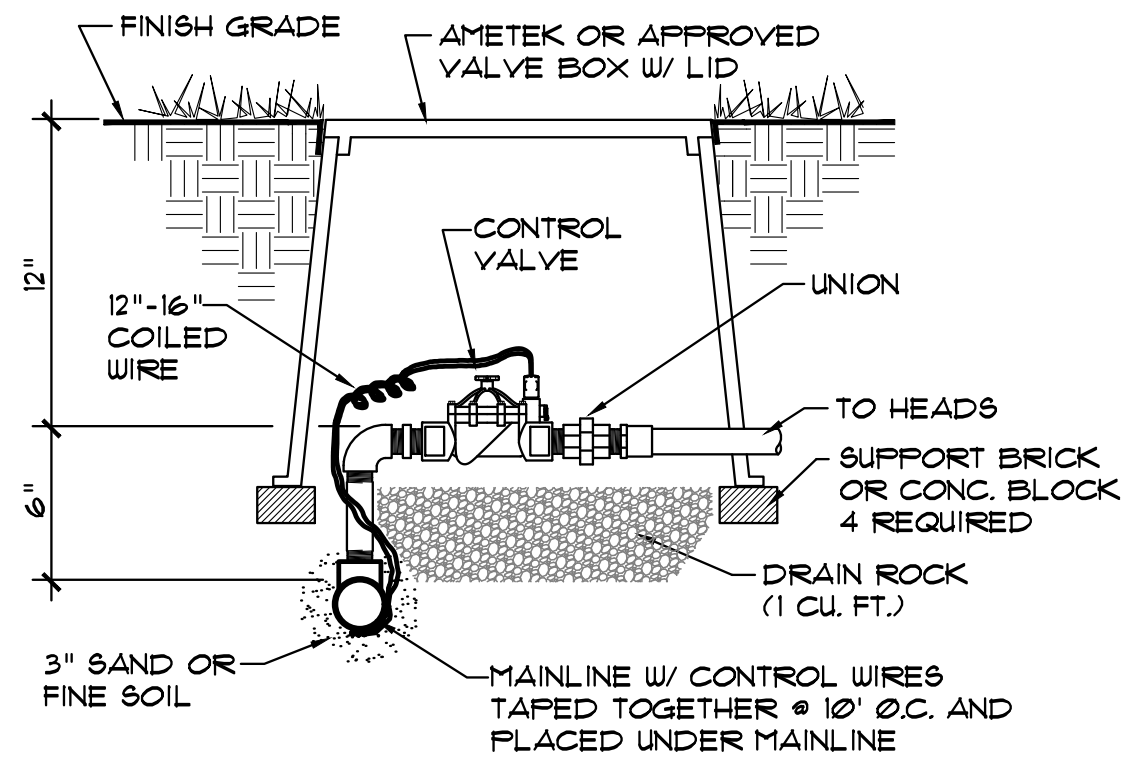
* GLUE ALL PIPE & FITTINGS PER MANUF. RECOMMENDATIONS

① TRENCH SECTION DETAIL
NO SCALE

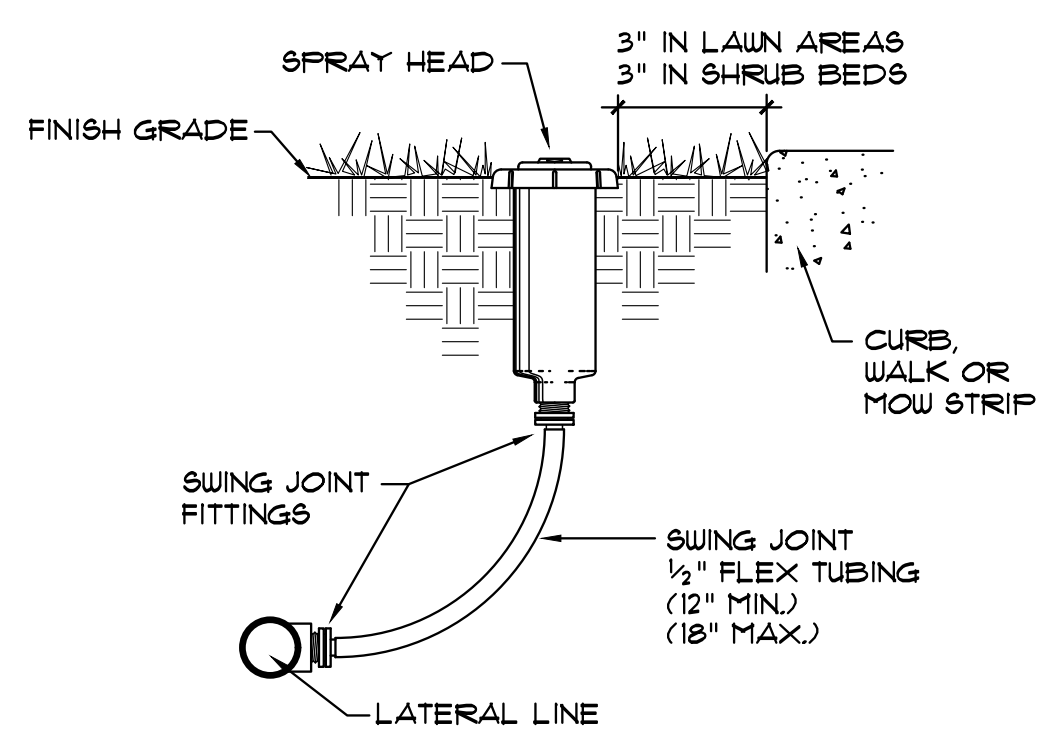


* GLUE ALL PIPE & FITTINGS PER MANUF. RECOMMENDATIONS

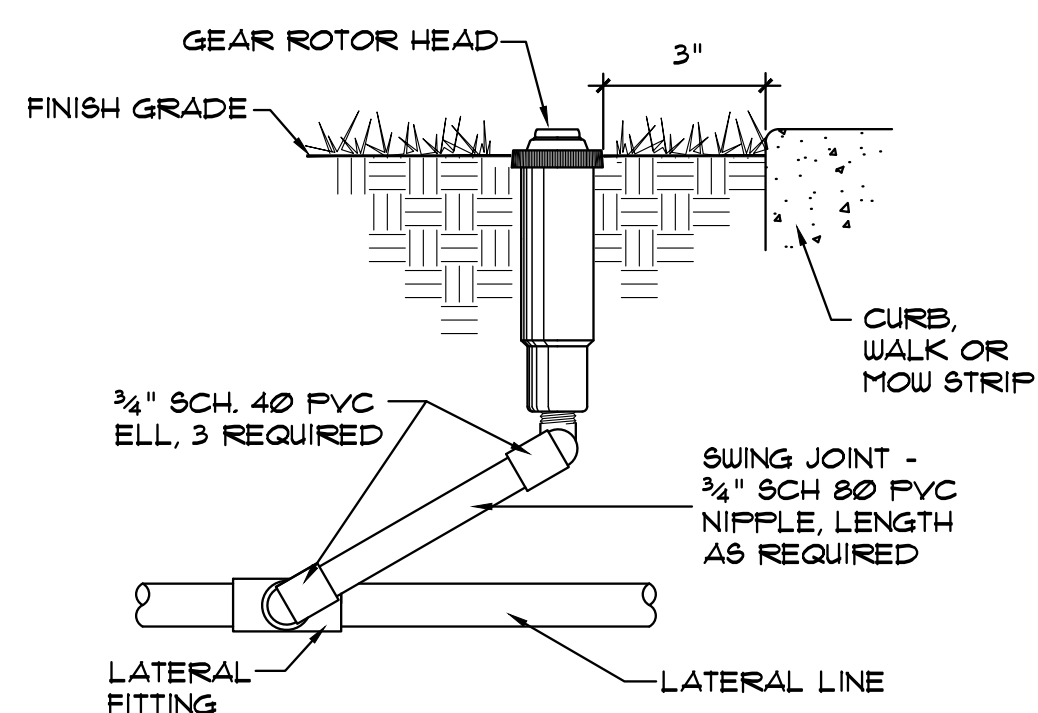
② TRENCH SECTION DETAIL
NO SCALE



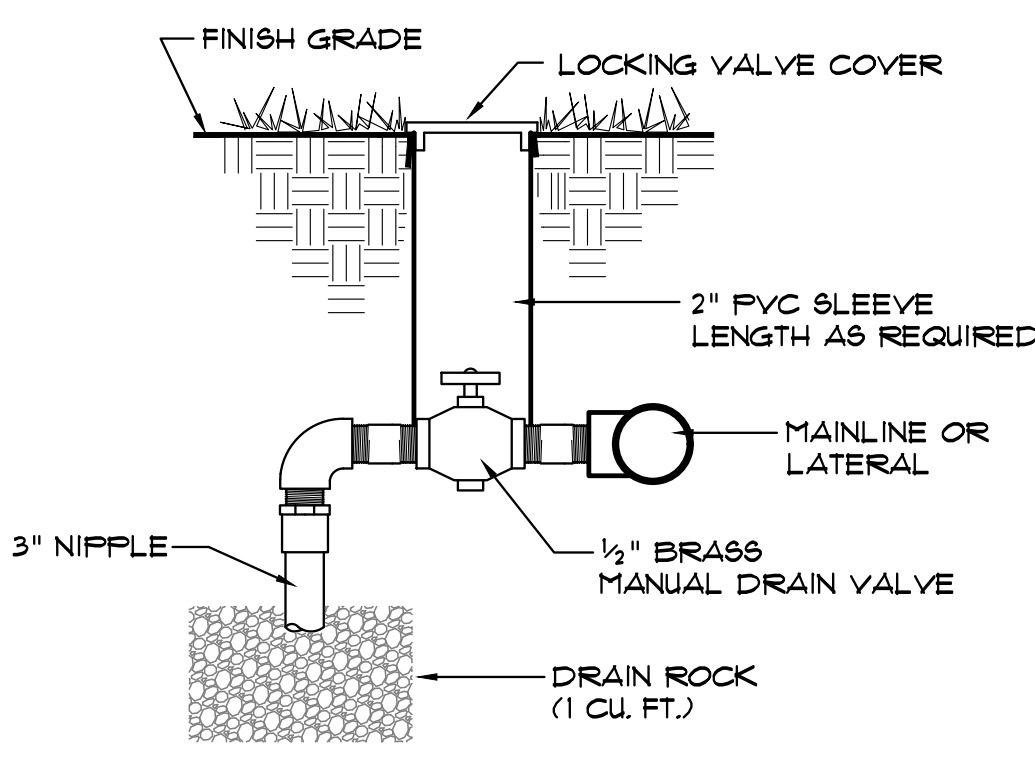
③ REMOTE CONTROL VALVE
NO SCALE



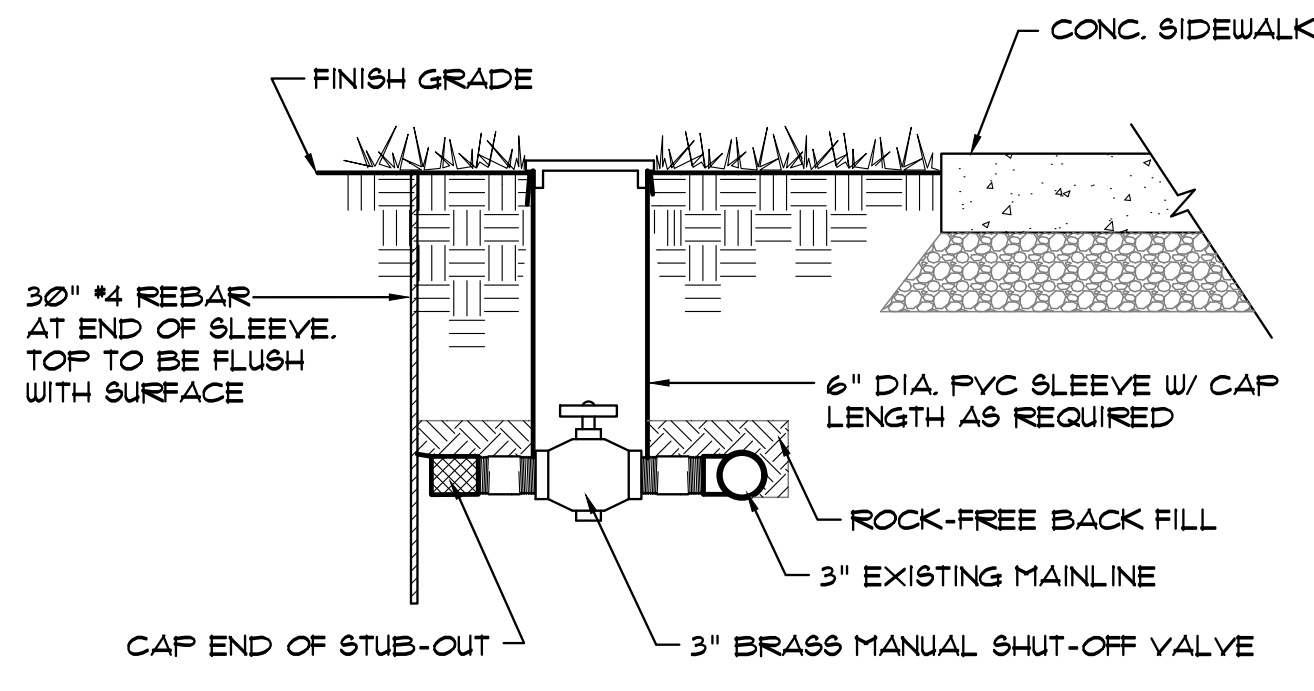
④ POP-UP SPRAY HEAD
NO SCALE



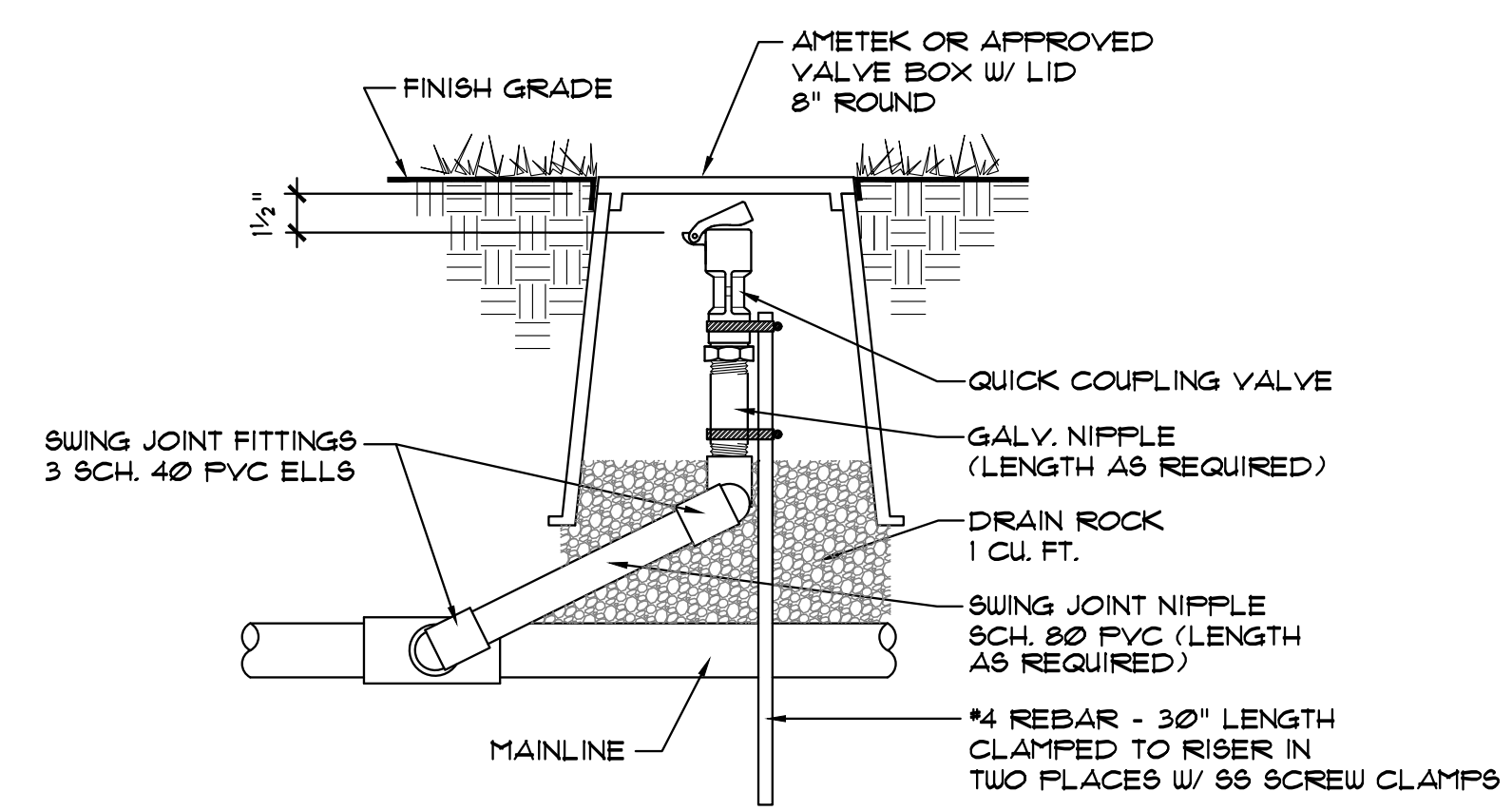
⑤ GEAR ROTOR HEAD
NO SCALE



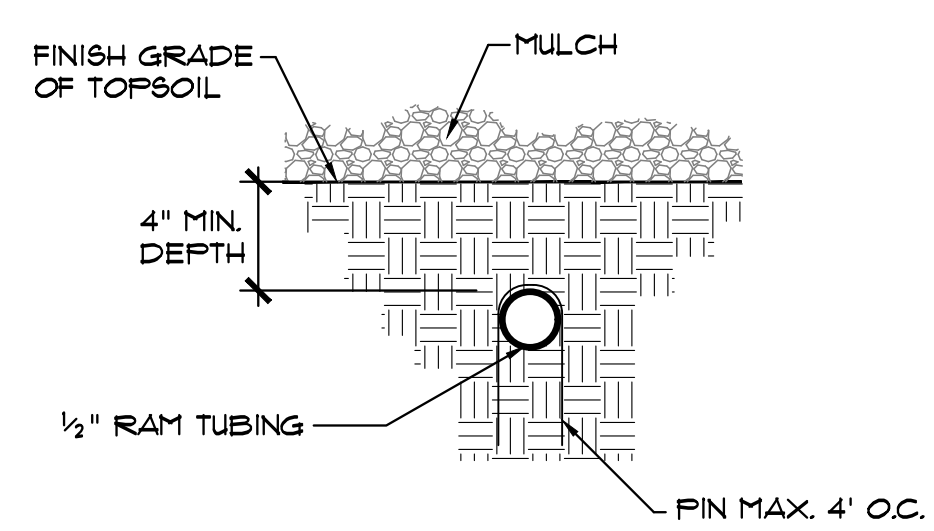
⑥ MANUAL DRAIN VALVE
NO SCALE



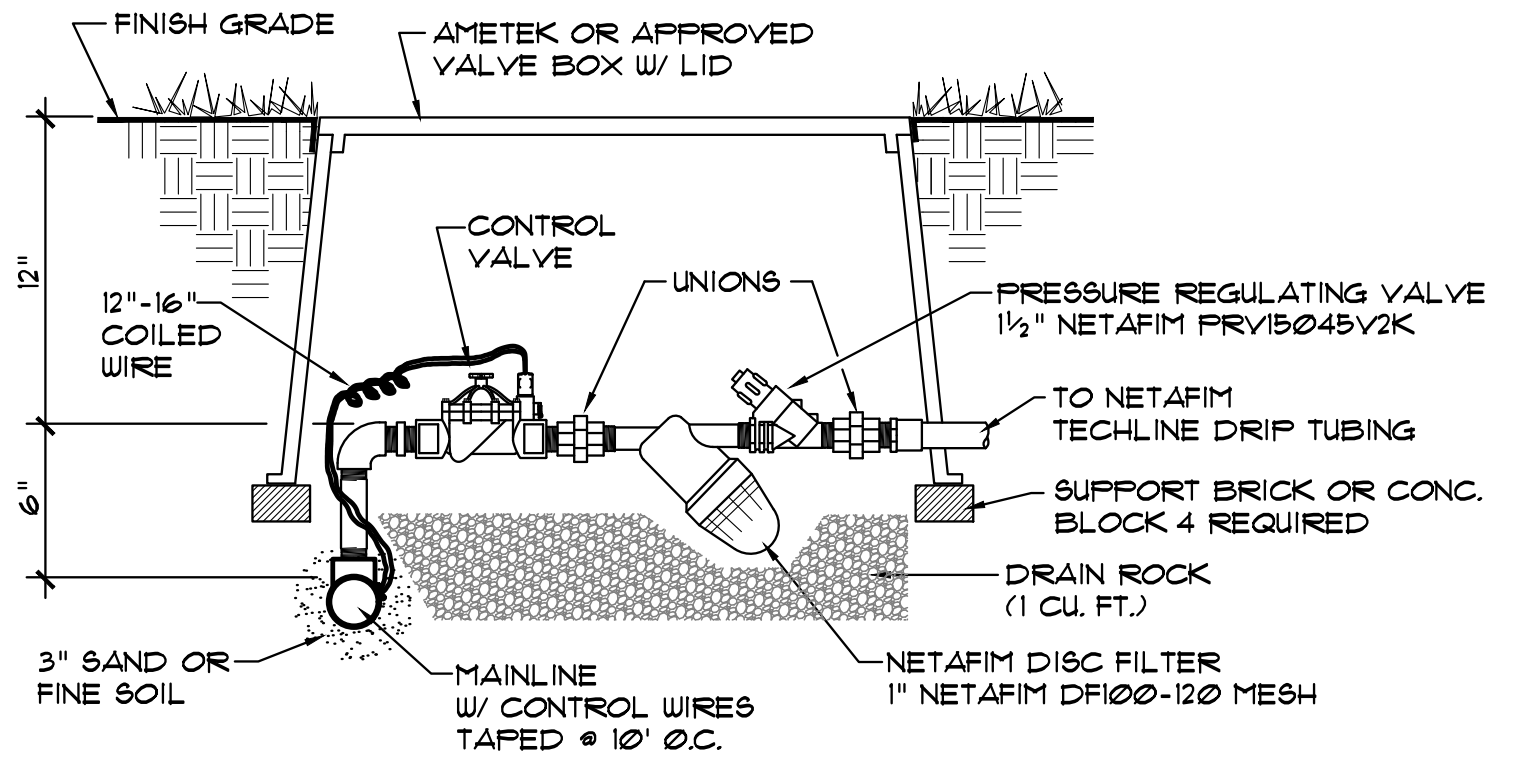
⑦ MAINLINE STUB-OUT
NO SCALE



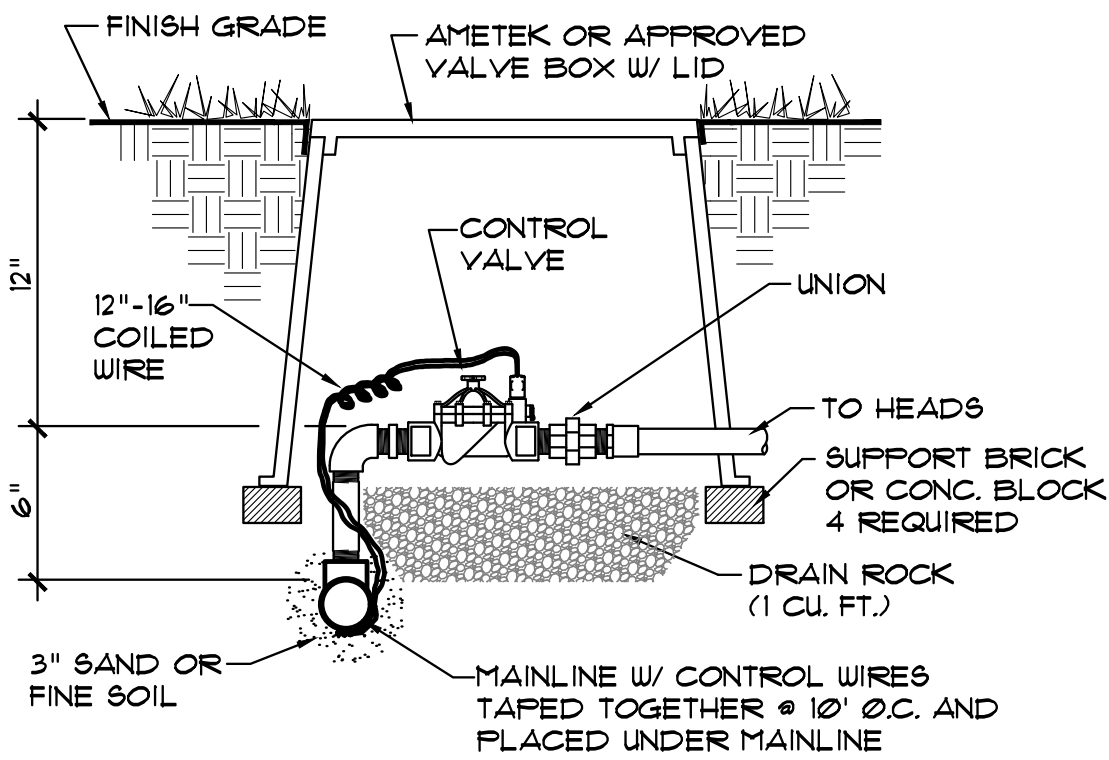
⑧ QUICK COUPLING VALVE
NO SCALE



⑨ DRIP TUBING INSTALLATION
NO SCALE



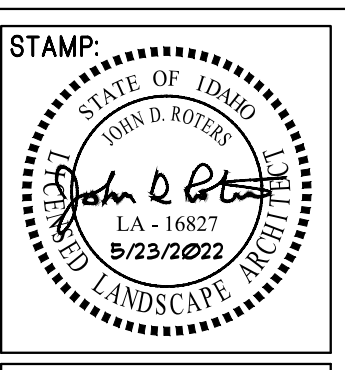
⑩ REMOTE CONTROL VALVE FOR DRIP
NO SCALE



⑪ REMOTE CONTROL VALVE
NO SCALE

IRRIGATION DESIGN BUILD DETAILS

SEE SHEETS L3.0 FOR
IRRIGATION DESIGN
BUILD SPECIFICATIONS



DATE: 5/23/2022

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No.	Date	Description
1	11-22-22	PH1 AMENITIES
2	01-29-24	AMENITIES UPDATE

DESIGN BUILD IRRIGATION
Sellwood Place Subdivision No. 2
Brandon Road, Star, ID 83669

DRAWN BY: J.A.G.
CHECKED BY: J.D.R.
PROJECT NUMBER: 21-058A
SHEET:

L3.1



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-24-04

Development Name/Section Sellwood Place 2 CDH File # _____

- 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
 - community water well
 - interim sewage
 - central water
 - individual water
 - individual sewage
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - community water
 - sewage dry lines
 - 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: Rowena Date: 5/24/24

Shawn Nickel

From: Ryan Morgan
Sent: Thursday, May 16, 2024 4:53 PM
To: Barbara Norgrove
Cc: Shawn Nickel; Ryan Field
Subject: RE: Agency Transmittal - Sellwood Place Subdivision Final Plat PH 2

These plans and the plat have been approved by me.

Ryan V. Morgan; P.E., CFM
City Engineer
City of Star
P.O. Box 130
Star, ID 83669
208-286-7247 x3002



"The brightest jewel in the Gem State"

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From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Monday, May 13, 2024 8:34 AM
To: jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3Development.Services@itd.idaho.gov; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; bryce@sawtoothlaw.com; gtiminsky@midstarfire.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@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; niki.benyakhlef@itd.idaho.gov; Cheryl.Implach@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; zsmith@adacounty.id.gov; CalahanH <CalahanH@landproDATA.com>; Brian.Duran@itd.idaho.gov; gmprdclerk@gmail.com



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: **June 18, 2024**

FILE(S) #: FP-24-04 Final Plat, Starpointe Subdivision No. 2

REQUEST

The Applicant is seeking approval of a Final Plat for Starpointe Subdivision No. 2 consisting of 12 residential lots and 2 common lots on 3.08 acres. The property is located at 6777 & 6825 N. Star Road in Star, Idaho. The subject property is generally located on the west side of N. Star Road between W. Chinden Blvd and W. Joplin Road. Ada County Parcel No's. S0419449020, R8108661520, R8108661540, R8108661560, R8108661580, R8108661600.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE:

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

OWNER/APPLICANT:

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

PROPERTY INFORMATION

Land Use Designation -	Residential (R-3-DA)
Acres -	3.08
Residential Lots -	12
Common Lots -	2
Commercial -	N/A

HISTORY

October 3, 2023	Application was originally scheduled for public hearing and was tabled to December 5, 2023.
December 5, 2023	Application was scheduled for public hearing and tabled to January 16, 2024.
January 16, 2024	Application was scheduled for public hearing and tabled to February 20, 2024.
February 20, 2024	Council approved applications for Annexation and Zoning (AZ-23-03), Development Agreement Modification (DA-21-09), Preliminary Plat (PP-23-07), Private Road (PR-23-02) and Preliminary Plat Modification (PP-21-10) for Starpointe Subdivision No. 2. The preliminary plat was approved for a maximum of 12 residential lots and 2 common lots on 3.08 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Starpointe Subdivision No. 2 consisting of 12 residential lots and 2 common lots on 3.08 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 new preliminary plat submitted contains 12 single-family attached residential lots and 2 common lots on a total of 3.08 acres and a proposed density of 3.89 dwelling units per acre. A portion of the area in the subdivision (1.08 acres) is part of the original Starpointe Subdivision preliminary plat, which requires the applicant to receive approval of an amendment to the original Starpointe Subdivision Preliminary Plat. Council may approve the attached single-family dwellings through the Development Agreement in-lieu-of a Conditional Use Permit. All lots will have access and frontage from private streets. The attached residential lots range in size from 2,500 square feet to 3,452 square feet with the average buildable lot being 2,806 square feet. The applicant is proposing private streets to access all lots within the development . All roads will be built to ACHD, City of Star and Star Fire District standards. The submitted preliminary plat is showing a 28 ft wide easement with paved streets measuring 28 feet from back of curb to back of curb. Sidewalks are proposed to be 5 feet wide attached throughout the development. The UDC requires all streets to have a minimum street width of 36 feet and detached sidewalks with planter strips between the sidewalks and the roadway. The applicant will need to request approval from the City Council for a waiver modification of the roadway and sidewalk standards.

The application has indicated that the proposed overall open space provided is 1.80 acres (58%), including at least (10%) usable open space. Amenities include a shade structure with tables and seating, in addition to access to the amenities within the Starpointe Subdivision.

ADDITIONAL DEVELOPMENT FEATURES:

Pathways

Landscape plan shows some pathways within a portion of the common area. It does not show a pathway along the Phyliss Canal out to Star Road. **Council shall review and consider the need for a pathway along the canal.**

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 location plan and but not a street light design. **Applicant shall provide a streetlight design style for City approval. This will be required at submittal 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 application.

Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. The submitted landscape plan does not show street trees. **A revised landscape plan shall be submitted at final plat application.**

Setbacks – The applicant is requesting zero-lot-lines for the attached single-family dwelling lots within the development. The applicant is also requesting reductions in the front yard setbacks to 10' for living area and 5' street side setbacks for several internal lots. Per the UDC, this can be requested and approved as part of the Development Agreement process.

Fencing – The applicant has not indicated safety fencing of the Phylis Canal. Council should consider any needed fencing of the canal.

Mailbox Cluster – **Applicant has not submitted a mailbox review from the Meridian Postmaster. The applicant shall provide this information to the City prior to signing the final plat. The mailbox cluster shall be covered with an architectural structure.**

Staff Analysis of Final Plat Submittal:

The preliminary plat was approved with 12 residential lots.

Common/Open Space and Amenities – Approved open space includes a shade structure with tables and community BBQ and prep area. These amenities satisfy the code requirement for development amenities.

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. The plan does not call for open wrought iron fence adjacent the canal as allowed by the irrigation district.**

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the original Starpointe Subdivision. Applicant has provided a streetlight design that is in compliance with the city requirements. The street light plan does not have lights at all the required locations. **Staff recommends that a streetlight be placed at each cul-de-sac and intersection, including the intersection with W. Inspirado Drive.**

Setbacks – Council approved specific setbacks as part of the Development Agreement.

Max Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Yard Setback	Min. Street Side Setback
35 feet	10 feet	20 feet Garage; 10 feet Living Area	Zero-Lot Lines; Min. 15 feet between buildings	5 feet

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 streets do not need to be named and the units can be addressed from Inspirado Drive.

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.**

Street Widths – Streets were approved by Council to be paved and measure 28 feet from back of curb to back of curb.

Sidewalks – Sidewalks were approved by Council to be 5 feet wide and attached throughout the development.

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on May 13, 2024.

May 24, 2024 CDH Standard 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 conditions below were added by the Council and are part of the Development Agreement.**
 - a. The Applicant shall provide a public easement along the canal, if accepted by the Irrigation District.**
 - b. The Development is approved to include paved, private streets measuring 28 feet from back of curb to back of curb. Sidewalks are approved for 5 feet wide attached throughout the development.**

- c. **No parking signs (fire lanes) signs shall be placed on the private streets and shall be included as part of the CC&R's.**
 - d. **Trees located on the corners shall be of a variety that will accommodate large vehicles, including fire equipment and trash trucks.**
 - e. **Setbacks are approved for zero-lot lines for the attached single-family dwelling lots, front yard setbacks to 10' for living area and 5' street side setbacks for internal lots within the development.**
 - f. **The applicant shall work with the staff on the reconfiguration of the private street providing access to Lots 11 & 12. This shall be completed at the time of submittal of the final plat.**
2. The final plat for the Starpointe Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
 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 \$12,000.00. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
 5. **All irrigation agreements shall be executed with the appropriate district(s) and all historic irrigation water delivery methods in place and operational prior to signing the final plat.**
 6. The property 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.
 7. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. Failure to comply with the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
 8. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
 9. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
 10. 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.
 11. All common areas shall be maintained by the Homeowner's Association.
 12. 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.

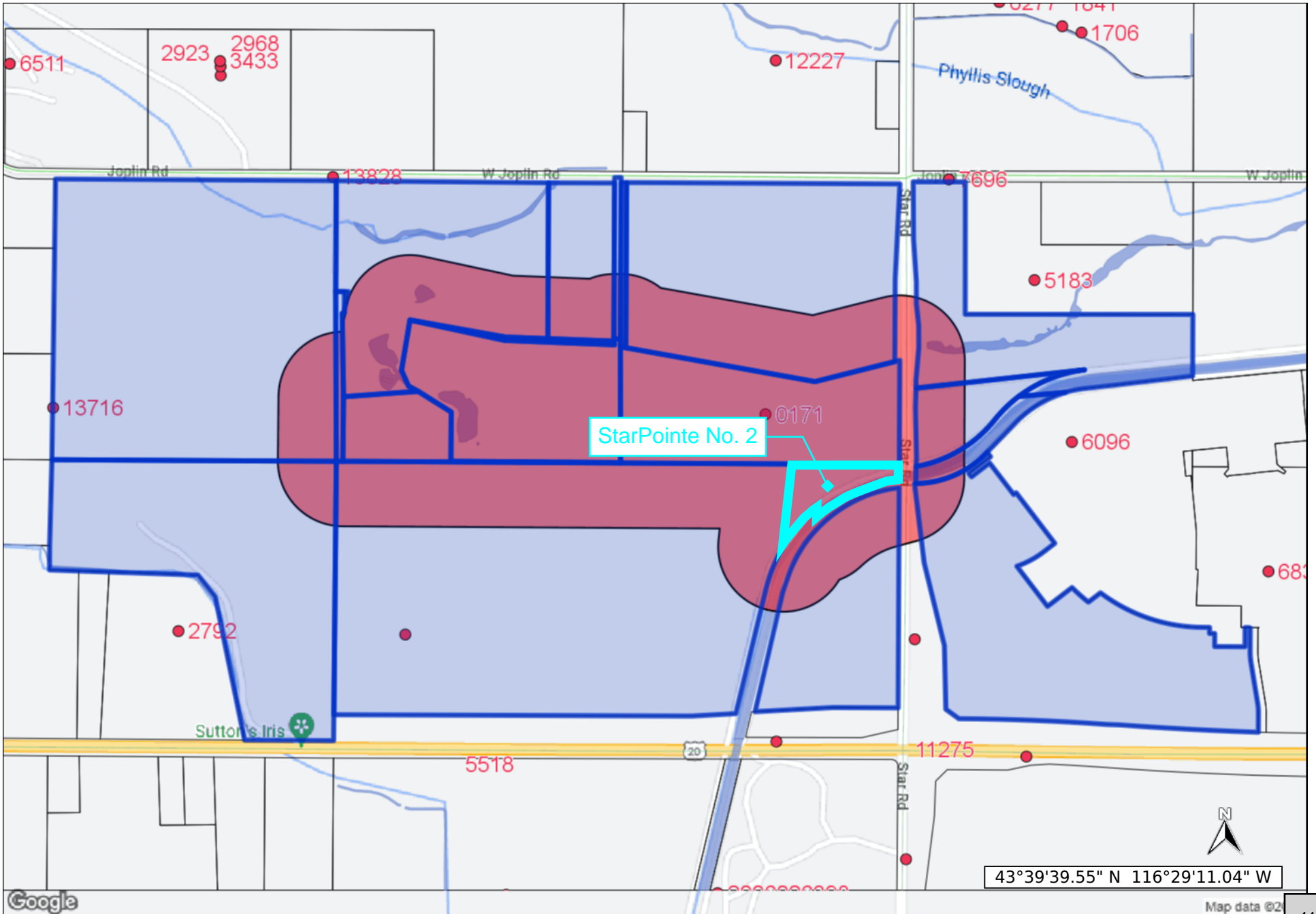
Applicant/Owner shall work with staff and submit an updated streetlight plan designating locations that meets city standards prior to Final Plat approval.

Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.

13. 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.
14. 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.**
15. **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.**
16. 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.
17. A sign application shall be submitted to the City for any subdivision signs.
18. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
19. 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.**
20. 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.**
21. 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.**
22. 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.**
23. All common areas shall be maintained by the Homeowners Association.
24. **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.**
25. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-24-04 Starpointe Subdivision 2, Final Plat, on _____, _____ 2024.





March 29, 2024

City of Star
Ryan Morgan
10769 W. State Street
Star, ID 83669

Transmittal: StarPointe No. 2 Subdivision
Submitted via Hard Copy: 03/29/2024

Dear Ryan,

Attached for your review is the final plat submittal for the StarPointe No. 2 Subdivision. This plat has been prepared in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for StarPointe No. 2 Subdivision, approved by Star City Council on February 20, 2024. Attached with this submittal please find:

- Final Plat
- Legal Description
- Construction Documents
- Landscape Plans
- Approved Preliminary Plat
- Drainage Report
- Geotechnical Report
- Warranty Deed
- Street and Subdivision Name Approval
- Project Vicinity Map
- Plan Submittal Checklist
- Transmittal Letter

If you have any questions or need additional information, please reach out to me at 208-906-3871 or at teller.bard@kimley-horn.com.

Thanks for your review and assistance with this application,

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

Teller Bard, P.E.
Project Engineer



04/23/2024 1:15:13 PM

City of Star, Idaho 83669
P: 208-286-7247
Section 5, Item B.

FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-24-04</u>
Date Application Received: <u>04/24/2024</u> Fee Paid: <u>\$2440.00</u>
Processed by: City: <u>BN</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: GHW Holdings, LLC
 Applicant Address: 1861 W. Wells Ave #200 Meridian, Idaho Zip: 83642
 Phone: (208) 229-2021 Email: randy@criterionland.com

Owner Name: GHW Holdings, LLC
 Owner Address: 1861 W. Wells Ave #200 Meridian, Idaho Zip: 83642
 Phone: (208) 229-2021 Email: randy@criterionland.com

Representative (e.g., architect, engineer, developer):
 Contact: Teller Bard, PE Firm Name: Kimley-Horn & Associates
 Address: 1100 W Idaho Street, Suite 210, Boise, ID Zip: 83702
 Phone: 208-510-6287 Email: teller.bard@kimley-horn.com

Property Information:

Subdivision Name: StarPointe No. 2 Subdivision Phase: 2
 Parcel Number(s): S0419449020; R8108661520; R8108661540; R8108661560; R8108661580; R8108661600
 Approved Zoning: R-4 (DA) Units per acre: 3.90
 Total acreage of phase: 3.08 Total number of lots: 14
 Residential: 12 Commercial: N/A Industrial: N/A
 Common lots: 2 Total acreage of common lots: 2.23 Total Percentage: 72.42%
 Percent of common space to be used for drainage: 0.00% ^{1.81 Green Space} Acres: 0.00
 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>12</u>	<u>12</u>
Number of Common Lots:	<u>2</u>	<u>2</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u></u>	<u>No Change</u>

Amenities: _____ No Change _____

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

Subdivision Name: StarPointe No. 2 Subdivision 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.: 16001C0120J
 FIRM effective date(s): mm/dd/year 06/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
 Base Flood Elevation(s): AE 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	BN
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	BN
X	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"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. 	BN
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	BN
X	Electronic copy of current recorded warranty deed for the subject property	BN
X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
X	Electronic copy of vicinity map showing the location of the subject property	BN
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**	BN

X	One (1) 11" X 17" copy of the Final landscape plan	Section 5, Item B. BN
X	Electronic copy of site grading & drainage plans**	BN
X	Electronic copy of originally approved Preliminary Plat**	BN
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	BN
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	BN
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	BN
X	Electronic copy of streetlight design and location information	BN
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	BN
X	Electronic copy of all easement agreements submitted to the irrigation companies	BN
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	BN
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>	BN
	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • 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. 	
	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

03/29/2024

Date

STARPOINTE NO. 2 PRELIMINARY PLAT

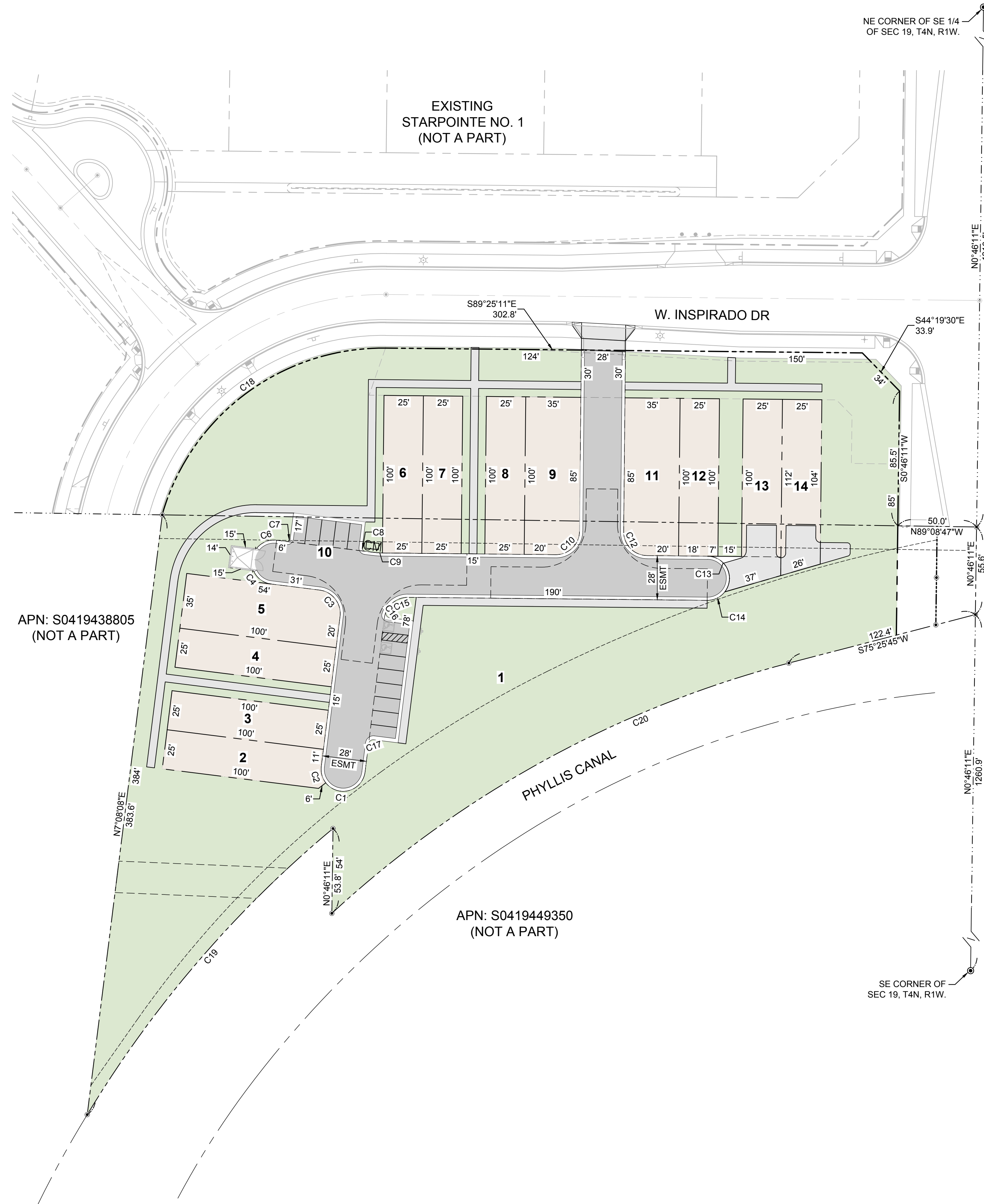
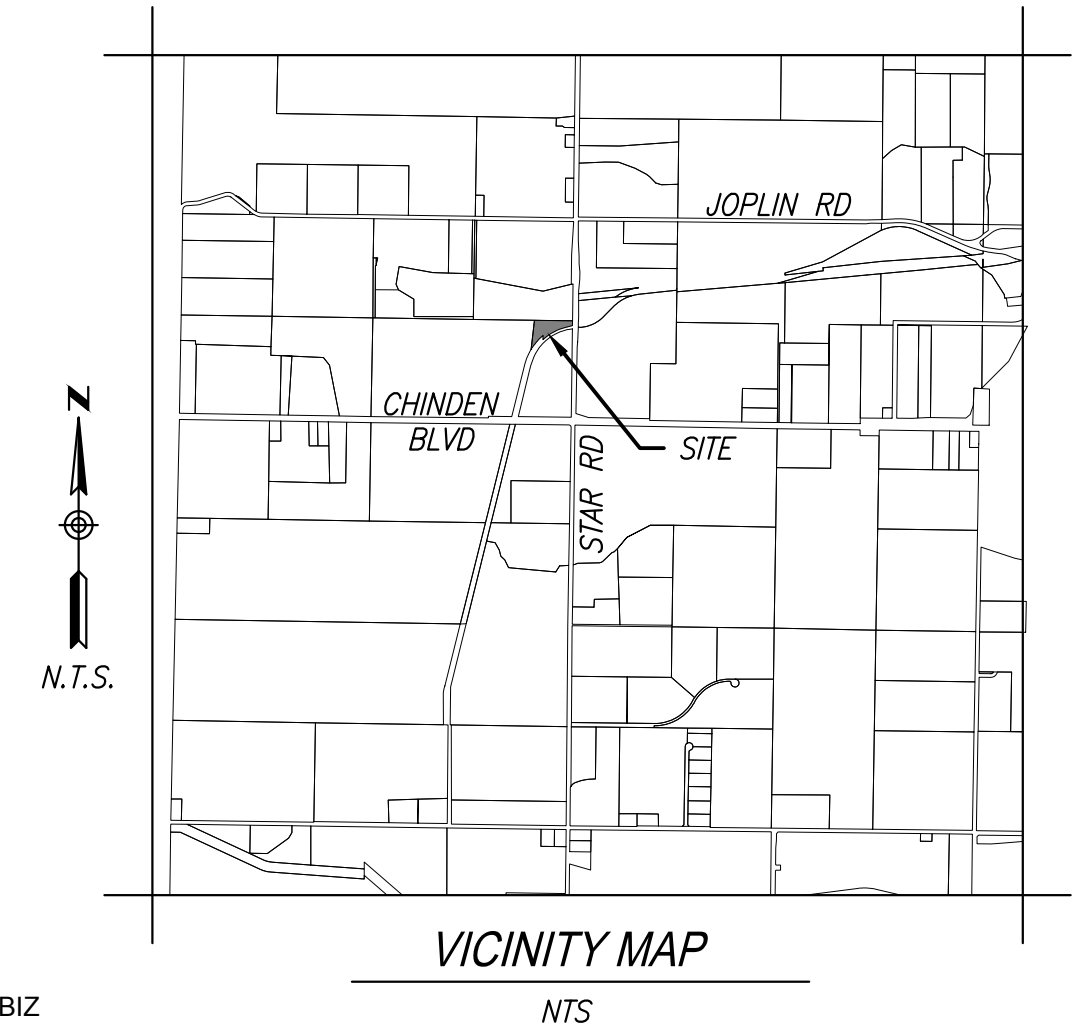
A PORTION OF THE SE 1/4 OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST
ADA COUNTY, IDAHO

DEVELOPER CIVIL ENGINEER/LAND PLANNER LAND SURVEYOR

GHW HOLDINGS, LLC
 1861 S. WELLS AVENUE #200
 MERIDIAN, IDAHO 83642
 PHONE: (208) 228-2021
 CONTACT: RANDAL CLARNO
 EMAIL: RANDY@CRITERIONLAND.COM

KIMLEY-HORN AND ASSOCIATES, INC.
 1100 W. IDAHO STREET SUITE 210
 BOISE, IDAHO 83702
 PHONE: (208) 906-3871
 CONTACT: TELLER BARD, PE
 EMAIL: TELLER.BARD@KIMLEY-HORN.COM

LAND SOLUTIONS
 231 E 5TH ST. SUITE A
 MERIDIAN, ID 83642
 PHONE: (208) 288-2040
 CONTACT: CLINT HANSEN
 EMAIL: CHANSEN@LANDSOLUTIONS.BIZ



PRELIMINARY PLAT DATA

EXISTING ZONING: RUT
 PROPOSED ZONING: R-4 (DA)
 GROSS ACREAGE: 3.08 AC
 NET ACREAGE: 3.01 AC
 NUMBER OF BUILDING LOTS: 12
 NUMBER OF COMMON LOTS: 2
 TOTAL NUMBER OF LOTS: 14
 MINIMUM LOT SIZE (SF): 2500 SF
 AVERAGE LOT SIZE: 2806 SF
 RESIDENTIAL GROSS DENSITY (DU/AC): 3.90 DU/AC

OPEN SPACE DATA

COMMON LOT AREA
 STARPOINTE NO. 1: 26,015 SF | 0.60 AC (57%)
 HUTTON: 52,178 SF | 1.20 AC (60%)
 TOTAL COMMON LOT AREA: 1.80 AC (58%)
 15% OPEN SPACE REQUIRED

USABLE OPEN SPACE: 30,210 SF | 0.69 AC (23%)
 10% USABLE OPEN SPACE REQUIRED

LEGEND

	PROPOSED CENTERLINE
	SECTION LINE
	PROPOSED BOUNDARY
	ROAD RIGHT OF WAY
	LOT LINE
	EASEMENT
	PROPOSED SWALE
	PROPOSED 8" SEWER
	PROPOSED 8" WATER
	STORM WATER INFRASTRUCTURE EASEMENT
	PROPOSED CURB
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	SIDEWALK RAMP
	PROPOSED STORM DRAIN
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL ROAD
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
	PROPOSED PAVEMENT
	PROPOSED OPEN SPACE
	PROPOSED SIDEWALK

SHEET INDEX

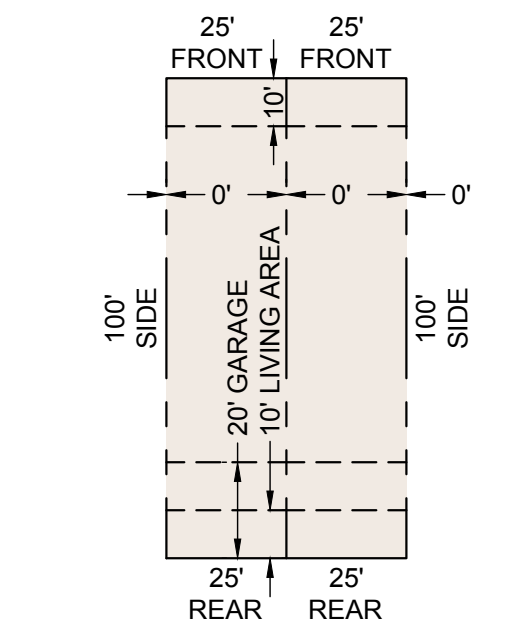
SHEET INDEX	
SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT
02	ENGINEERING PLAN

BUILDING SETBACK DATA

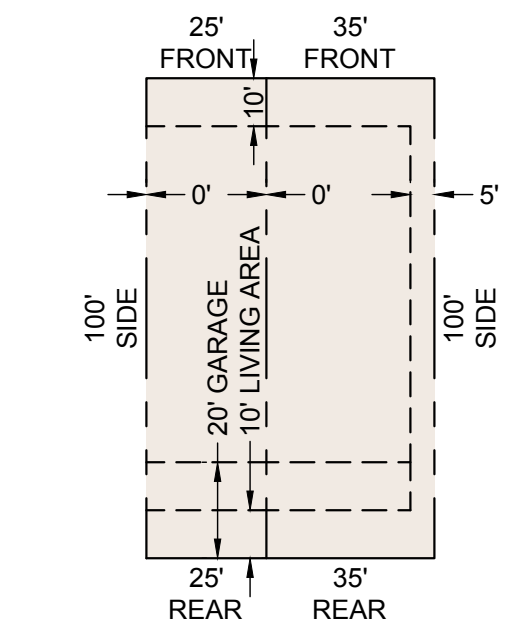
R-4 (DA)
 FRONT: 10'
 REAR: 20' TO GARAGE | 10' TO LIVING AREA
 SIDE: 0' (MINIMUM BUILDING SEPARATION 15')
 STREET SIDE: 5' (LOT 5, 9 & 11)
 20' (LOT 14 TO STAR ROAD)

PRELIMINARY PLAT NOTES

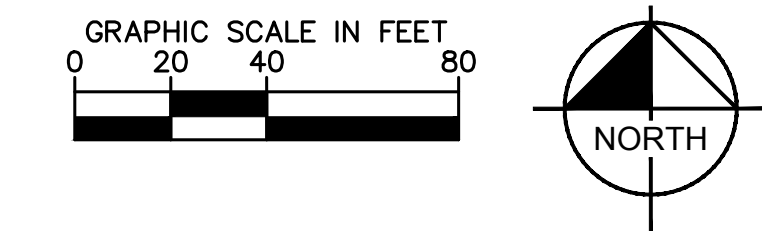
- CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PRIVATE STREETS.
- BLOCK 1 LOT 1 AND LOT 10 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE STARPOINTE SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRICAL POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOA.
- DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR WATER AND SEWER DISTRICT.
- 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 WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
- THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATIONS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF STAR AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOT LINES COMMON TO PRIVATE STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT WILL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY EXTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THE SUBDIVISION.
- SEE SHEET 02 FOR PARCEL AND CURVE DATA.



TYPICAL LOT SETBACKS



TYPICAL LOT SETBACKS
STREET SIDE



Date: 5/18/2023 2:07 PM User: BARD, TELLER
 Path: K:\PHX_OVL\291015013 - CATHY-HARRIGAN\CADD\PRELIMINARY PLAT\STARPOINTE HDR\5013-PP-HDR.DWG
 This document, together with the associated design presented herein, is an instrument of service, is intended only for the specific project and client for which it was prepared. Release of any improper reference of this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

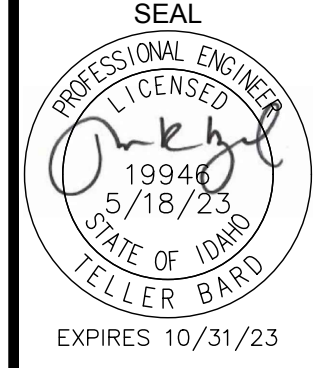


DATE	DESCRIPTION

Kimley-Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 1100 W. Idaho Street, Suite 210
 Boise, Idaho 83702 (208) 297-8885

STARPOINTE SUBDIVISION NO. 2
 PRELIMINARY PLAT
 STAR, IDAHO

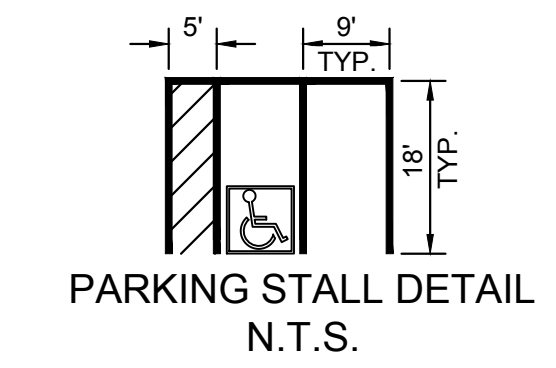
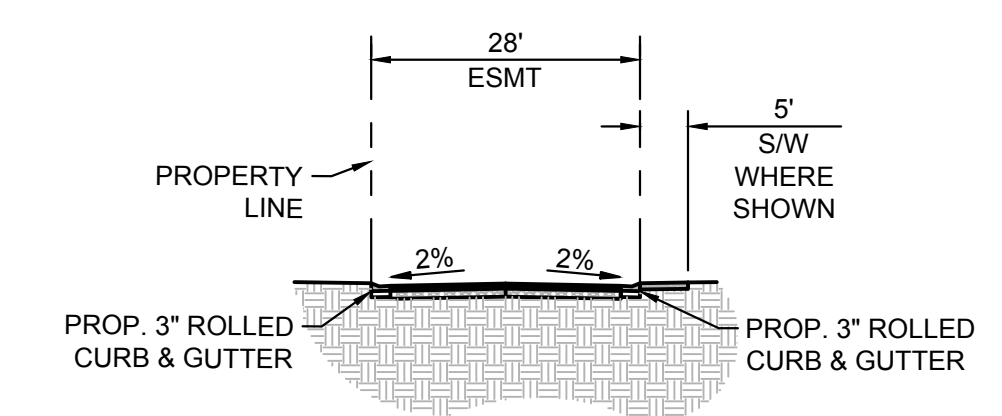
DRAWING NAME: 5013-PP-HDR.dwg	DRAWN BY: TC	DESIGNED BY: TRB
PROJECT No.: 291015013	CHECKED BY: SRK	
SCALE (H): 1"=40'		
SCALE (V): N/A		



SHEET NO.
01
 01 OF 02

DEMOLITION, REMOVAL, AND ABANDONMENT NOTES

1. ALL BUILDINGS, OUTBUILDINGS, FENCES, CONCRETE, AND OTHER SITE IMPROVEMENTS TO BE REMOVED AND DISPOSED OF BY DEVELOPER.
2. TREES TO BE REMOVED PER LANDSCAPE PLAN.
3. EXISTING SEPTIC AND DRAINFIELD TO BE REMOVED PER CENTRAL DISTRICT HEALTH REQUIREMENTS.
4. EXISTING WELL(S) TO BE ABANDONED PER IDAHO DEPT. OF WATER RESOURCES REQUIREMENTS WITH CITY OF EAGLE VERIFICATION OF DISCONNECT.



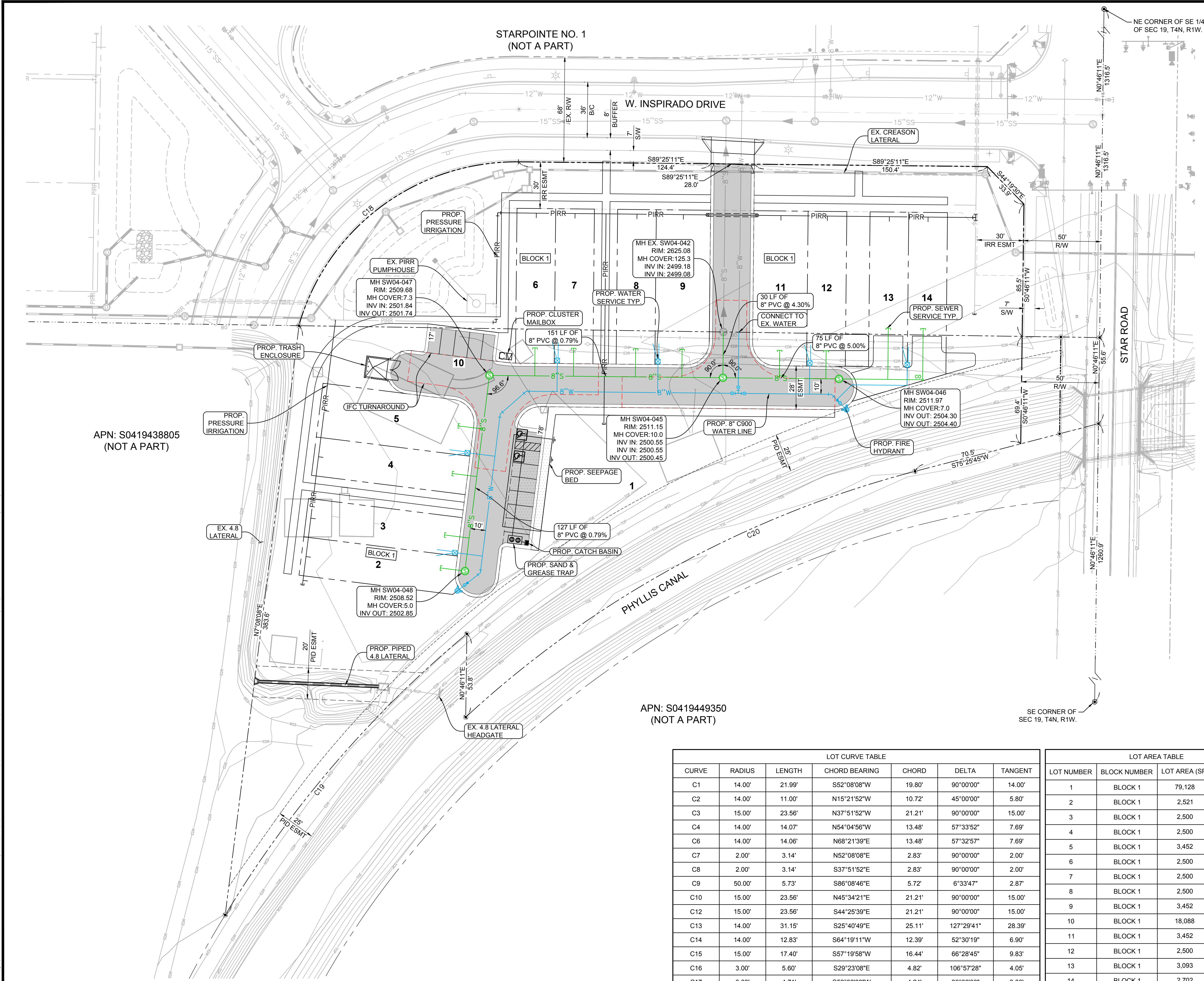
Kimley»Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 1100 W. Idaho Street, Suite 210
 Boise, Idaho 83702 (208) 297-8885

STARPOINTE SUBDIVISION NO. 2
 ENGINEERING PLAN
 STAR, IDAHO

DRAWING NAME: 5013-EP-HDR.dwg
 PROJECT No.: 291015013
 SCALE (H): 1"=30'
 SCALE (V): N/A

PROFESSIONAL ENGINEER
 LICENSED
 1994
 5/18/23
 STATE OF IDAHO
 TELLER BARD
 EXPIRES 10/31/23

SHEET NO.
 02
 02 OF 02

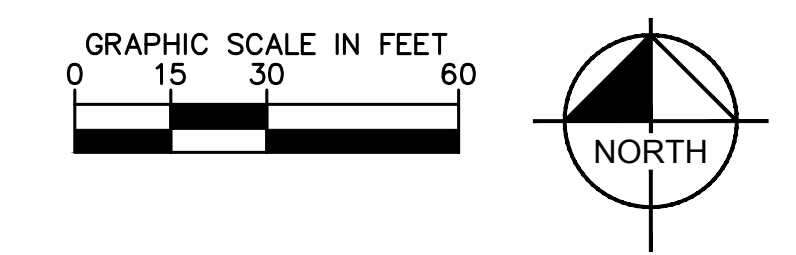


APN: S0419449350
 (NOT A PART)

APN: S0419438805
 (NOT A PART)

LOT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	14.00'	21.99'	S52°08'08"W	19.80'	90°00'00"	14.00'
C2	14.00'	11.00'	N15°21'52"W	10.72'	45°00'00"	5.80'
C3	15.00'	23.56'	N37°51'52"W	21.21'	90°00'00"	15.00'
C4	14.00'	14.07'	N54°04'56"W	13.48'	57°33'52"	7.69'
C6	14.00'	14.06'	N68°21'39"E	13.48'	57°32'57"	7.69'
C7	2.00'	3.14'	N52°08'08"E	2.83'	90°00'00"	2.00'
C8	2.00'	3.14'	S37°51'52"E	2.83'	90°00'00"	2.00'
C9	50.00'	5.73'	S86°08'46"E	5.72'	6°33'47"	2.87'
C10	15.00'	23.56'	N45°34'21"E	21.21'	90°00'00"	15.00'
C12	15.00'	23.56'	S44°25'39"E	21.21'	90°00'00"	15.00'
C13	14.00'	31.15'	S25°40'49"E	25.11'	127°29'41"	28.39'
C14	14.00'	12.83'	S64°19'11"W	12.39'	52°30'19"	6.90'
C15	15.00'	17.40'	S57°19'58"W	16.44'	66°28'45"	9.83'
C16	3.00'	5.60'	S29°23'08"E	4.82'	106°57'28"	4.05'
C17	3.00'	4.71'	S52°08'08"W	4.24'	90°00'00"	3.00'
C18	146.00'	190.16'	N53°16'02"E	177.00'	74°37'33"	111.27'
C19	721.97'	240.49'	S40°40'29"W	239.38'	19°05'07"	121.37'
C20	681.97'	334.10'	S61°18'07"W	330.77'	28°04'11"	170.47'

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 1	79,128	1.82
2	BLOCK 1	2,521	0.06
3	BLOCK 1	2,500	0.06
4	BLOCK 1	2,500	0.06
5	BLOCK 1	3,452	0.08
6	BLOCK 1	2,500	0.06
7	BLOCK 1	2,500	0.06
8	BLOCK 1	2,500	0.06
9	BLOCK 1	3,452	0.08
10	BLOCK 1	18,088	0.42
11	BLOCK 1	3,452	0.08
12	BLOCK 1	2,500	0.06
13	BLOCK 1	3,093	0.07
14	BLOCK 1	2,702	0.06



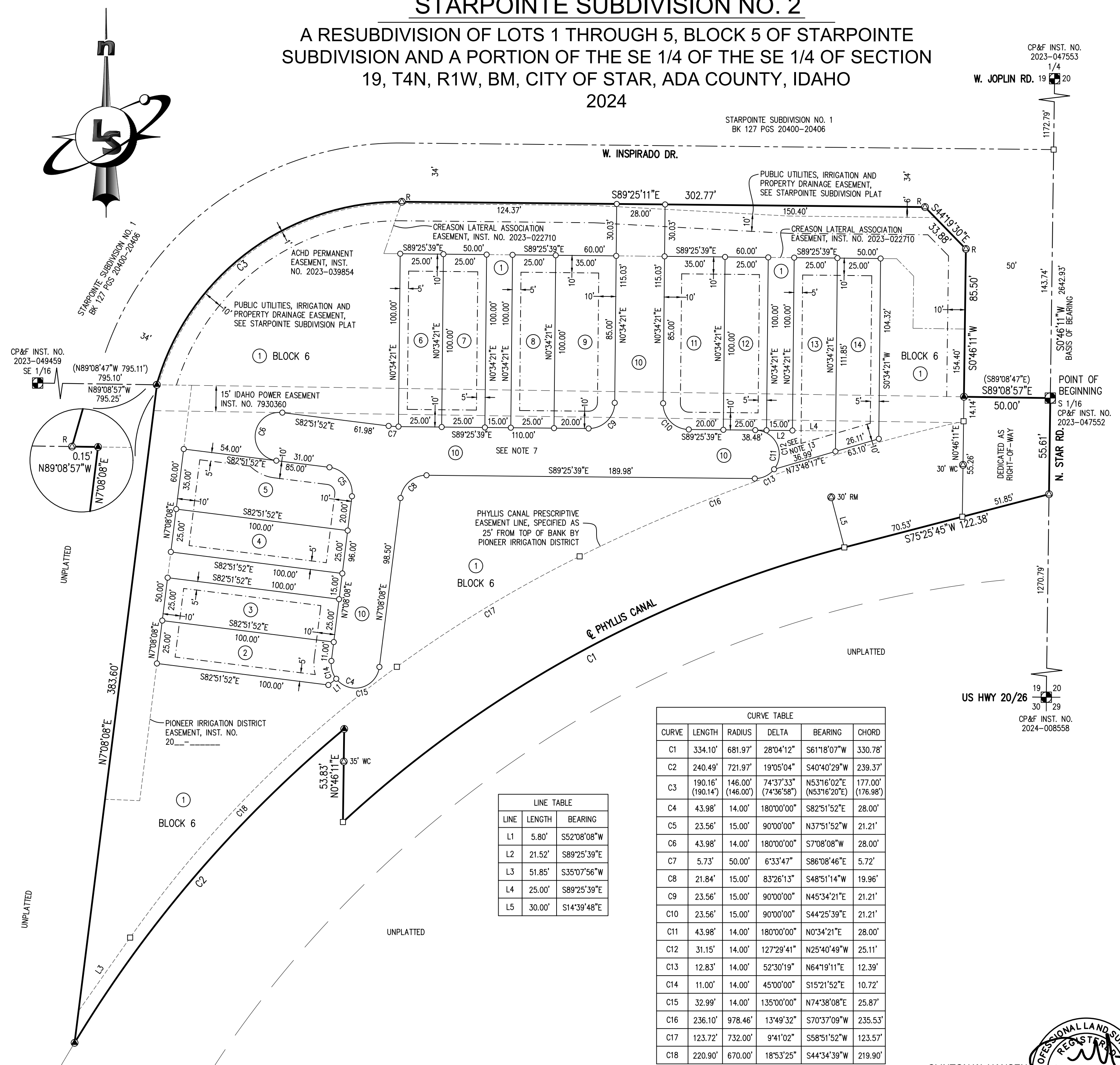
CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Date: 5/18/2023 2:09 PM
 User: BARD, TELLER
 Path: K:\PHX_DWL\291015013 - CATHEY-HARRIGAN\CADD\PRELIMINARY PLAT\STARPOINTE HDR\5013-EP-HDR.DWG

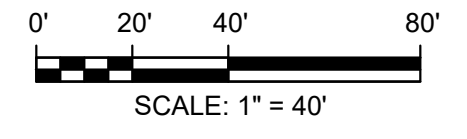
STARPOINTE SUBDIVISION NO. 2

A RESUBDIVISION OF LOTS 1 THROUGH 5, BLOCK 5 OF STARPOINTE SUBDIVISION AND A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, T4N, R1W, BM, CITY OF STAR, ADA COUNTY, IDAHO 2024



LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- FOUND 1/2" REBAR WITH PLS 11779 PLASTIC CAP, REPLACED WITH 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- SET REFERENCE MARKER AT INDICATED LOCATION WITH PLASTIC CAP MARKED "REFERENCE, PLS 11118"
- SET WITNESS CORNER AT INDICATED LOCATION WITH PLASTIC CAP MARKED "WITNESS, PLS 11118"
- CALCULATED POINT
- SECTION LINE
- CENTER LINE
- EASEMENT LINE, SEE NOTES 1 AND 2
- CREASON LATERAL ASSOCIATION, INC. EASEMENT LINE, INST. NO. 2023-022710
- EASEMENT LINE, AS NOTED
- IDAHO POWER EASEMENT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- LOT NUMBER
- RECORD DATA PER STARPOINTE SUBDIVISION PLAT



NOTES

1. EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND PROPERTY DRAINAGE OVER THE TEN (10) FEET ADJACENT TO THE PRIVATE DRIVE AND ADJACENT TO ANY REAR LOT LINE UNLESS OTHERWISE SHOWN AND DIMENSIONED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND PROPERTY DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY SIDE LOT LINE ADJACENT TO THE COMMON AREA LOT 1.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
4. IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT BY CREASON LATERAL ASSOCIATION, INC., IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS THROUGH A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CREASON LATERAL ASSOCIATION, INC.
5. 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.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
7. LOTS 1 AND 10, BLOCK 6 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE STARPOINTE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. LOT 10, BLOCK 6 IS SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, EMERGENCY ACCESS, AND INGRESS/EGRESS TO PROVIDE ACCESS FOR THE RESIDENTIAL LOTS ADJACENT TO SAID LOT. THE COMMON DRIVE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND THE RIGHTS, RESTRICTIONS, AND RESPONSIBILITIES FOR SAID COMMON DRIVE SHALL BE DEFINED IN THE CC&R DOCUMENTS AND SUBSEQUENT AMENDMENTS FOR THIS SUBDIVISION.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
9. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
10. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
11. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STARPOINTE COMMUNITY, RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE AMENDED.
12. WITH THE EXCEPTION OF LOT 10, BLOCK 6, DIRECT LOT ACCESS TO W. INSPIRADO DR. AND N. STAR ROAD IS PROHIBITED.
- 13- LOT 13, BLOCK 6 IS SUBJECT TO A CROSS ACCESS SHARED DRIVEWAY EASEMENT FOR THE BENEFIT OF LOT 14, BLOCK 6 AS SHOWN. THE RIGHTS, RESTRICTIONS, AND RESPONSIBILITIES FOR SAID EASEMENT SHALL BE DEFINED IN THE CC&R DOCUMENTS AND SUBSEQUENT AMENDMENTS FOR THIS SUBDIVISION.

LINE TABLE

LINE	LENGTH	BEARING
L1	5.80'	S52°08'08"W
L2	21.52'	S89°25'39"E
L3	51.85'	S35°07'56"W
L4	25.00'	S89°25'39"E
L5	30.00'	S14°39'48"E

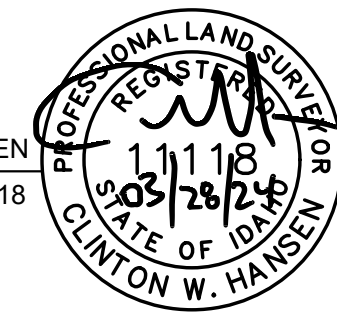
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	334.10'	681.97'	28°04'12"	S61°18'07"W	330.78'
C2	240.49'	721.97'	19°05'04"	S40°40'29"W	239.37'
C3	190.16' (190.14')	146.00' (146.00')	74°37'33" (74°36'58")	N53°16'02"E (N53°16'20"E)	177.00' (176.98')
C4	43.98'	14.00'	180°00'00"	S82°51'52"E	28.00'
C5	23.56'	15.00'	90°00'00"	N37°51'52"W	21.21'
C6	43.98'	14.00'	180°00'00"	S7°08'08"W	28.00'
C7	5.73'	50.00'	6°33'47"	S86°08'46"E	5.72'
C8	21.84'	15.00'	83°26'13"	S48°51'14"W	19.96'
C9	23.56'	15.00'	90°00'00"	N45°34'21"E	21.21'
C10	23.56'	15.00'	90°00'00"	S44°25'39"E	21.21'
C11	43.98'	14.00'	180°00'00"	N0°34'21"E	28.00'
C12	31.15'	14.00'	127°29'41"	N25°40'49"W	25.11'
C13	12.83'	14.00'	52°30'19"	N64°19'11"E	12.39'
C14	11.00'	14.00'	45°00'00"	S15°21'52"E	10.72'
C15	32.99'	14.00'	135°00'00"	N74°38'08"E	25.87'
C16	236.10'	978.46'	13°49'32"	S70°37'09"W	235.53'
C17	123.72'	732.00'	9°41'02"	S58°51'52"W	123.57'
C18	220.90'	670.00'	18°53'25"	S44°34'39"W	219.90'

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF STARPOINTE SUBDIVISION, INFORMATION FROM RECORD OF SURVEY NUMBERS 171, 5518, 6096, 11275, 13828, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN
PLS 11118



LandSolutions

Land Surveying and Consulting

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

STARPOINTE SUBDIVISION NO. 2

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 SUBDIVISION;

A RESUBDIVISION OF LOTS 1 THROUGH 5, BLOCK 5 OF STARPOINTE SUBDIVISION AS SHOWN IN BOOK 127 OF PLATS ON PAGES 20400 THROUGH 20406, RECORDS OF ADA COUNTY, IDAHO, AND A PORTION OF THE SE ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF THE SE ¼ OF SAID SECTION 19, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SE ¼ BEARS S 0°46'11" W A DISTANCE OF 2642.93 FEET;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID SE ¼ S 0°46'11" W A DISTANCE OF 1316.53 FEET TO AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SE ¼ OF THE SE ¼ AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY S 0°46'11" W A DISTANCE OF 55.61 FEET TO A POINT ON THE CENTERLINE OF THE PHYLLIS CANAL;

THENCE ALONG SAID CENTERLINE OF THE PHYLLIS CANAL THE FOLLOWING DESCRIBED COURSES AND DISTANCES:

THENCE S 75°25'45" W A DISTANCE OF 122.38 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 334.10 FEET ALONG THE ARC OF A 681.97 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 28°04'12" AND A LONG CHORD BEARING S 61°18'07" W A DISTANCE OF 330.78 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE N 0°46'11" E A DISTANCE OF 53.83 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 240.49 FEET ALONG THE ARC OF A 721.97 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°05'04" AND A LONG CHORD BEARING S 40°40'29" W A DISTANCE OF 239.37 FEET TO A POINT;

THENCE N 7°08'08" E A DISTANCE OF 383.60 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SE ¼ OF THE SE ¼ AND THE SOUTHERLY BOUNDARY OF SAID STARPOINTE SUBDIVISION;

THENCE ALONG SAID BOUNDARY N 89°08'57" W A DISTANCE OF 0.15 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID BLOCK 5;

THENCE ALONG THE BOUNDARY OF SAID BLOCK 5 THE FOLLOWING DESCRIBED COURSES AND DISTANCES:

THENCE A DISTANCE OF 190.16 FEET ALONG THE ARC OF A 146.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 74°37'33" AND A LONG CHORD BEARING N 53°16'02" E A DISTANCE OF 177.00 FEET TO A POINT OF TANGENCY;

THENCE S 89°25'11" E A DISTANCE OF 302.77 FEET TO A POINT;

THENCE S 44°19'30" E A DISTANCE OF 33.88 FEET TO A POINT;

THENCE S 0°46'11" W A DISTANCE OF 85.50 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID BLOCK 5;

THENCE LEAVING THE BOUNDARY OF SAID BLOCK 5 AND ALONG THE NORTHERLY BOUNDARY OF SAID SE ¼ OF THE SE ¼ S 89°08'57" E A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 3.08 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 PRIVATE ROAD AND THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER, 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 ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20__.

W. WEST DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY GRAYE H. WOLFE SR., MEMBER

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 GRAYE H. WOLFE SR., KNOWN TO ME TO BE A MEMBER OF W. WEST DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES

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



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MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
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STARPOINTE SUBDIVISION NO. 2

BOOK _____, PAGE _____

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

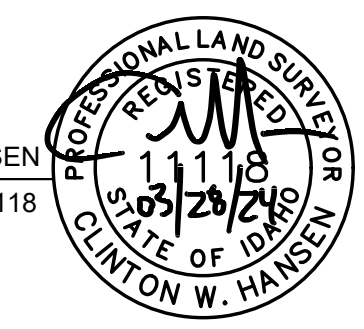
STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. _____

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 _____.

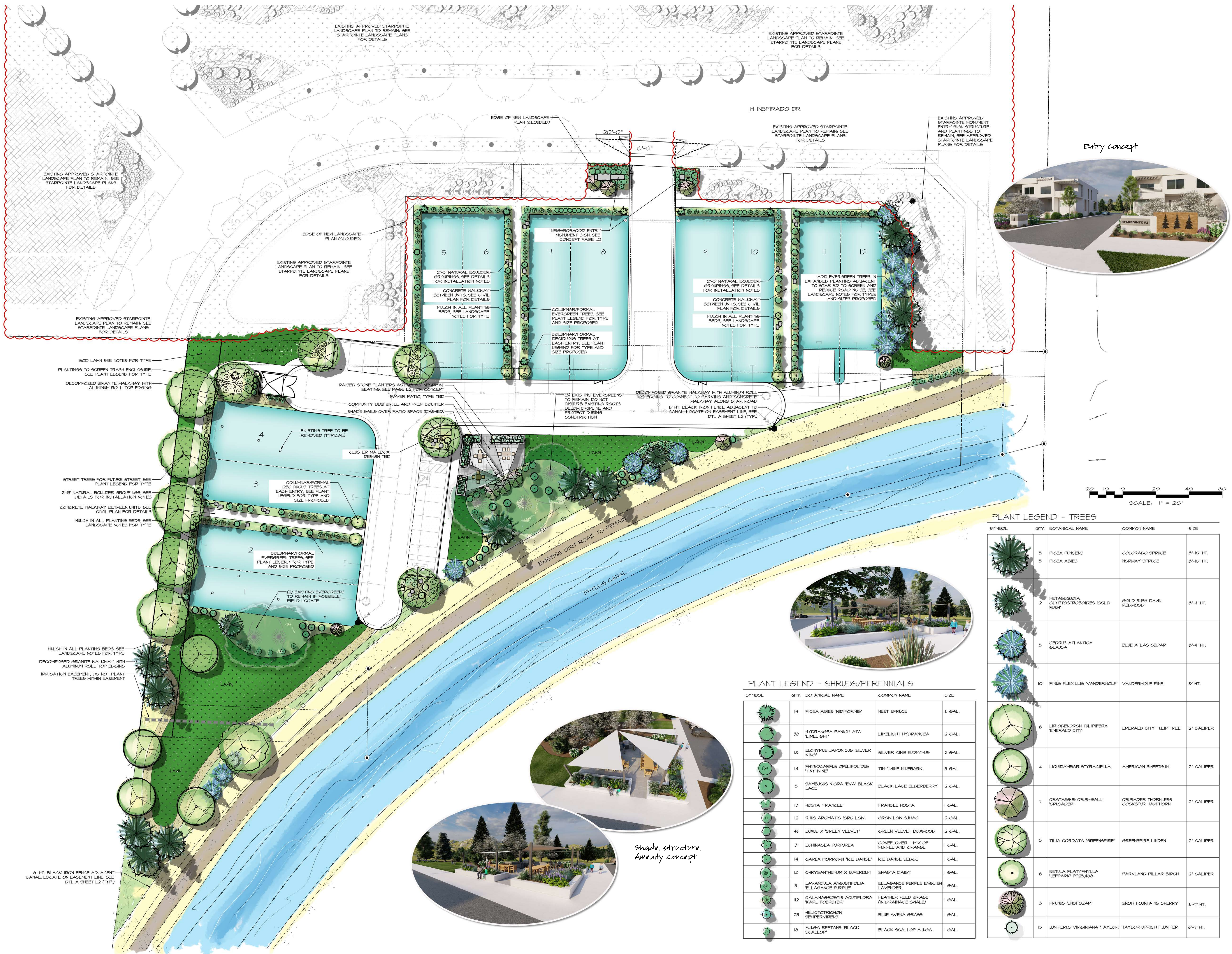
DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118



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



PLANT LEGEND - TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	5	PICEA RENSERA	COLORADO SPRUCE	8'-10' HT.
	5	PICEA ABIES	NORWAY SPRUCE	8'-10' HT.
	2	METASEQUOIA GILTYSTROBILOIDES 'GOLD RUSH'	GOLD RUSH DAWN REDWOOD	8'-4' HT.
	5	CEDRUS ATLANTICA 'GLAUKA'	BLUE ATLAS CEDAR	8'-4' HT.
	10	PINUS FLEXILIS 'VANDERHOLZ'	VANDERHOLZ PINE	8' HT.
	6	LIRIODENDRON TULIPIFERA 'EMERALD CITY'	EMERALD CITY TULIP TREE	2" CALIFER
	4	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2" CALIFER
	7	CRATAEGUS CRUS-GALLI 'CRUSADER'	CRUSADER THORNLESS COCKSPUR HAWTHORN	2" CALIFER
	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CALIFER
	6	BETULA PLATYPHYLLA 'JEFFPARK' PP25,465	PARKLAND PILLAR BIRCH	2" CALIFER
	3	PRUNUS 'SNOWFOZAN'	SNOW FOUNTAINS CHERRY	6'-7' HT.
	15	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR UPRIGHT JUNIPER	6'-7' HT.

PLANT LEGEND - SHRUBS/PERENNIALS

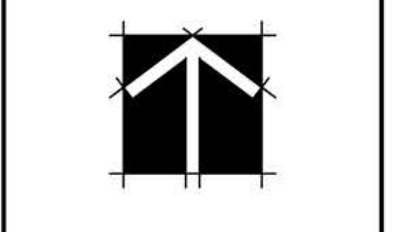
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	14	PICEA ABIES NIDIFORMIS	NEST SPRUCE	6 GAL.
	38	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	2 GAL.
	18	EVONYMUS JAPONICUS 'SILVER KING'	SILVER KING EVONYMUS	2 GAL.
	14	PHYSCOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	5 GAL.
	5	SAMBUCUS NIGRA 'EVA' BLACK LACE	BLACK LACE ELDERBERRY	2 GAL.
	13	HOSTA 'FRANCEE'	FRANCEE HOSTA	1 GAL.
	12	RHUS AROMATIC 'GRO LOW'	GROW LOW SIMAC	2 GAL.
	46	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXHOOD	2 GAL.
	31	ECHINACEA PURPUREA	CONEFLOWER - MIX OF PURPLE AND ORANGE	1 GAL.
	14	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	1 GAL.
	18	CHRYSANTHEMUM X SUPERBUM	SHASTA DAISY	1 GAL.
	31	LAVANDELA ANGSTIFOLIA 'ELLASANCE PURPLE ENGLISH LAVENDER'	ELLASANCE PURPLE ENGLISH LAVENDER	1 GAL.
	112	GALAMAGROSSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS (IN DRAINAGE SWALE)	1 GAL.
	25	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	1 GAL.
	18	AJUGA REPTANS 'BLACK SCALLOP'	BLACK SCALLOP AJUGA	1 GAL.

STARPOINTE NO. 2
INSPIRADO DRIVE
STAR, IDAHO 83646

PRELIMINARY
NOT FOR CONSTRUCTION
FOR REVIEW ONLY

27 APRIL 2023
29 MARCH 2024

Title:
Landscape Plan

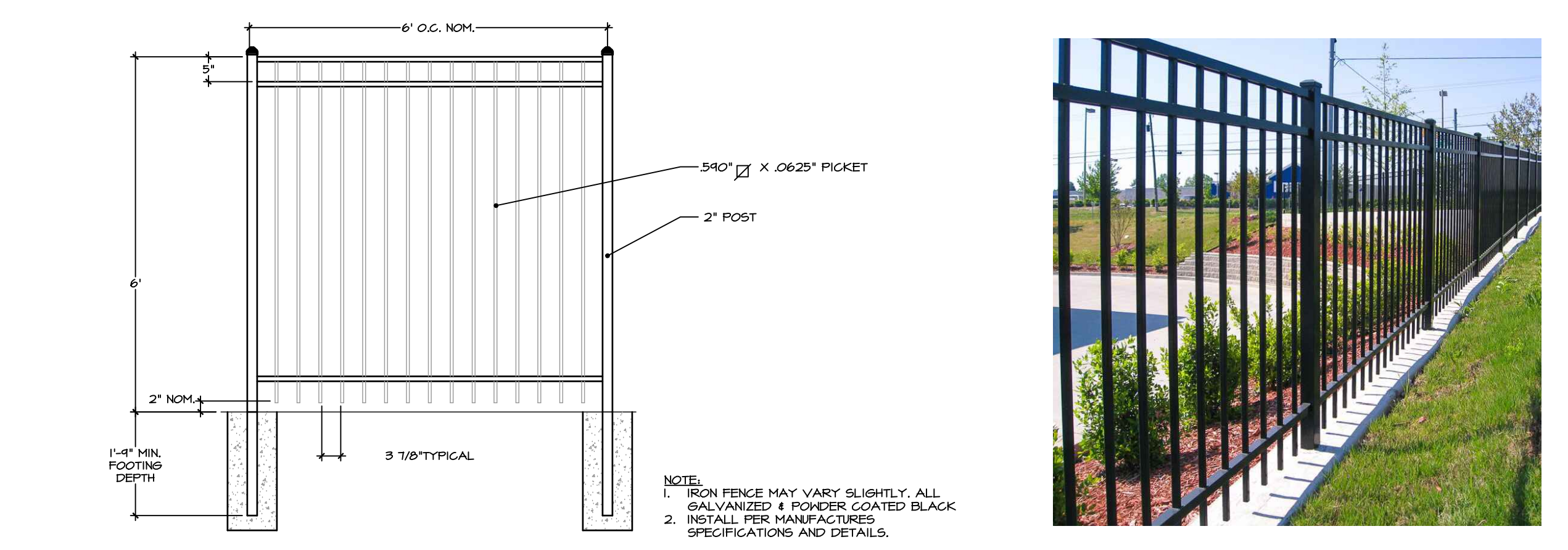


Scale:
1" = 20'

Sheet:
L1

IRRIGATION NOTES & SPECIFICATIONS:

1. AUTOMATIC DRIP IRRIGATION SHALL BE PROVIDED AT ALL NEW TREES AND SHRUBS IN PLANTING BEDS. AUTOMATIC 6" POP-UP SPRAY HEADS OR ROTORS SHALL BE PROVIDED FOR LAWN AREAS. ALL OVERHEAD IRRIGATION HEADS SHALL BE SPACED ON CENTER PER THEIR COVERAGE RADIUS TO PROVIDE EVEN AND EFFICIENT WATERING.
2. FLUSH DIRT AND DEBRIS FROM PIPING BEFORE INSTALLING SPRINKLERS AND OTHER DEVICES.
3. A LOW VOLTAGE SYSTEM MANUFACTURED EXPRESSLY FOR CONTROL OF AUTOMATIC CIRCUIT VALVES OF AN IRRIGATION SYSTEM SHALL BE INSTALLED. SYSTEM SHALL INCLUDE AN ADJUSTABLE 24 HOUR TIME CLOCK WHICH WILL ALLOW FOR AUTOMATIC, SEMI-AUTOMATIC, OR MANUAL OPERATION CIRCUIT CONTROL, WHICH ALLOWS FOR MANUAL OR AUTOMATIC OPERATION, PROGRAMMABLE CAPABILITIES THAT ALLOW FOR INDEPENDENT WATERING SCHEDULES PER ZONE, AND RAIN SENSOR. THE SYSTEM SHALL INCLUDE A PRESSURE REGULATOR AND BACKFLOW PREVENTOR DEVICE.
4. PROVIDE 4" PVC SLEEVING BELOW ALL HARDSCAPE TO ADJACENT PLANTING AREAS.
5. MAINLINE IS TO BE BURIED 12"-16" BELOW FINISHED GRADE. LATERAL PIPES SHALL BE BURIED 8"-12" BELOW FINISHED GRADE IN LANDSCAPED AREAS AND A MINIMUM OF 2" BELOW FINISHED GRADE IN NATIVELY UNDISTURBED AREAS. ALL PIPE TRENCHES SHALL BE FREE OF ROCKS AND DEBRIS PRIOR TO PIPE INSTALLATION. BACKFILL TRENCHES WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS.
6. INSTALL ALL DRIP IRRIGATION LINES PER MANUFACTURER SPECIFICATIONS.
7. CONTRACTOR IS TO PROVIDE OWNER WITH AS-BUILT IRRIGATION PLANS THAT INCLUDE APPROXIMATE MAINLINE ROUTING AND VALVE BOX LOCATIONS.
8. THE FOLLOWING IRRIGATION TESTS AND INSPECTIONS SHALL BE COMPLETED BY THE CONTRACTOR:
 - a.1. LEAK TEST: AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS, REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.
 - a.2. OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, OPERATE CONTROLLERS AND AUTOMATIC CONTROL VALVES TO CONFIRM PROPER SYSTEM OPERATION.
 - a.3. TEST AND ADJUST CONTROLS AND SAFETIES, REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.
9. CONTRACTOR IS TO PROVIDE START UP AND BLOW-OUT SERVICES FOR IRRIGATION SYSTEM FOR THE FIRST SEASON IT IS INSTALLED.



A 6' HT. OPEN VIEW FENCE DETAIL
NOT TO SCALE

FENCE PANEL EXAMPLE PHOTO



B ENTRY MONUMENT AT LEFT SIDE OF ENTRY ROAD
NOT TO SCALE

ENTRY ROAD WITH MONUMENT ON EACH SIDE

ENTRY MONUMENT AT RIGHT SIDE OF ENTRY

GENERAL NOTES:

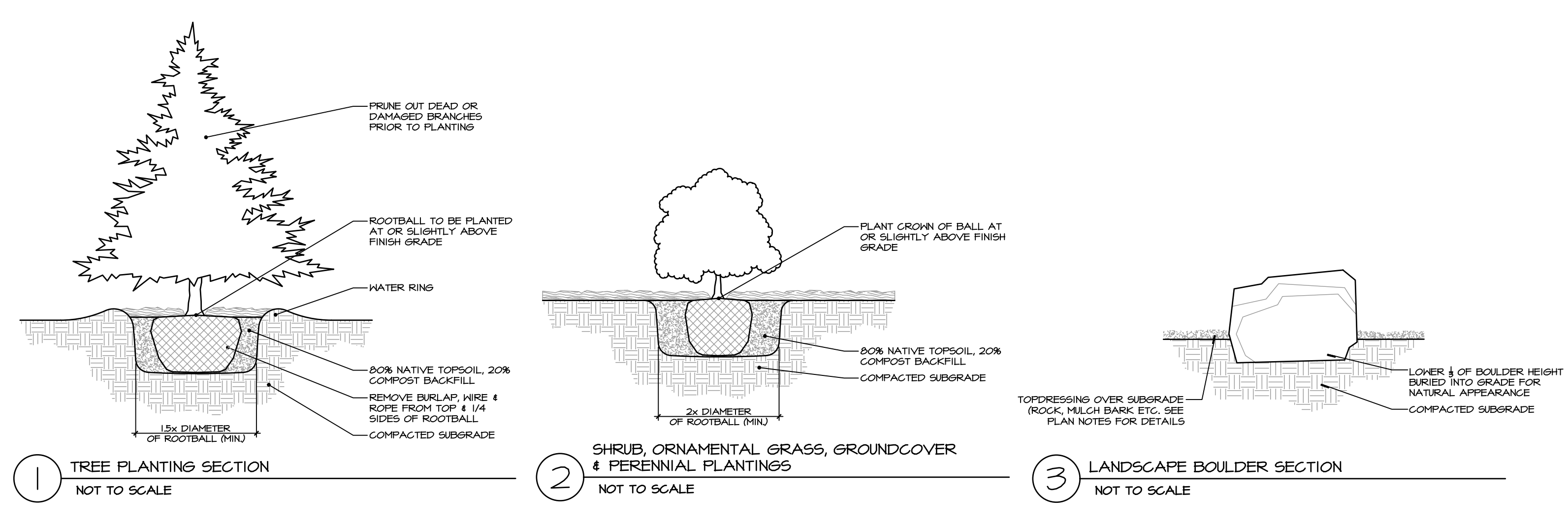
1. CONTRACTOR TO VERIFY EXISTING SITE INFORMATION, INCLUDING STRUCTURES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, AND CURBS AND GUTTER, THAT MAY EFFECT THE SCOPE OF WORK PRIOR TO BEGINNING SITE CONSTRUCTION.
2. EXISTING UTILITIES ARE INDICATED FOR INFORMATION ONLY AND NOT INTENDED TO SHOW EXACT LOCATION. THE LANDSCAPE DESIGNER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND MAINTAIN THE LOCATION DURING ALL PHASES OF THE WORK. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR STRUCTURES AND ANY INJURIES THEREFROM. RESTORATION OF ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER. ANY ADJUSTMENTS OF PROPOSED WORK WILL BE APPROVED BY LANDSCAPE DESIGNER. ADJUSTMENTS OF PLANT MATERIAL DUE TO CONFLICTS WITH UTILITIES SHALL BE APPROVED BY OWNER OR LANDSCAPE DESIGNER. CALL UNDERGROUND LOCATES 1 WEEK PRIOR TO PLANTING.
3. PROVIDE OWNER OR LANDSCAPE ARCHITECT WITH NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.
4. LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS AS REQUIRED TO PROPERLY PROTECT AND MAINTAIN HIS WORK FOR THE DURATION OF THE CONTRACT.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
6. NOTES AND DETAILS ON SPECIFIC DRAINAGE TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
7. NO SUBSTITUTIONS FOR ANY MATERIALS SPECIFIED SHALL BE MADE WITHOUT LANDSCAPE DESIGNER'S OR OWNER'S APPROVAL.
8. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL DESIGN CRITERIA AS NOTED BY THE DRAINAGE OR TECHNICAL SPECIFICATIONS. ANY DISCREPANCIES, DELETIONS, ADDITIONS OR ALTERATIONS TO THE DRAINAGE OR SPECIFICATIONS SHALL BE PRESENTED IN WRITING TO THE PROJECT LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
9. CIVIL ENGINEERING IS THE RESPONSIBILITY OF THE CLIENT OR GENERAL CONTRACTOR.
10. GENERAL CONTRACTOR TO BRING ROUGH GRADE WITHIN +/- 0.25' OF FINISHED GRADE & LANDSCAPE CONTRACTOR TO FINISH GRADE.
11. ALL WORK AND PARTS SHALL BE WARRANTED FOR A MINIMUM OF ONE YEAR FROM DATE OF COMPLETION.
12. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED FOR ALL MODIFICATIONS, REVIEW & APPROVAL REQUESTS TO LANDSCAPE DESIGNER.
13. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER AND ARRANGE A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETE IN GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.



C AMENITY CONCEPT WITH SHADE SALES, RAISED PLANTER SEATING WALL AND POTENTIAL NEIGHBORHOOD BBQ SPACE
NOT TO SCALE

LANDSCAPE CALCULATIONS

LANDSCAPE REQUIREMENTS:	
- (1) REQUIRED AMENITIES	
- (5) PROPOSED AMENITIES BELOW	
- PATHWAY	
- PICNIC TABLES	
- TRASH RECEPTACLE	
- SEATING BENCH	
- SHADE STRUCTURE	
PLANTING REQUIREMENTS PER STAR CODE:	
(1) DECIDUOUS SHADE TREE PER EVERY 4000 SF OF COMMON SPACE	
(4) SHRUBS PER TREE	
SITE SPECIFIC PLANTING REQUIREMENTS:	
- TOTAL OPEN SPACE = 10,221 SF (1.00 AC)	
TREES REQUIRED:	
- TOTAL OPEN SPACE = 10,221 SF (1.00 AC)	
= 10,221 SF / 4000 = 2.55 TREES REQUIRED	
- 21 EVERGREEN X 0.5 HEIGHT OF SHADE TREE = 10.5 COUNT	
- DECIDUOUS = 31	
- TOTAL QUALIFIED TREES PROPOSED: 44.5 / 13.5 REQUIRED	



1 TREE PLANTING SECTION
NOT TO SCALE

2 SHRUB, ORNAMENTAL GRASS, GROUND COVER & PERENNIAL PLANTINGS
NOT TO SCALE

3 LANDSCAPE BOULDER SECTION
NOT TO SCALE

STARPOINTE NO. 2
INSPIRADO DRIVE
STAR, IDAHO 83646

PRELIMINARY
NOT FOR CONSTRUCTION
FOR REVIEW ONLY

27 APRIL 2023
29 MARCH 2024

Title:
Landscape Details and Concept Images

Scale:
AS NOTED

Sheet:
L2



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-24-04

Development Name/Section Starpointe No.2 CDH File # _____

- 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
 - community water well
 - interim sewage
 - central water
 - individual sewage
 - individual water
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - community water
 - sewage dry lines
 - 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: Row Boof Date: 5/24/24



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: June 18, 2024

FILE(S) #: FP-24-05, Final Plat, River Park Estates Subdivision Phase 2 South

REQUEST

The applicant is seeking approval of a Final Plat for River Park Estates Subdivision Phase 2 South consisting of 63 residential lots and 6 common lots on 30.62 acres. The phase is located at the western half of the approved preliminary plat, at the south end of Blessinger Road in Star, Canyon County, Idaho. The project is generally located south of W. State Street (Hwy 44) in the Canyon County portion of Star, Idaho. Canyon County Parcel Number R3404500000.

REPRESENTATIVE:

Shadow Jungenberg
C-K engineering
1300 E. State Street, Ste. 102
Eagle, Idaho 83616

OWNER/APPLICANT:

Boise Hunter Homes
River Park Investments, LLC
923 W. Bridgeway Place
Eagle, Idaho 83616

PROPERTY INFORMATION

Land Use Designation - Residential R-2-DA

Phase 2 South

Acres - 30.62 acres
Residential Lots - 63
Common Lots - 6

HISTORY

April 10, 2021 Council approved applications for Annexation and Zoning (AZ-21-01), Preliminary Plat (PP-21-04) and a Development Agreement (DA-21-02) for

River Park Estates Subdivision. The preliminary plat was approved for a maximum of 301 single family residential lots.

April 5, 2022 Council approved the application for Final Plat (FP-21-35) for River Park Estates Subdivision Phase 1 consisting of 89 Residential lots and 8 common lots on 44 acres.

May 9, 2023 Council approved the application for the Revised Final Plat (FP-21-35) for River Park Estates Subdivision Phase 1 consisting of 89 Residential lots and 8 common lots on 44 acres. **The re-approval was due to the change from public streets to private streets.**

May 7, 2024 Council approved the application for Final Plat (FP-24-03) for River Park Estates Subdivision Phase 2 consisting of 0 residential lot and 2 common lots on 1.82 acres.

GENERAL DISCUSSION

The Final Plat layout for River Park 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 indicates that residential lots range in size from 7,885 square feet to 24,564 square feet with the average buildable lot area of 10,734 square feet. The applicant has provided three basic lot types with minimum widths of 55- feet (44 total), 65 feet (196 total) and 81 feet (79 total) for a variety of lot options. The existing home will be retained and included as part of the subdivision within a 1.7-acre lot. Streets are proposed to be public throughout the development and will be under the jurisdiction of Canyon Highway District No. 4. Proposed local streets measure 36 ft from back of curb to back of curb on the submitted preliminary plat which meets the minimum City width requirement of the UDC.

The applicant has indicated that the development will contain a total of 45.59 acres (30.3%) of open space with 44.18 acres (29.4%) of qualified open space. This exceeds the minimum requirements for total and usable open space in the current Unified Development Code, Section 8-4E-2. Amenities proposed include open space area along the entirety of the Boise River (12.5 acres) that will include two parks, a public greenbelt along the river and a swimming pool with bathrooms, changing rooms and covered patio area. Open play area that can be used for athletic ball fields will make up the remainder of the river open area. In addition, there are 5 ponds totaling approximately 20 acres that will be located throughout the development and will be stocked with fish and accessible to the residents of the subdivision. Beaches and paved pathways are also designed to provide additional access to the ponds. There will also be two smaller open space areas in the northern portion of the development to provide recreational opportunities.

The development will be accessed on the north from Blessinger Road. The development will also have a direct connection to Star River Ranch Subdivision to the east and will provide a future stub street to the west.

The applicant has provided a conceptual phasing plan showing 5 phases for the development.

Sidewalks: Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with an 8' landscape strip.

Setbacks: Applicant has requested 5' side yard setbacks for one and two-story homes.

Floodplain: The property is located within a Special Flood Hazard Area. The applicant has submitted an application Permit to Develop in an Area of Special Flood Hazard to the City Engineer for review and approval.

Staff analysis of Final Plat Submittal:

Phase 1 had 81 residential lots platted, Phase 2 was only common lots, after this third phase is platted with 63 residential lots, there will be a total of 144 residential lots platted, leaving 157 residential lots for future phases.

Phase Name: Staff recommends that this phase of the subdivision be renamed to Phase 3.

Private Streets – The Council approved, through a Development Agreement Modification on April 18, 2023, the allowance for all streets within the subdivision to be private. The applicant shall work with the City of Star, Star Fire District and the Star Police Department in coordination on public safety and access for the subdivision. Landruff Lane may initially remain private, however, the applicant shall dedicate the common lot containing Landruff Lane to the City for future dedication to the public as a public street. This shall be required prior to recordation of the final plat. All streets associated with the subdivision shall be constructed to City and CHD4 standards.

The Applicant shall submit as part of the proposed CC&R's, a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, The CC&R's shall be reviewed and approved by Staff prior to signature of the final plat.

Lot Layout – The gross density of the final plat is 2.05 du/acre, with lots ranging in size from 9,303 square feet to 25,268 square feet. This is aligned with the Preliminary Plat.

Common/Open Space and Amenities

- Pond

Mailbox Clusters – Applicant/Owner has not provided Postmaster approval for the location of the mailbox clusters. **This approval shall be provided prior to signature of the final plat.**

Streetlights – Applicant has provided a street line plan and design and staff is supportive of both. The proposed streetlight design is the preferred city design.

Street Names – Preliminary approval has been provided by Canyon County Development Services for the names on the submitted final plat.

Subdivision Name – Preliminary approval has been provided by Canyon County Development Services.

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 Applicant/Owner shall submit a revised landscape plan showing street trees a minimum of every 35 feet as required by code.**

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 \$659.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$210,787. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 1 has 88 residential lots for a fee of \$41,517 (63 x \$659.00). In lieu of collection proportionate share contributions, ITD will accept the installation of a 520' eastbound right turn lane at Blessinger Road, meeting ITD standards, during the development of Phase 1.**
2. **The applicant shall rename this phase of Riverpark as Phase 3.**
3. **City Council added these Conditions of Approval at the Preliminary Plat**
 - a. Reduce the overall density by 19 lots for 2.0 dwelling units per acre (a maximum of 301 lots) and an R-2 Zoning Designation.
 - b. **Provide a berm with landscaping along the south side of the east-west collector street (Landruff Lane), and a privacy fence along the north side and along the northern boundary of the development. Applicant will need to provide updated landscape plan showing these requirements before signature of final plat for Phase 1.**
 - c. Work with the Boise Flood Control District and Star Fire District on a potential River access through the southern open space area.
 - d. Provide a public access easement dedication along the southern greenbelt and also along the Canyon County Ditch.
 - e. Council approves waiver to allow 5-foot side yard setbacks for one and two-story homes. Council also approves remaining R-3 setbacks for the development.
 - f. Council approves waiver to block lengths.
4. **Council's approval of the updated Final Plat (5-9-23) with private streets includes, in addition to the original conditions of approval contained in this approval, the following:**
 - a. **The applicant shall work with the City of Star, Star Fire District and the Star Police Department in coordination on public safety and access for the subdivision. This may include dedication of public easement throughout the subdivision without encumbrances.**
 - b. **All streets associated with the subdivision shall be constructed to City and CHD4 standards.**
 - c. **All access points shall be constructed with subsequent phases of the development.**
 - d. **The applicant shall work with CDH4 on Landruff Lane. That means the applicant shall have the City Engineer, CHD4 or a 3rd party engineering consulting firm (at the City's discretion) inspect the improvements to make sure they are constructed to the approved**

plans. Notwithstanding the foregoing, commencing after recordation of the present plat, CHD4 shall have an irrevocable offer of dedication of Lot 1, Block 15* (Landruff Lane,), to be exercised by CDH4 no later than the first building permit on the property, such exercise to be by written notice to the homeowners association for River Park Estates No. 1. At such time, Lot 1, Block 15 shall be dedicated and conveyed to CDH4 upon execution of a deed of dedication to CHD4. If CHD4 fails to provide such notice prior to the first residential building permit on the property, Lot 1, Block 15 shall be dedicated via a deed of dedication to the City of Star, with the homeowners association retaining the obligation of ongoing maintenance of Lot 1, Block 15 until such time as maintenance of Lot 1, Block 15 is accepted by the City of Star.

- e. **The City strongly suggests that the connection to Big Wood Way stay open, however it is acknowledged that CHD4 has final authority over connection to public streets.**
 - f. **The Applicant shall submit as part of the proposed CC&R's, a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, The CC&R's shall be reviewed and approved by Staff prior to signature of 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 at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. Failure to comply with the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
 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. **A revised Landscape Plan shall be submitted prior to signature of the final plat that indicates street trees a minimum of every 35 feet on all roadways. If street trees will be done per lot, by the builder, Certificate of Occupancy will be held until trees are verified in place.**
 8. **Final approval from the Postmaster, for the mail cluster location must be submitted to the city before signature of the final plat.**

9. 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. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
10. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
11. Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4 (for R-3), **as approved through waiver by Council.**
12. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
13. 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)
14. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
15. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
16. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, **as approved through waiver by Council.**
17. 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.)
18. **A public access easement shall be recorded along both the southern greenbelt and along the Canyon County Ditch for future pathway access. The Applicant shall construct the greenbelt pathway as part of the subdivision development, during the appropriate phase.**
19. 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.
20. A separate sign application is required for any subdivision sign.
21. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
22. 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.
23. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, **as approved through waiver by Council.**
24. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, CDH#4 and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
25. All common areas shall be maintained by the Homeowners Association.

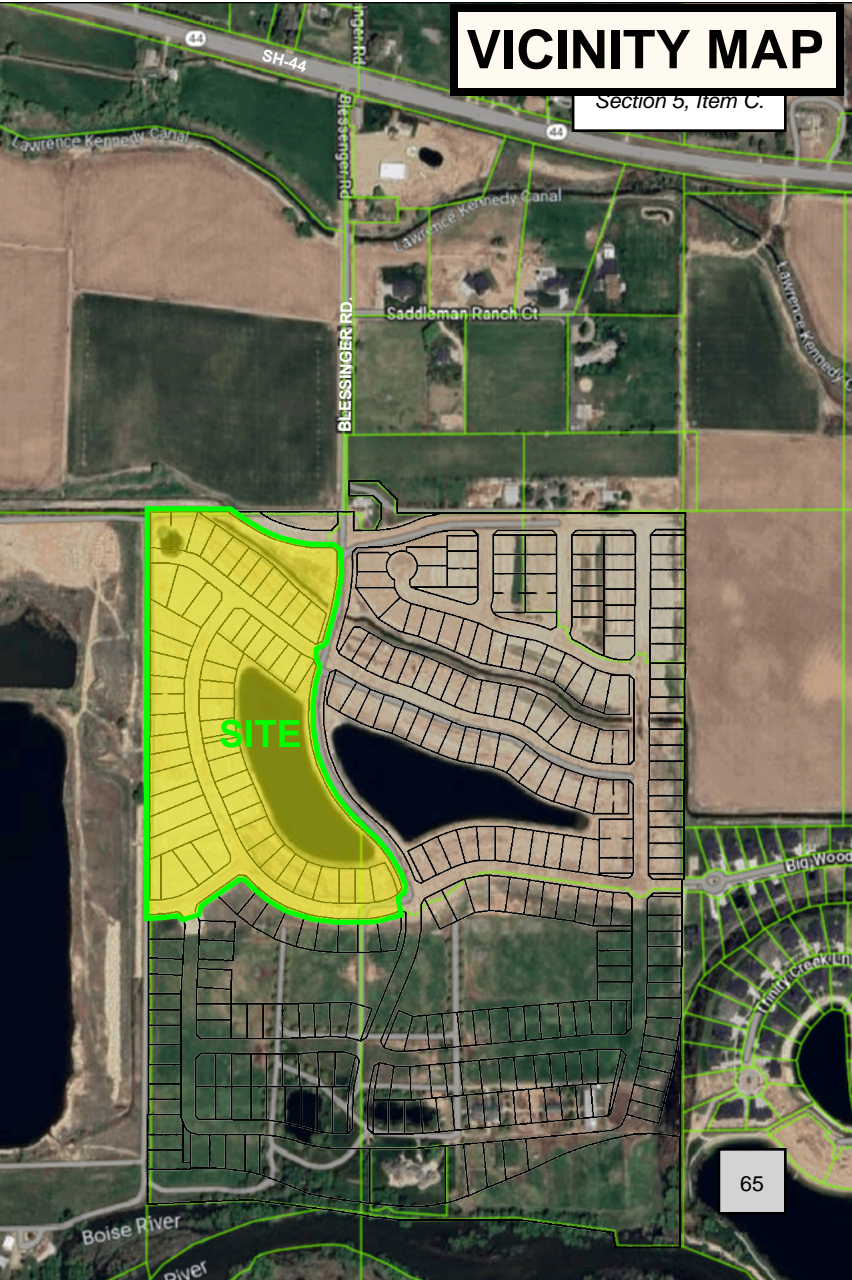
- 26. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping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

COUNCIL DECISION

The Star City Council _____ File # FP-24-05 River Park Estates Subdivision Phase 2 Final Plat, on _____, 2024.

VICINITY MAP

Section 5, Item C.

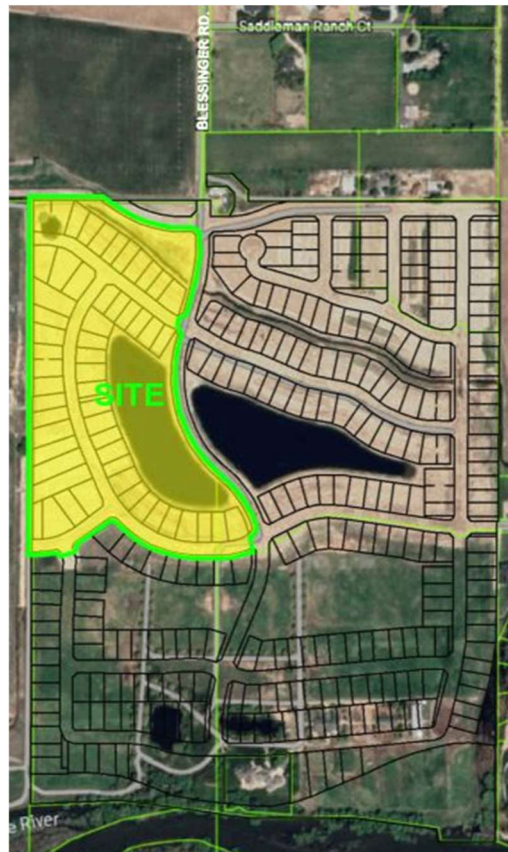


River Park Estates Final Plat for Phase #2 South



River Park Investments LLC is pleased to submit this application for a final plat for Phase #2 South of the River Park Estates subdivision. This phase is comprised of 63 residential lots and six common lots.

Vicinity Map



Site Location

The River Park Estates #2 South Phase is located at the northwest corner of the overall subdivision. It is located on the west side of Blessinger Road and on the south side of Landruff Lane.

Project Background

The preliminary plat for the River Park Estates subdivision was approved by the Star City Council on April 20, 2021. The final plat for Phase 1 was approved by the Star City Council on May 9, 2023. The final plat for Phase 1 was recorded on January 19, 2024.

Project Description

As previously noted, this Final Plat is comprised of 63 residential lots and six common lots. The residential lots range in size from 9,303 square feet to 25,268 square feet. The common lots total 11.055 acres. There are no public streets within this phase as all lots will be accessed from a private street network.

Construction documents for this Final Plat phase have already been submitted to the City of Star City Engineer for review and approval.

This phase of the River Park Estates subdivision is in conformance with the previously approved Preliminary Plat and will comply with all conditions of approval.

Conclusion

The Final Plat for the Phase #2 South of the River Park Estates subdivision is in conformance with the previously approved Preliminary Plat. We respectfully request a recommendation of approval to the Star City Council for this application. If you have any questions regarding this submittal, please contact me at 208-618-2157 or ttucker@boisehunterhomes.com.

Sincerely,



Todd Tucker

Planning & Entitlement Manager



FINAL PLAT APPLICATION

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

FILE NO.: FP-24-05
 Date Application Received: 04/25/2024 Fee Paid: \$2990.00
 Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Boise Hunter Homes (Todd Tucker)
 Applicant Address: 923 S. Bridgeway Place - Eagle, ID Zip: 83616
 Phone: 208-618-2157 Email: tucker@boisehunterhomes.com

Owner Name: River Park Investments, LLC
 Owner Address: 923 S. Bridgeway Place - Eagle, ID Zip: 83616
 Phone: 208-577-5501 Email: _____

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

Property Information:

Subdivision Name: River Park Estates Phase: 2 South

Parcel Number(s): R3404500000

Approved Zoning: R-2-DA Units per acre: 2.05

Total acreage of phase: 30.62 Total number of lots: 69

Residential: 63 Commercial: 0 Industrial: 0

Common lots: 6 Total acreage of common lots: 11.055 Percentage: 36.1%

Percent of common space to be used for drainage: 9% Acres: 1

Special Flood Hazard Area: total acreage 30.62 number of homes 63

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>63</u>	<u>63</u>
Number of Common Lots:	<u>5</u>	<u>6</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>3</u>	<u>3</u>

Amenities: 1 (Pond for recreation) 1 (Pond for recreation)

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

Subdivision Name: River Park Estates Phase: 2 South

Special Flood Hazard Area: total acreage 30.62 number of homes 63

- 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.: 16027C0258G
 FIRM effective date(s): mm/dd/year 6 / 7 / 2019
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE
 Base Flood Elevation(s): AE .0 ft., etc.: 2445.4
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

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

✓	One (1) 11" X 17" copy of the Final landscape plan	Section 3, Item C. BN
✓	Electronic copy of site grading & drainage plans**	BN
✓	Electronic copy of originally approved Preliminary Plat**	BN
✓	Electronic copy of a Plat with all phases marked with changes, if applicable**	BN
✓	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	BN
✓	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	BN
✓	Electronic copy of streetlight design and location information	BN
✓	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	BN
✓	Electronic copy of all easement agreements submitted to the irrigation companies	BN
✓	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	BN
✓	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>	BN
OK	<p>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</p> <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • 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. 	BN
OK	**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.*

Todd Tucker
Applicant/Representative Signature

4 / 15 / 2024
Date

PRELIMINARY PLAT FOR RIVER PARK ESTATES SUBDIVISION

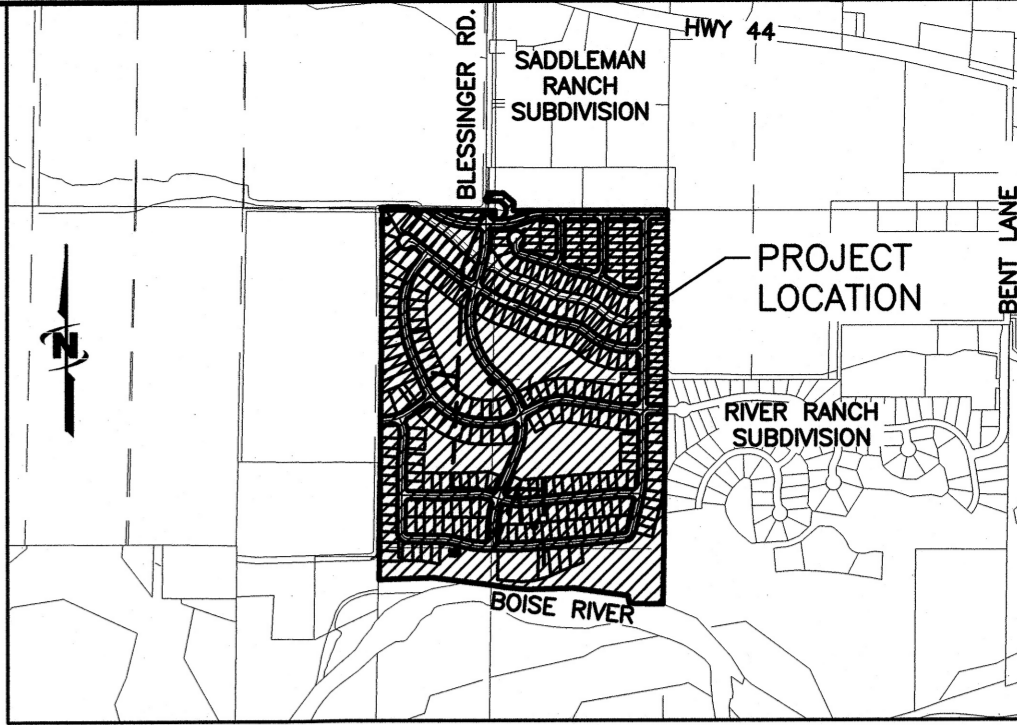
SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, THE WEST HALF OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 4 OF SECTION 13, THE EAST HALF OF THE NORTHEAST QUARTER AND GOVERNMENT LOT 1 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,

STAR, IDAHO

2021

BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner
- Calculated Point



J-U-B ENGINEERS, INC.

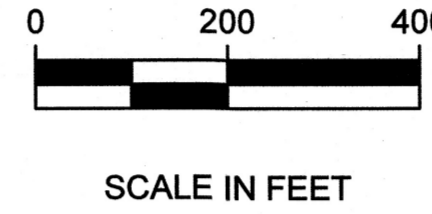
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com



Table with columns: NO., REVISION, DESCRIPTION, BY, DATE

NOTES:

- 1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CANYON HIGHWAY DISTRICT NO. 4 STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 15, 27, BLOCK 1, LOTS 1, 11, BLOCK 2, LOTS 1, 8, BLOCK 3, LOTS 1, 6, BLOCK 4, LOTS 1, 29, BLOCK 5, LOT 1, BLOCK 6, LOT 1, BLOCK 7, LOTS 1, 15, 40, BLOCK 8, LOTS 1, 17, BLOCK 9, LOT 1, BLOCK 10, LOT 10, BLOCK 11, LOTS 1, 21, BLOCK 12, LOT 1, BLOCK 13, LOT 1, BLOCK 14, WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOT 25, BLOCK 8 IS A SHARED DRIVEWAY LOT, AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE PONDS.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4603 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."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
10. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT OR WITH THE APPROVED DEVELOPMENT AGREEMENT.
11. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
12. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
13. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL RPTUNE AND HEAVY MAINTENANCE.
14. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAPS NO. 16001C0125 J, AND NO. 16001C120 J, COMMUNITY PANEL NO. 0125 J, AND 120 J, WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
15. 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.
16. STORM DRAINAGE SHALL BE TREATED AND RELEASED INTO THE POND SYSTEM.



Line Table with columns: Line #, Direction, Length
L1 S00'32'02"W 66.69'
L2 S89'58'37"E 55.18'
L3 N30'33'44"E 55.38'
L4 N01'39'40"E 56.54'
L5 N48'46'53"W 56.99'
L6 N88'44'47"W 97.56'
L7 N00'37'41"E 60.00'
L8 S88'44'47"E 120.03'
L9 S48'46'53"E 107.07'
L10 S01'39'40"W 64.09'
L11 N09'51'37"W 62.93'
L12 N84'27'10"W 196.13'
L13 N78'58'20"W 83.43'
L14 S87'51'40"W 59.80'

LEGEND

- EXISTING: 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.
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.

IRRIGATION DISTRICT

CANYON COUNTY WATER CO. LTD
PO BOX 11
STAR, ID 83669

LAND SURVEYOR

ROBERT KAZARINOFF, P.L.S.
J-U-B ENGINEERS
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208-376-7330

CIVIL ENGINEER

W. SCOTT WONDERS, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208-376-7330

OWNER

KERRY J. LAWSON
21817 BLESSINGER RD
STAR, ID 83669

OWNER

FOR OUR FOUR PARTNERS, LP
6111 W. THUNDERBIRD RD
GLENDALE, AZ 85306

DEVELOPER

HHS CONSTRUCTION, LLC
729 BRIDGEWAY PL.
EAGLE, ID 83616
208-577-5501

LAND USE SUMMARY

Table with columns: CATEGORY, VALUE
TOTAL AREA: 150.47 AC.
TOTAL LOTS: 346 LOTS
RESIDENTIAL LOTS: 320 LOTS
COMMON AREA LOTS: 25 LOTS
COMMON DRIVEWAY LOT: 1 LOT
RESIDENTIAL DENSITY: 2.12 DU/AC
TOTAL OPEN SPACE: 45.56 AC. (30.3%)
BUFFER OPEN SPACE: 1.41 AC. (0.9%)
QUALIFIED OPEN SPACE: 44.15 AC. (29.4%)
AVERAGE LOT SIZE: 10,426 S.F.
SMALLEST LOT: 7,865 S.F.
EXISTING ZONE: AG
PROPOSED ZONE: R-3



19 APR 2021

BOUNDARY CERTIFICATION

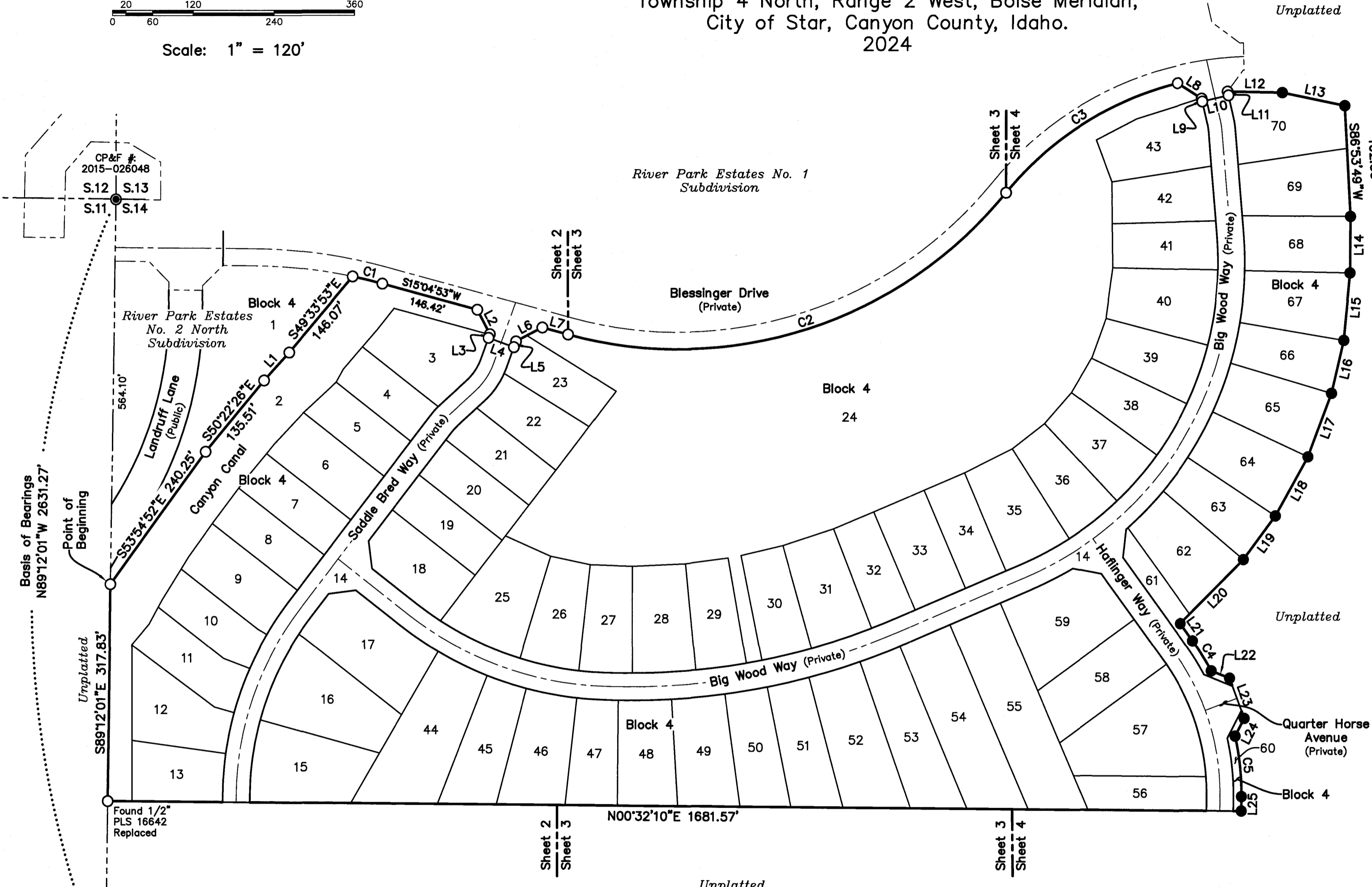
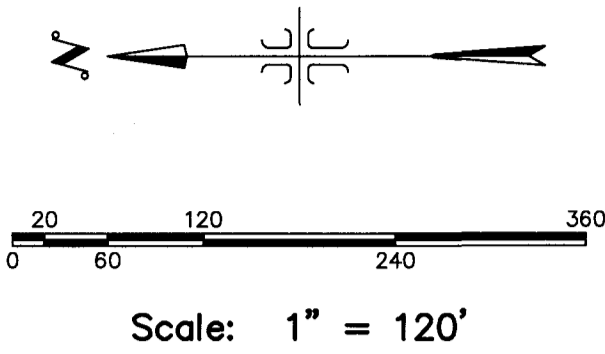
RIVER PARK ESTATES SUBDIVISION
STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

Table with columns: FIELD, VALUE
FILE: 10-20-132 PRE-PLAT
JUB PROJ #: 10-20-132
DRAWN BY: ---
DESIGN BY: ---
CHECKED BY: ---
SCALE: ONE INCH = 1" AT FULL SIZE. IF NOT ONE INCH SCALE ACCORDINGLY.
LAST UPDATED: 4/19/2021
SHEET NUMBER: PP-01

Plat Showing River Park Estates No. 2 South Subdivision

Situated in the Northwest Quarter of the Northwest Quarter and
the Southwest Quarter of the Northwest Quarter of Section 13,
and in the East Half of the Northeast Quarter of Section 14,
Township 4 North, Range 2 West, Boise Meridian,
City of Star, Canyon County, Idaho.
2024



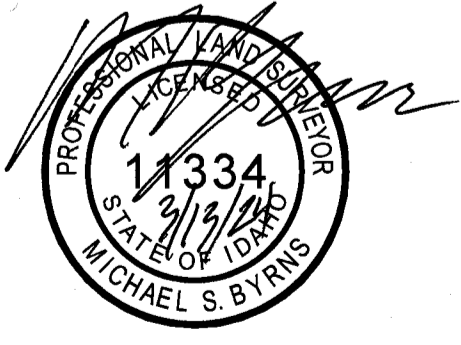
Boundary Line Table		
Line	Bearing	Length
L1	S47°34'05"E	55.45'
L2	S62°34'53"W	40.54'
L3	N69°55'07"W	5.56'
L4	S20°04'53"W	40.00'
L5	S69°55'07"E	9.06'
L6	S27°25'07"E	44.24'
L7	S15°04'53"W	39.53'
L8	S32°22'26"W	42.81'
L9	S76°51'22"W	4.34'
L10	S13°08'38"E	40.00'
L11	N76°51'22"E	5.70'
L12	S01°03'04"W	81.60'
L13	S11°45'30"W	94.64'
L14	N89°37'27"W	83.02'
L15	N84°33'08"W	99.27'

Boundary Line Table		
Line	Bearing	Length
L16	N76°58'05"W	79.69'
L17	N69°23'03"W	99.27'
L18	N60°58'08"W	99.27'
L19	N53°23'06"W	79.69'
L20	N44°56'06"W	132.98'
L21	S53°58'02"W	31.29'
L22	S21°24'27"W	29.50'
L23	S69°34'51"W	63.00'
L24	N62°35'34"W	29.34'
L25	N89°27'57"W	21.23'

Boundary Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	45.59'	775.00'	3°22'14"	S13°23'46"W	45.59'
C2	717.93'	625.00'	65°48'55"	S17°49'34"E	679.11'
C3	305.22'	475.00'	36°48'57"	S32°19'33"E	299.99'
C4	51.85'	382.00'	7°46'39"	S57°51'21"W	51.81'
C5	89.26'	382.00'	13°23'17"	S83°50'24"W	89.06'

- Legend**
- Found 5/8" Iron Pin with Plastic Cap, "ISG PLS 11334", or as Noted
 - Found Aluminum Cap Monument
 - △ Calculated Point, Nothing Found or Set
 - Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
 - Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
 - s.f. Square Feet
 - 1/1 Lot Number

- Subdivision Boundary Line
- Right-of-Way Line
- Lot Line
- Parcel Line
- Section Line
- Centerline
- - - Easement Line (See Easement Note 1)
- - - Idaho Power Easement Line (See Easement Note 4)
- - - Approximate Canyon Canal Easement Line (See Easement Note 8)
- - - Access Easement Line (See Easement Note 10)
- - - Match Line
- EDR Edge of Road Line
- TOB Top of Bank Line



See Sheet 5 for Notes.

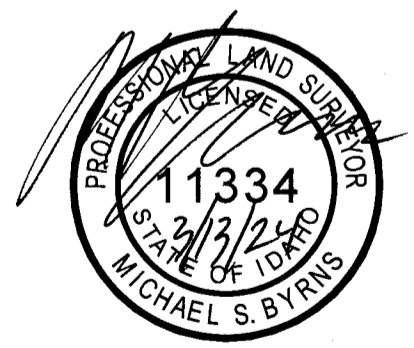
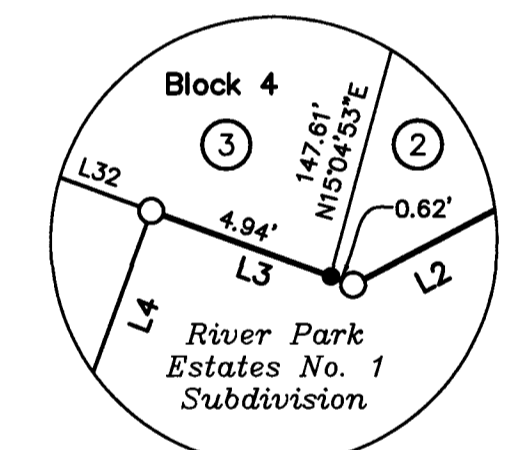
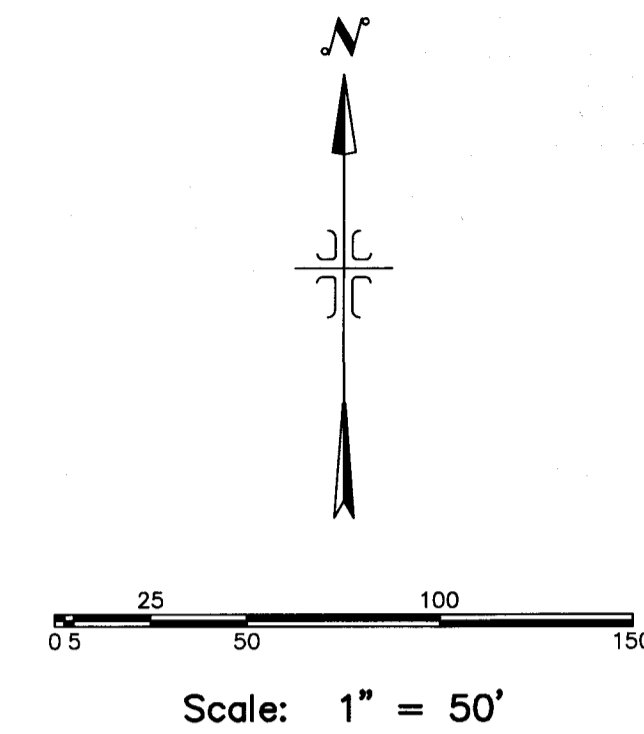
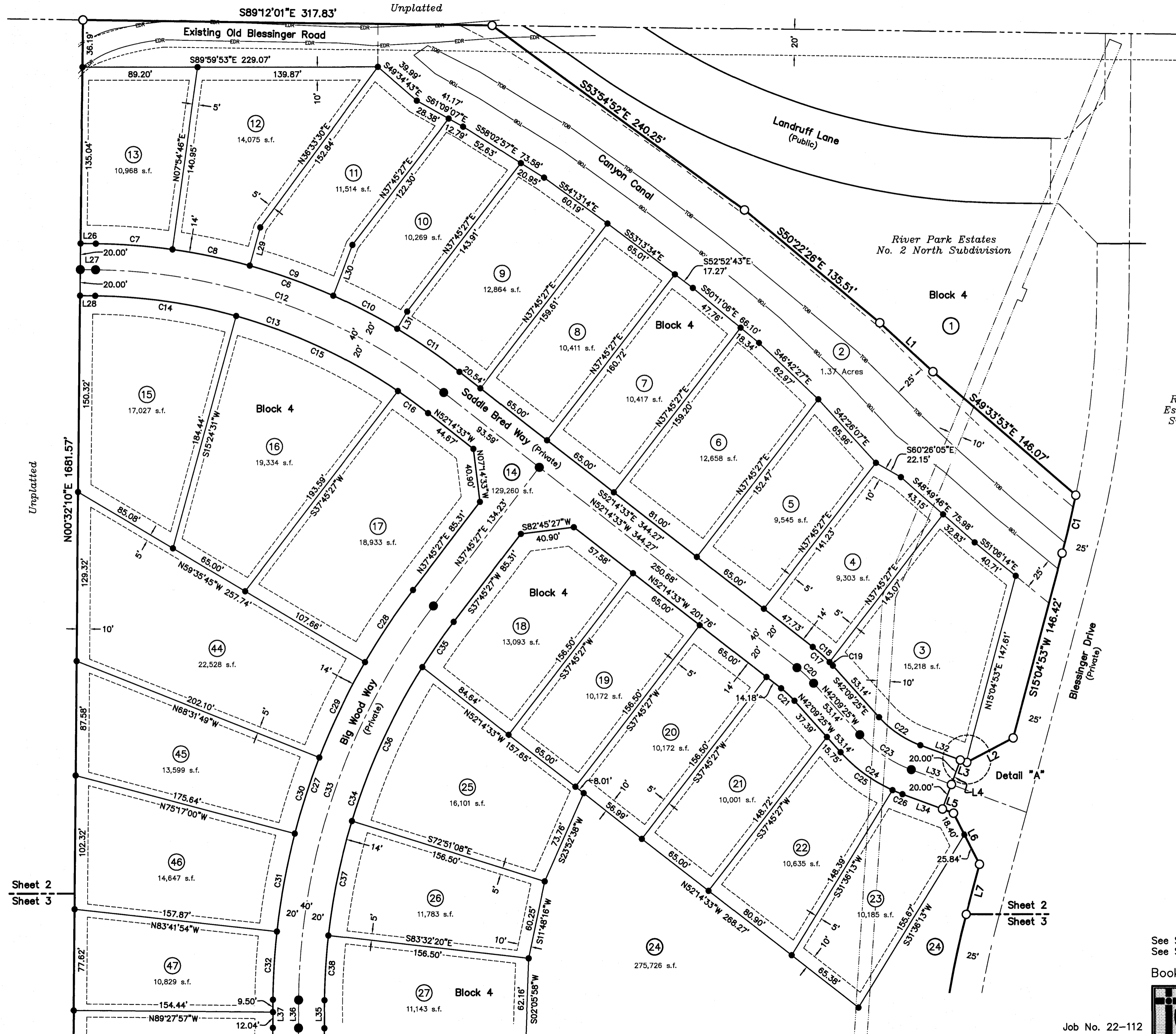
Book _____ Page _____

IDAHO SURVEY GROUP, LLC

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

Job No. 22-112
Sheet 1 of 7

River Park Estates No. 2 South Subdivision



See Sheet 1 for Legend.
See Sheet 5 for Notes, Line & Curve Tables.

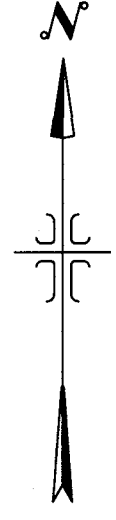
Book	Page
ISG	IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570 WWW.IDAHOSURVEY.COM	

Job No. 22-112
Sheet 2 of 7

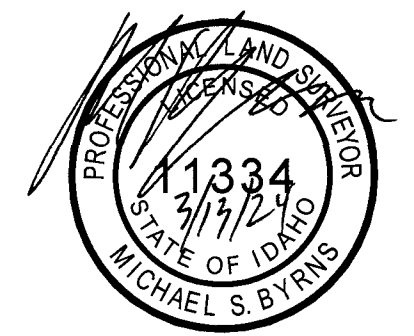
River Park Estates No. 2 South Subdivision

Sheet 2
Sheet 3

Sheet 2
Sheet 3

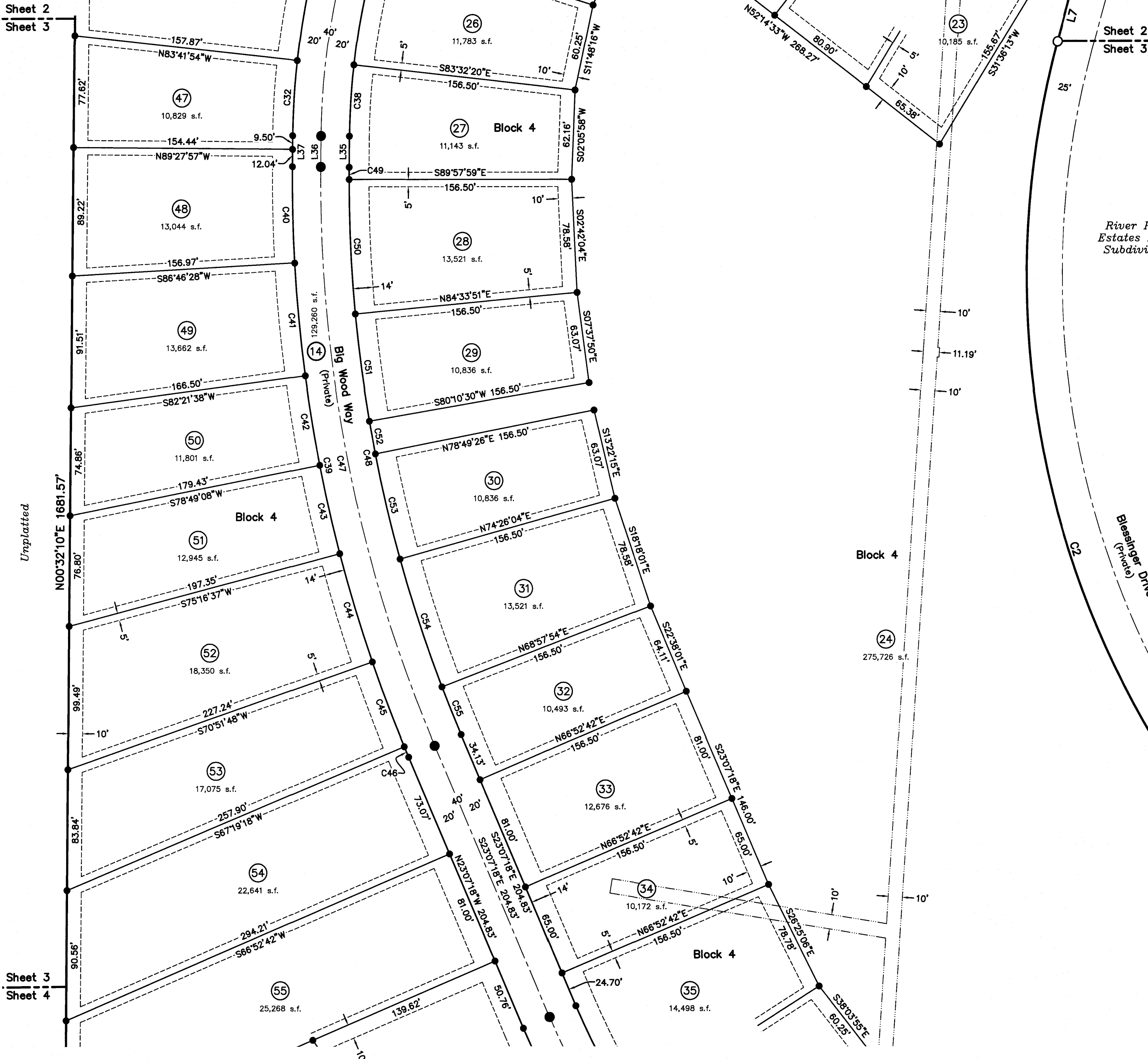


Scale: 1" = 50'



River Park Estates No. 1 Subdivision

Blessinger Drive (Private)



Unplatted

Sheet 3
Sheet 4

Sheet 3
Sheet 4

See Sheet 1 for Legend.
See Sheet 5 for Notes, Line & Curve Tables.
Book _____ Page _____

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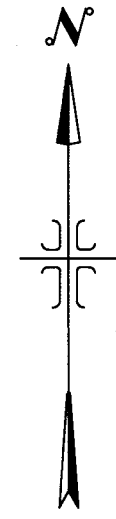
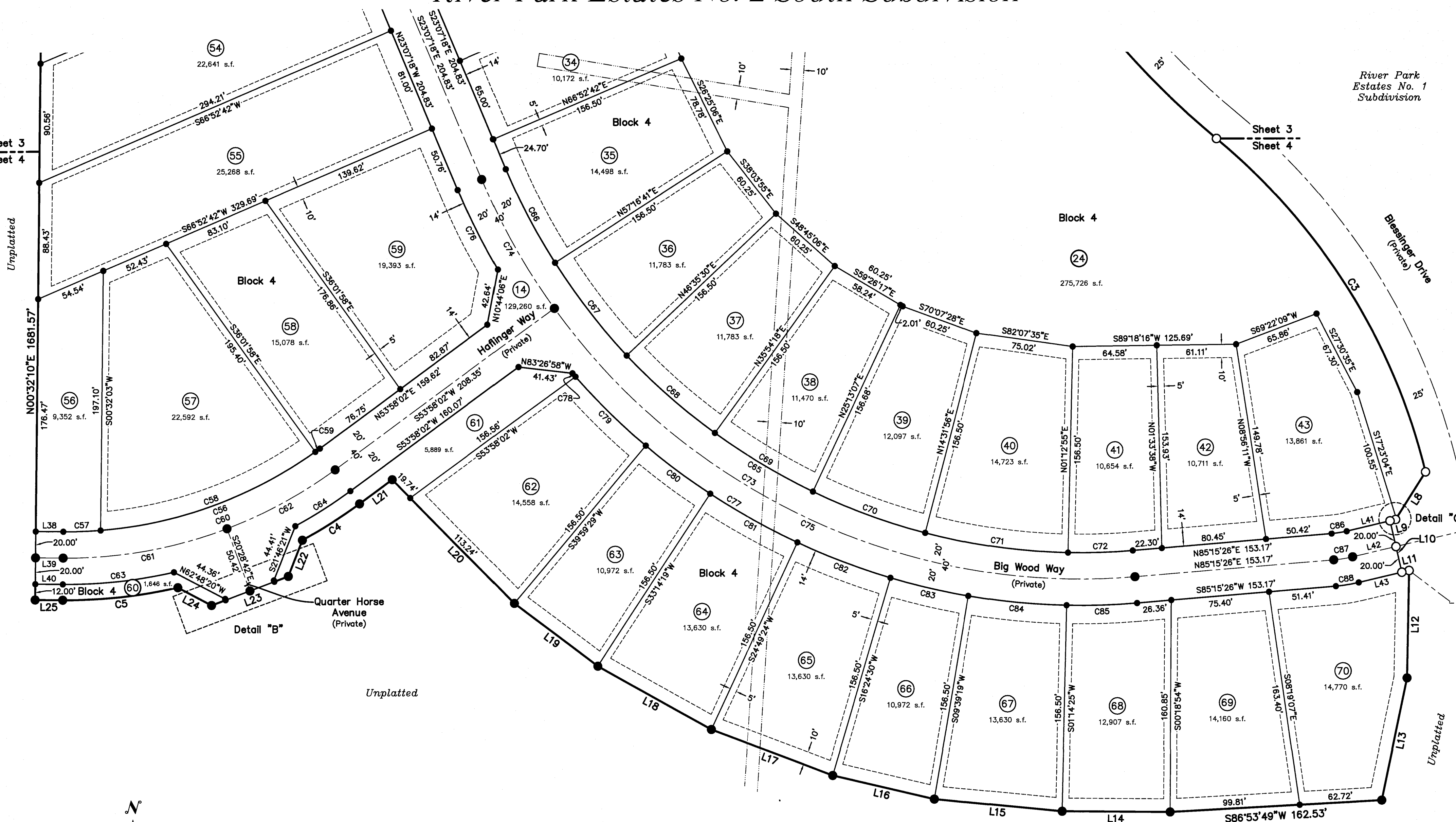
Job No. 22-112
Sheet 3 of 7

River Park Estates No. 2 South Subdivision

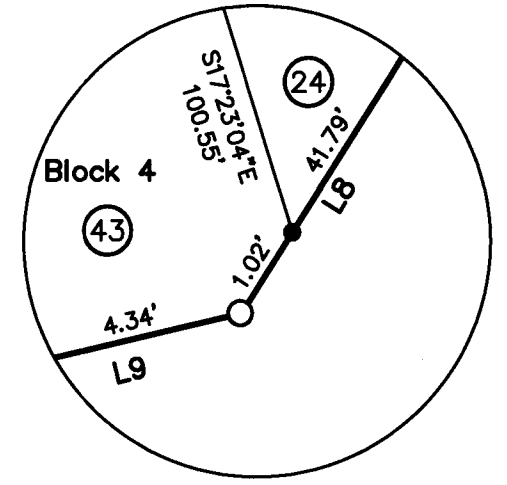
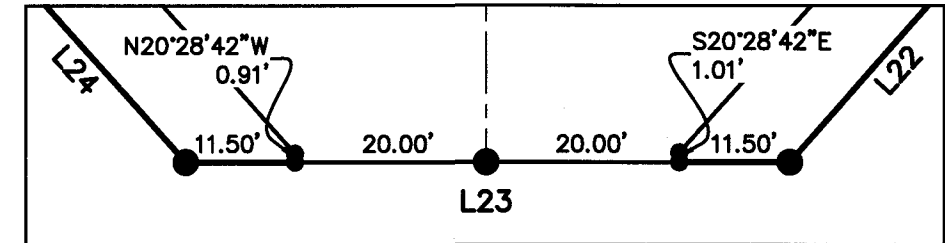
River Park Estates No. 1 Subdivision

Sheet 3
Sheet 4

Sheet 3
Sheet 4



Scale: 1" = 50'



See Sheet 1 for Legend.
See Sheet 5 for Notes, Line & Curve Tables.
Book _____ Page _____

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

Job No. 22-112
 Sheet 4 of 7

River Park Estates No. 2 South Subdivision

Certificate Of Owners

Know all men by these presents: that Boise Hunter Developers LLC, an Idaho limited liability company does hereby certify that it is the owner of the real property described below and that it intends to include said real property in this plat:

A parcel of land situated in the northwest quarter of the northwest quarter and the southwest quarter of the northwest quarter of Section 13 and the east half of the northeast quarter of Section 14, Township 4 North, Range 2 West, Boise Meridian, City of Star, Canyon County, Idaho, being more particularly described as follows:

Commencing at the corner common to Section 11, 12, 13, & 14, Township 4 North, Range 2 West, Boise Meridian, from which the quarter-section corner common to Sections 11 and 14 bears N89°12'01"W, 2631.27 feet;

Thence N89°12'01"W, 564.10 feet along the north line of Section 14 and partially along the north lines of River Park Estates No. 1 Subdivision (Book 56 of Plats at Page 48, records of Canyon County, Idaho) and River Park Estates No. 2 North Subdivision (Book _____ of Plats at Page _____, records of Canyon County, Idaho) to the POINT OF BEGINNING:

Along the boundary of River Park Estates No. 2 North Subdivision:

- Thence S53°54'52"E, 240.25 feet;
- Thence S50°22'26"E, 135.51 feet;
- Thence S47°34'05"E, 55.45 feet;
- Thence S49°33'53"E, 146.07 feet to the boundary of River Park Estates No. 1;

Along the boundary of River Park Estates No. 1 Subdivision:

- Thence 45.59 feet on a non-tangent curve to the right, having a radius of 775.00 feet, a central angle of 3°22'14", a chord bearing of S13°23'46"W, and a chord length of 45.59 feet;
- Thence S15°04'53"W, 146.42 feet;
- Thence S62°34'53"W, 40.54 feet;
- Thence N69°55'07"W, 5.56 feet;
- Thence S20°04'53"W, 40.00 feet;
- Thence S69°55'07"E, 9.06 feet;
- Thence S27°25'07"E, 44.24 feet;
- Thence S15°04'53"W, 39.53 feet;
- Thence 717.93 feet on a curve to the left, having a radius of 625.00 feet, a central angle of 65°48'55", a chord bearing of S17°49'34"E, and a chord length of 679.11 feet;
- Thence 305.22 feet on a reverse curve to the right, having a radius of 475.00 feet, a central angle of 36°48'57", a chord bearing of S32°19'33"E, and a chord length of 299.99 feet;
- Thence on a non-tangent line S32°22'26"W, 42.81 feet;
- Thence S76°51'22"W, 4.34 feet;
- Thence S13°08'38"E, 40.00 feet;
- Thence N76°51'22"E, 5.70 feet;

Thence S01°03'04"W, 81.60 feet leaving the boundary of River Park Estates No. 1 Subdivision;

- Thence S11°45'30"W, 94.64 feet;
- Thence S86°53'49"W, 162.53 feet;
- Thence N89°37'27"W, 83.02 feet;
- Thence N84°33'08"W, 99.27 feet;
- Thence N76°58'05"W, 79.69 feet;
- Thence N69°23'03"W, 99.27 feet;
- Thence N60°58'08"W, 99.27 feet;
- Thence N53°23'06"W, 79.69 feet;
- Thence N44°56'06"W, 132.98 feet;
- Thence S53°58'02"W, 31.29 feet;
- Thence 51.85 feet on a curve to the right, having a radius of 382.00 feet, a central angle of 7°46'39", a chord bearing of S57°51'21"W, and a chord length of 51.81 feet;
- Thence on a non-tangent line S21°24'27"W, 29.50 feet;
- Thence S69°34'51"W, 63.00 feet;
- Thence N62°35'34"W, 29.34 feet;
- Thence 89.26 feet on a non-tangent curve to the right, having a radius of 382.00 feet, a central angle of 13°23'17", a chord bearing of S83°50'24"W, and a chord length of 89.06 feet;
- Thence N89°27'57"W, 21.23 feet to the west line of the east 53 rods & 11 links of the east half of the northeast quarter;
- Thence N00°32'10"E, 1681.57 feet along the said west line to the north line of Section 14;
- Thence S89°12'01"E, 317.83 feet along the north line of Section 14 to the POINT OF BEGINNING.

The above-described parcel contains 30.62 acres, more or less.

The public streets as shown on this plat are hereby dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposed designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from the Star Sewer and Water District, and the Star Sewer and Water District has agreed in writing to serve all the lots in this Subdivision.

In witness whereof, I have hereunto set my hand:

James H. Hunter, Manager
Boise Hunter Capital LLC, Sole Member
Boise Hunter Developers LLC

Acknowledgment

State of Idaho }
County of _____ } s.s.

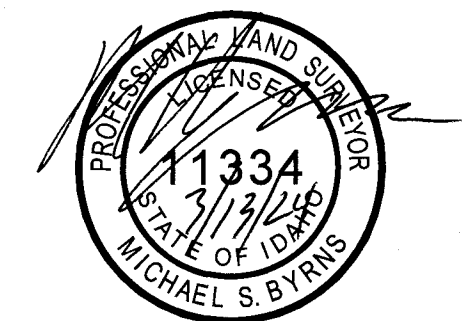
This record was acknowledged before me on this _____ day of _____, 20____,
by Jeffery H. Hunter as Manager of Boise Hunter Capital LLC, as Sole Member of Boise Hunter
Developers LLC.

Signature of Notary Public

My Commission Expires: _____

Certificate of Surveyor

I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.



Book _____ Page _____

	IDAHO SURVEY GROUP, LLC	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570 WWW.IDAHOSURVEY.COM
	Job No. 22-112 Sheet 6 of 7	

River Park Estates No. 2 South Subdivision

Health Certificate

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

District Health Department, REHS Date _____

Approval of Highway District No. 4

Highway District No. 4 does hereby accept this plat, in accordance with the provisions of Idaho Code 50-1312 and 50-1313 and pursuant to its authority as set forth in the public agency coordination agreement between Canyon Highway District No. 4 and the City of Star dated June 6th, 2007. Pursuant to Idaho Code 50-1309(3), private streets depicted on this plat are not maintained by or under the jurisdiction of the Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

Chairman Date _____

Approval of City Engineer

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

City Engineer for Caldwell PE _____ Date _____

Approval of City Council

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

City Clerk, Star, Idaho Date _____

Certificate Of County Surveyor

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

Professional Land Surveyor,
Under IC 50-1305, for Canyon County PLS _____ Date _____

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Canyon, 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 for Canyon County Date _____



Book _____ Page _____

	IDAHO SURVEY GROUP, LLC	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570 WWW.IDAHOSURVEY.COM
	Job No. 22-112 Sheet 7 of 7	

Shawn Nickel

From: Ryan Morgan
Sent: Thursday, May 16, 2024 4:55 PM
To: Barbara Norgrove
Cc: Shawn Nickel; Ryan Field
Subject: RE: Agency Transmittal - River Park Subdivision Final Plat Phase 2 South

I have sent my initial review on these subdivision. While not approved yet, they are close enough I feel comfortable with it going to City Council.

Ryan V. Morgan; P.E., CFM
 City Engineer
 City of Star
 P.O. Box 130
 Star, ID 83669
 208-286-7247 x3002



"The brightest jewel in the Gem State"

This message has been sent to you as official business of the City of Star. This E-mail and any attachments may be considered confidential. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. If you have received this communication in error, please reply to the sender and then immediately delete it. Thank you for your cooperation.

PUBLIC RECORD NOTICE: All communications transmitted within the City of Star Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 9-337 et seq.) and as such may be copied and reproduced by members of the public.

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Monday, May 13, 2024 11:56 AM
To: sheriff@adaweb.net; Daniel.Weed@cableone.biz; GIS@tax.idaho.gov; D3Development.Services@itd.idaho.gov; irrigation.mm.mi@gmail.com; bryce@sawtoothlaw.com; Melvin.B.Norton@usps.gov; ERIC.GRZEBINSKI@mdu.com; BRO.Admin@deq.idaho.gov; kris.margheim@idwr.idaho.gov; permits@midstarfire.org; lbuckway@msd134.org; projectmgr@boiseriver.org; bcrawforth@canyonco.org; rstewart@middletoncity.com; zoninginfo@canyoncounty.id.gov; brandy.walker@centurylink.com; samuel.flores@sparklight.biz; jack.nygaard@phd3.idaho.gov; oocc@canyonco.org; irrigation.mm.mi@gmail.com; kdahl@canyonco.org; zoninginfo@canyonco.org; info@pioneerirrigation.com; syarrington@adacounty.id.gov; hday@starswd.com; westerninfo@idwr.idaho.gov; mgee@msd134.org; LPennington@msd134.org; lgrooms@msd134.org; Cheryl.Implach@intgas.com; Gloria Stokes <drain.dist.2@gmail.com>; file@idwr.idaho.gov; Mitch Kiester <Mitch.Kiester@phd3.idaho.gov>; Kerry.schmidt@intgas.com; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Mwallace@achdidaho.org; Ryan Field <rfield@staridaho.org>; Richard Girard <rgirard@staridaho.org>; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Daniel.Lister@CanyonCounty.id.gov; zsmith@adacounty.id.gov; CalahanH@landproDATA.com;

Shawn Nickel

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, May 31, 2024 8:10 AM
To: Shawn Nickel
Cc: Barbara Norgrove
Subject: RE: Agency Transmittal - River Park Subdivision Final Plat Phase 2 South
Attachments: 8-2-21 REVISED River Park Development Condition Memo (1).pdf

Hello Shawn –

ITD has no comments in reference to the River Park Subdivision Final Plat Phase 2 South as long as conditions that were set forth in the attached ITD Development Conditions Memo have been met.

Please let me know if there are any questions.

Thanks!



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Monday, May 13, 2024 11:56 AM
To: sheriff@adaweb.net; Daniel.Weed@cableone.biz; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; irrigation.mm.mi@gmail.com; bryce@sawtoothlaw.com; Melvin.B.Norton@usps.gov; ERIC.GRZEBINSKI@mdu.com; BRO.Admin@deq.idaho.gov; kris.margheim@idwr.idaho.gov; permits@midstarfire.org; lbuckway@msd134.org; projectmgr@boiseriver.org; bcrawforth@canyonco.org; rstewart@middletoncity.com; zoninginfo@canyoncounty.id.gov; brandy.walker@centurylink.com; samuel.flores@sparklight.biz; jack.nygaard@phd3.idaho.gov; oocc@canyonco.org; irrigation.mm.mi@gmail.com; kdahl@canyonco.org; zoninginfo@canyonco.org; info@pioneerirrigation.com; syarrington@adacounty.id.gov; hday@starswd.com; westerninfo@idwr.idaho.gov; mgee@msd134.org; LPennington@msd134.org; lgrooms@msd134.org; Cheryl.imlach@intgas.com; Gloria Stokes <drain.dist.2@gmail.com>; file@idwr.idaho.gov; Mitch Kiestler <Mitch.Kiestler@phd3.idaho.gov>; Kerry.schmidt@intgas.com; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Mwallace@achdidaho.org; Ryan Field <rfield@staridaho.org>; Richard Girard <rgirard@staridaho.org>; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Daniel.Lister@CanyonCounty.id.gov; zsmith@adacounty.id.gov; CalahanH@landproDATA.com; Brian Duran <Brian.Duran@itd.idaho.gov>; anthony.lee@phd3.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; gmprdclerk@gmail.com; gtiminsky@midstarfire.org; chopper@hwydistrict4.org; Iriccio@hwydistrict4.org
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - River Park Subdivision Final Plat Phase 2 South



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department *Shen F. Smith*

MEETING DATE: June 18, 2024

FILE(S) #: FP-24-07, Final Plat, Iron Mountain Vista Subdivision

REQUEST

Applicant is seeking approval of a Final Plat for Iron Mountain Vista Subdivision, consisting of 46 residential lots and 4 common lots on 16.46 acres. The subject property is located north of W. Broken Arrow Street between Hwy 16 and N. Pollard Lane in Star, Idaho. Ada County Parcel Number R9545740050 and R9545740045.

APPLICANT/REPRESENTATIVE:

Jay Walker
Dave Evans and Associates, Inc.
9175 W. Black Eagle Dr
Boise, Idaho 83709

OWNER:

Todd Campbell
Todd Campbell Construction, Inc.
PO Box 140298
Garden City, Idaho 83714

PROPERTY INFORMATION

Land Use Designation - Residential R-3

Acres - 16.46 acres
Residential Lots - 46
Common Lots - 4

HISTORY

November 16, 2021, Council approved applications for Annexation and Zoning (AZ-21-14), Development Agreement (DA-21-21) and Preliminary Plat (PP-21-18) for Iron Mountain Vista Subdivision. The Preliminary Plat was approved for 46

single family residential lots and 4 common lots on 16.46 acres. Zoning Designation approved was residential (R-3).

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Iron Mountain Vista Subdivision consisting of 46 residential lots and 4 common lots on 16.46 acres.

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

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

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 46 single family residential lots and 4 common area lots on 16.46 acres with a proposed density of 2.79 dwelling units per acre. The lots will have access and frontage from public streets. Lots will range in size from 9,395 square feet to 27,312 square feet with the average buildable lot being 10,513 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 Teratai Street through the Iron Mountain Estates development to the west. Applicant is providing an emergency access on the southeast corner of the property to N. Worsley Lane, which is a private street within Ada County. With Fire District approval, this will provide two access point for the development. A stub street is being provided on the northeast corner of the property that will connect to the proposed street from the development to the north. Sidewalks are proposed to be attached with a 5-foot, concrete sidewalk. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 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 1 site amenity. The applicant is proposing a walking path with exercise equipment and there is a central common area that is large enough to classify as an amenity under the code.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be attached 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 design/cut sheet for City approval. The pole is acceptable; however, the fixture type does not meet code requirements of a flush fixture face with no bulb or LED below the fixture face. Applicant will be required to work with Staff and submit an updated cut sheet and design before signature of the final plat. Lights should be the same as Iron Mountain Estates.

- 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.
- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for the open areas. Streets in the development do not show the appropriate number of trees. These will need to be added once driveways are designed to receive occupancy permits.**
- Setbacks – **The applicant is requesting a setback waiver from 5 feet per story to 5 feet for all interior sides.**
- Block lengths – All blocks meet the 750' block length requirement.
- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster will be with the cluster for Iron Mountain Estates.
- Phasing – The development is proposed to be built out in a single phase.

Staff Analysis of Final Plat Submittal:

The submitted preliminary plat consisted of 46 residential lots and 4 common lots.

Lot Layout – The density of Iron Mountain Vista is 2.79 du/acre. The Final Plat indicates lot sizes range in size from 26,148 square feet to 9,455 square feet. The average buildable lot is 10,513 square feet. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – **The submitted Final Plat does not show the amenities proposed on the Preliminary Plat, which were a walking path with exercise equipment.**

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 only. Street trees shall be planted according to code and if done during the build process, C of O may be held until trees have been verified planted per code.**

Setbacks – The applicant has not been approved for any special setbacks and the development will adhere to the requirements of the R-3 zone at the time of approval.

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

Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster will be with the cluster for Iron Mountain Estates.

Street Names – Applicant has provided documentation from Ada County that the proposed street names have been approved and they are reflected correctly on the submitted Final Plat.

Subdivision Name – Ada County Development Services has approved the subdivision name and letter is part of the application packet.

Lighting - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. The Applicant shall use the same streetlight pole and fixture as in use in Iron Mountain Estates.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on March 30, 2024.

No agency comments have been submitted.

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 approved Final Plat for Iron Mountain Vista Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$1,000 per buildable lot within each phase prior to**

- signature on the final plat for the applicable phase, capped at \$46,000. This is one phase and will require the full amount to be paid before signing the final plat.**
3. **A revised landscape plan shall be submitted to staff prior to signature on the final plat showing the approved amenities as proposed on the Preliminary Plat, which included a walking path with exercise equipment.**
 4. All public streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
 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 at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. Failure to comply with the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
 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. 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 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)
 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. **Streetlight design/locations shall be submitted to staff for review prior to signature of the final plat.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed prior to issuing any building permits.**
 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. 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 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 location of the mailbox clusters has been approved.**
 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.
 16. A separate sign application is required for any subdivision sign.

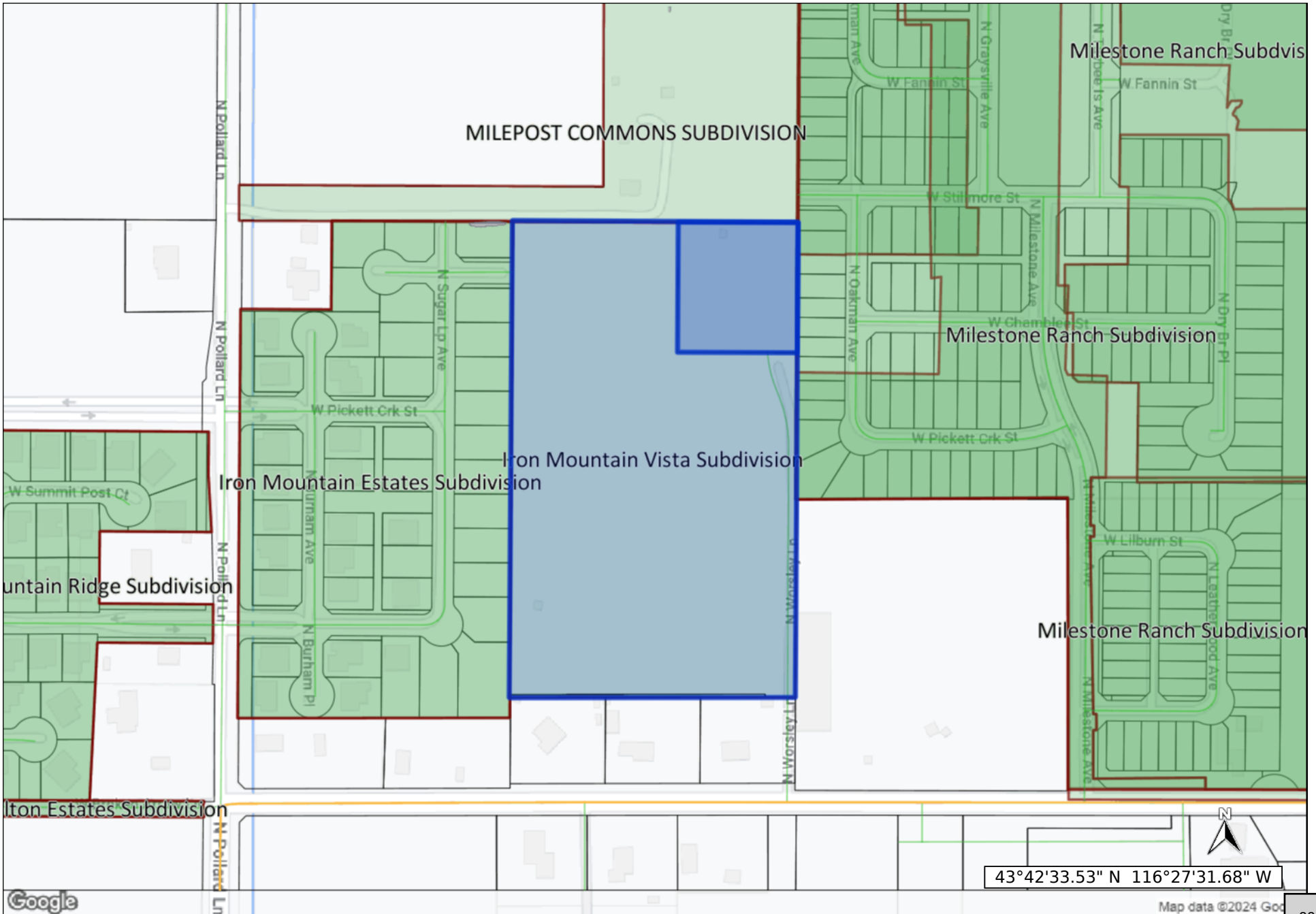
- 17. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
- 18. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
- 19. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
- 20. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
- 21. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
- 22. All common areas shall be maintained by the Homeowners Association.
- 23. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
- 24. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- 25. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
- 26. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-24-07 Iron Mountain Vista Subdivision, Final Plat, on _____, 2024.

Iron Mountain Vista Subdivision

Vicinity Map





DAVID EVANS
AND ASSOCIATES INC.

May 29, 2024
Project No.: KHAI-2127

City of Star
Planning and Zoning
PO Box 130
Star, ID 83669

**RE: Iron Mountain Vista Subdivision
Final Plat Application – Letter of Intent**

Dear Planning Director:

On behalf of Todd Campbell Construction Inc., we are pleased to present the attached Final Plat Application, with required supplements. The subject properties are located at 2327 N Worsley Ln, Star Idaho 83669, and can be identified as parcel numbers R9545740050 and R9545740045. This subdivision is comprised of fifty (50) total lots with a gross density of 2.79 du/ac and an average lot size of 10,513 sq. ft.

The intent of this letter is to formally state that the Iron Mountain Vista Subdivision final plat is compliant with the Preliminary Plat and Conditions of Approval, as outlined in the City Council Findings of Fact and Conclusions dated December 7, 2021 for File No. PP-21-18. The property is zoned R-3 and is in conformance with City Code regulations, including open space percentage and building setbacks, as addressed in the issued approval letter.

Should you have any questions on any of the application materials or require further information, please contact me.

Sincerely,

Amanda Wiemiller
David Evans and Associates
Project Coordinator
amwi@deainc.com



05/29/2024 2:39:07 PM

City of Star, Idaho 83669
P: 208-286-7247
Section 5, Item D.

FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-24-07</u>
Date Application Received: <u>05/29/24</u> Fee Paid: _____
Processed by: City: <u>BN</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: TODD CAMPBELL CONSTRUCTION INC
 Applicant Address: PO BOX 140298, Garden City, ID Zip: 83714
 Phone: _____ Email: Dean Waite - pm.tccinc@gmail.com

Owner Name: same as applicant
 Owner Address: _____ Zip: _____
 Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
 Contact: Jay Walker Firm Name: David Evans and Associates, Inc.
 Address: 9175 W Black Eagle Dr, Boise ID Zip: 83709
 Phone: 208.484.4479 Email: jay.walker@deainc.com

Property Information:

Subdivision Name: Iron Mountain Vista Subdivision Phase: single

Parcel Number(s): R9545740050 and R9545740045

Approved Zoning: R-3 Units per acre: 2.79 du/ac

Total acreage of phase: 16.46 Total number of lots: 50

Residential: 46 Commercial: 0 Industrial: 0

Common lots: 4 Total acreage of common lots: 2.47 Percentage: 15%

Percent of common space to be used for drainage: 3.26% Acres: 0.53

Special Flood Hazard Area: total acreage 0.0 number of homes n/a

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>46</u>	<u>46</u>
Number of Common Lots:	<u>4</u>	<u>4</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>4</u>	<u>4</u>

Amenities: open space common area

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

Subdivision Name: N/A - not in flood zone 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 (√)
X	Completed and signed copy of Final Plat Application	BN
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
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"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. 	BN
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	BN
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 original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	BN
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
X	Electronic copy of vicinity map showing the location of the subject property	BN
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	BN
X	One (1) 11" X 17" paper copy of the Final Plat	BN
X	Electronic copy of the Final landscape plan**	BN

X	One (1) 11" X 17" copy of the Final landscape plan	Section 8 Item D. BN
X	Electronic copy of site grading & drainage plans**	BN
X	Electronic copy of originally approved Preliminary Plat**	BN
n/a	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
n/a	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight design and location 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	
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	BN
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	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • 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. 	
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

FEE REQUIREMENT:

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



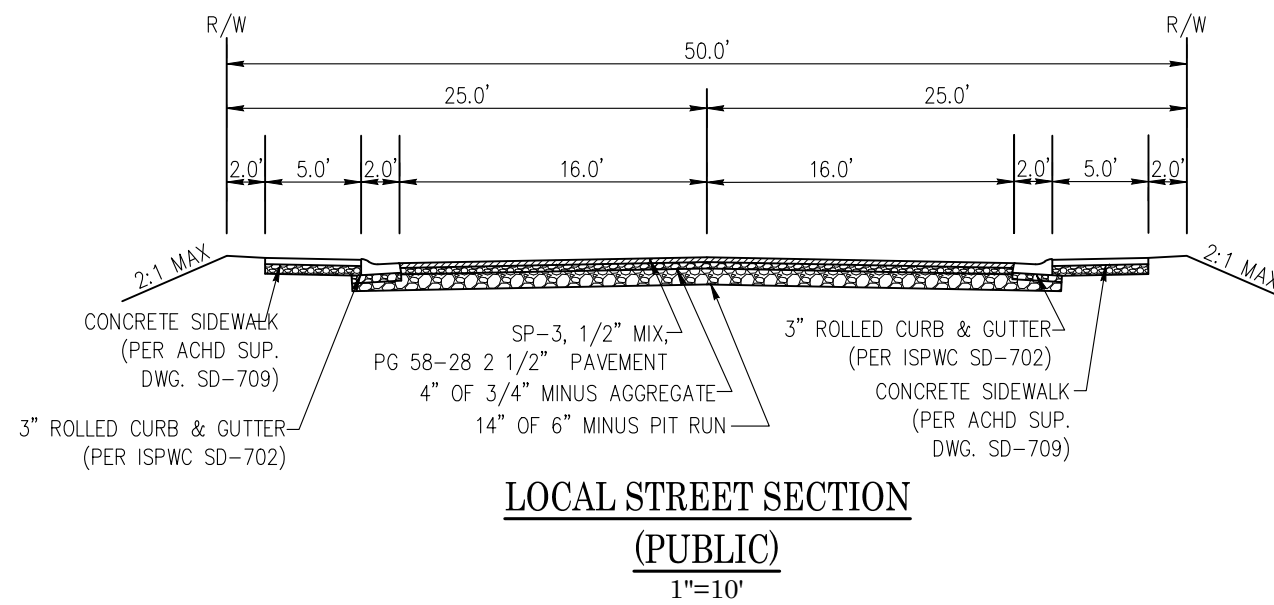
 Applicant/Representative Signature

5/29/24

 Date

PRELIMINARY PLAT FOR IRON MOUNTAIN VISTA SUBDIVISION

LOCATED IN A PORTION OF THE NE 1/4, SW 1/4, SECTION 4, T4N, R1W, B.M.
CITY OF STAR, ADA COUNTY, IDAHO
2021



DEVELOPMENT FEATURES:

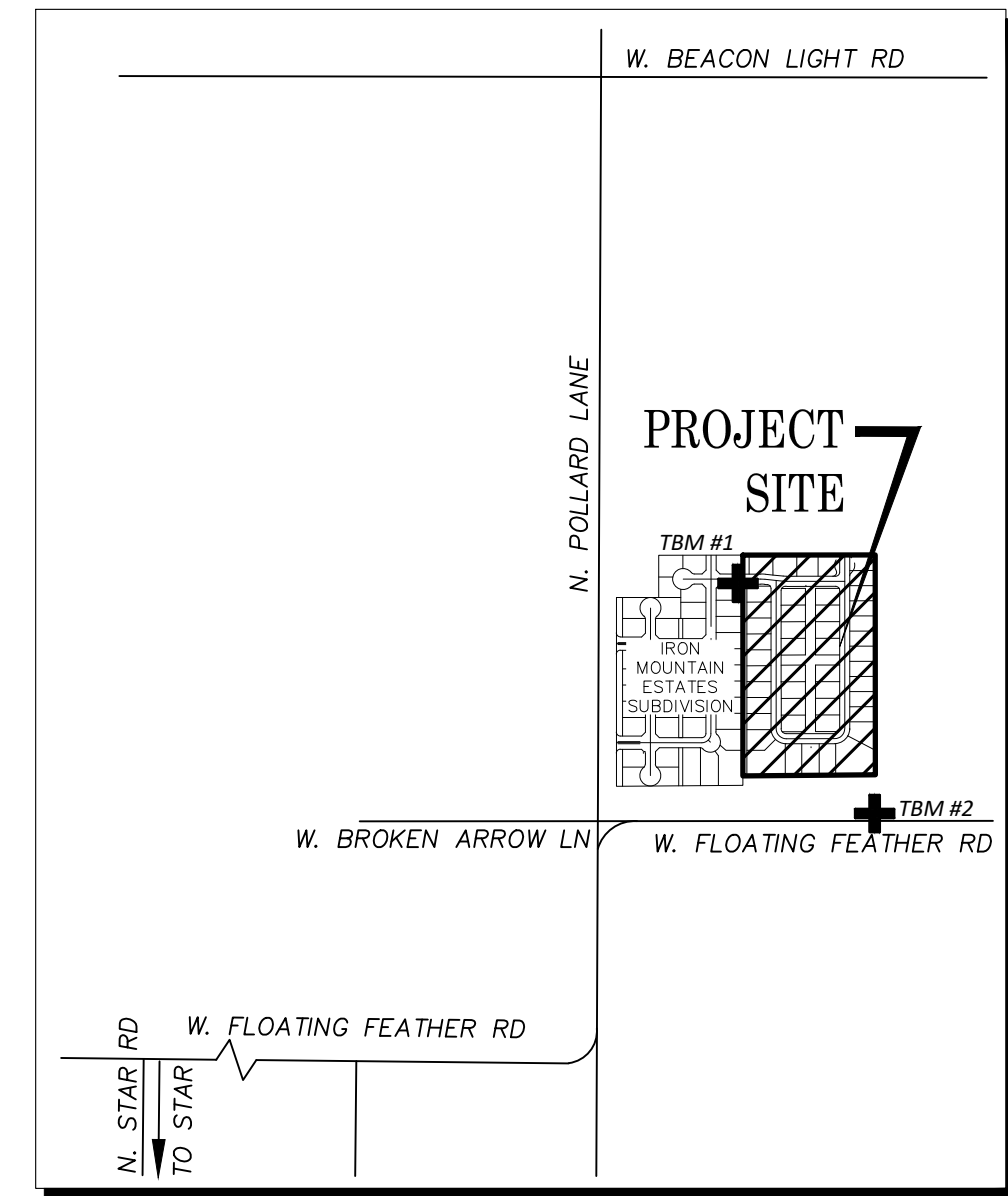
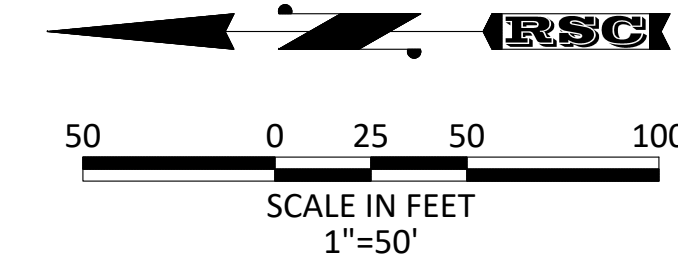
TOTAL ACRES.....	16.46 ACRES
TOTAL LOTS.....	50
BUILDABLE LOTS.....	46
EXISTING ZONING (ADA COUNTY).....	R-3
PROPOSED ZONING (CITY OF STAR).....	R-3
MINIMUM RESIDENTIAL LOT SIZE.....	9,395 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE.....	10,513 sq.ft.
PERCENT TO BUILDABLE AREA.....	67.8%
PERCENT TO RIGHT-OF-WAY AREA.....	17.2%
PERCENT TO OPEN SPACE AREA.....	15.0%

IRRIGATION, STORM DRAIN, AND PUBLIC UTILITY EASEMENT:

FRONT.....	10'
REAR.....	10'
SIDE.....	5'

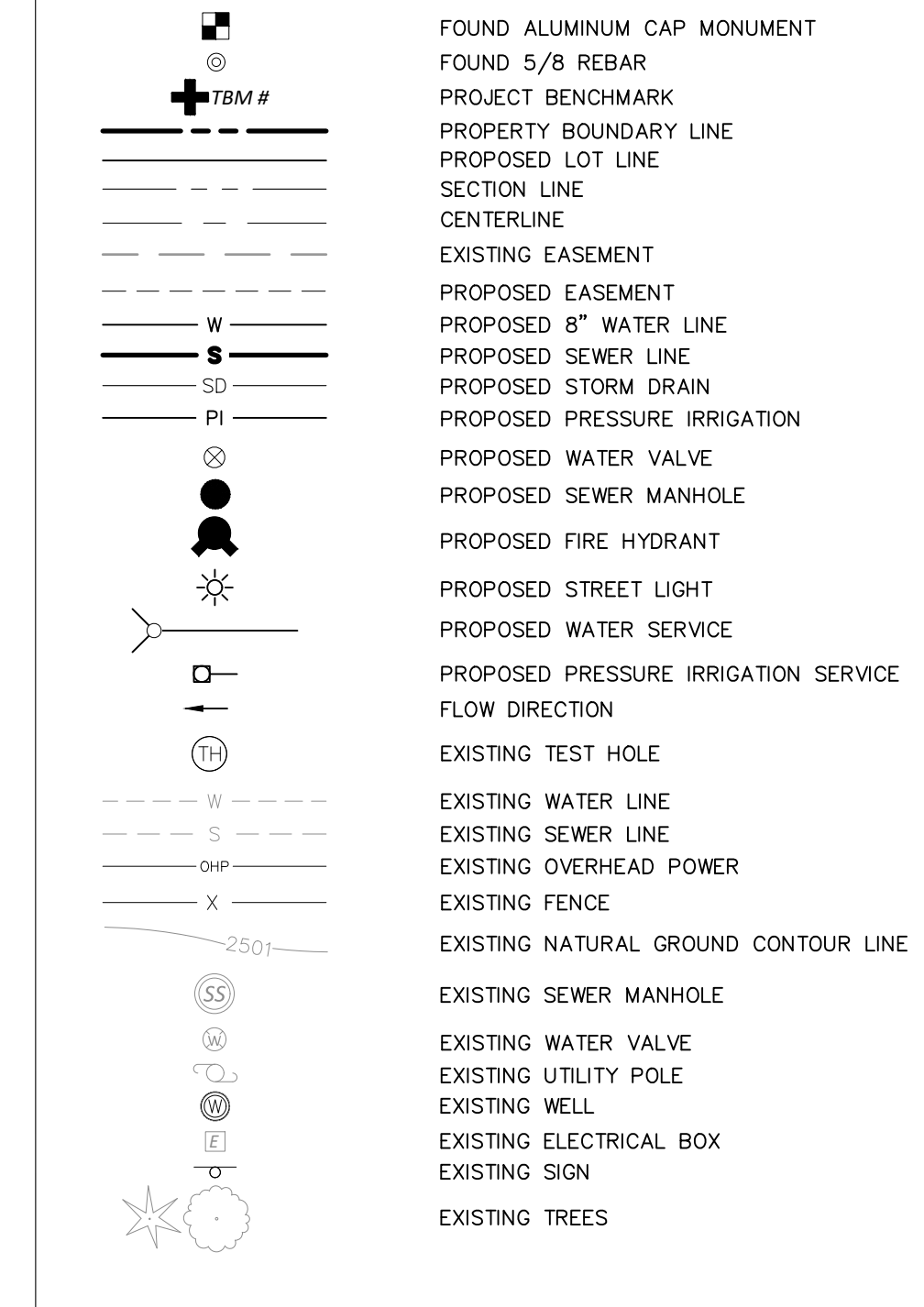
BUILDING SETBACKS:

FRONT.....	15'
REAR.....	15'
SIDE (FOR BOTH STORIES).....	5'
STREET SIDE.....	20'



VICINITY MAP
1"=1000'

GENERAL LEGEND

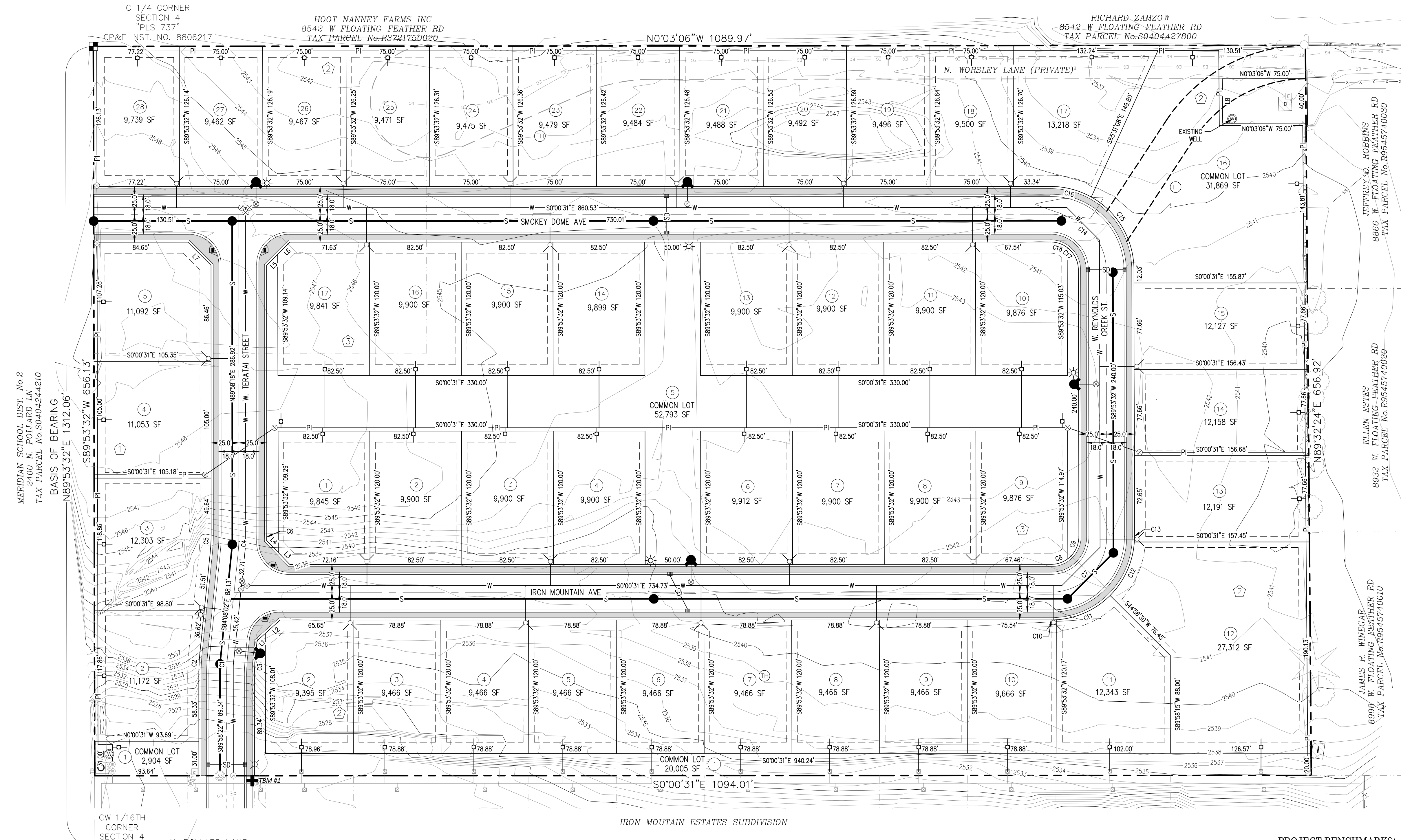


NOTES:

- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- PROJECT SITE IS NOT LOCATED INSIDE THE 100 YEAR FLOODPLAIN PER ANNOTATED FIRM 16001C0130H.
- ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT LOT 1 BLOCK 1, LOT 1 BLOCK 2, LOT 16 BLOCK 2, & LOT 5 BLOCK 3. SAID COMMON LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL PROPOSED BUILDABLE LOTS WILL BE SERVED WITH CENTRAL WATER AND SEWER BY STAR SEWER AND WATER DISTRICT.
- ALL LOTS TO BE SERVED BY PRIVATE PRESSURE IRRIGATION.
- MAILBOX CLUSTER LOCATED JOINTLY WITH IRON MOUNTAIN ESTATES SUBDIVISION TO THE EAST.

PROJECT BENCHMARKS:

TBM #1	TBM #2
CHISELED SQUARE	SET MAG NAIL
ELEV. 2523.53'	ELEV. 2531.53'



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	
C1	20.57	200.00	S53°40'	N87°04'50"W	20.56
C2	23.14	225.00	S53°40'	N87°04'50"W	23.13
C3	18.00	175.00	S53°40'	N87°04'50"W	17.99
C4	20.58	200.00	S53°40'	S87°04'50"E	20.57
C5	18.00	175.00	S53°40'	S87°04'50"E	18.00
C6	6.59	225.00	N14°00'00"	S89°11'20"E	6.59
C7	78.63	50.00	90°06'00"	S45°03'30"E	70.77
C8	16.13	25.00	36°58'10"	S18°29'40"E	15.85
C9	23.18	25.00	S37°07'50"	S63°32'30"E	22.36

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	5.00	75.00	3°49'20"	S1°55'10"E	5.00
C11	53.96	75.00	41°13'20"	S24°26'30"E	52.80
C12	53.96	75.00	41°13'30"	S65°40'00"E	52.81
C13	5.01	75.00	3°49'40"	S88°11'40"E	5.01
C14	78.45	50.00	89°54'00"	N44°56'30"E	70.65
C15	74.47	50.00	56°53'40"	N57°37'40"E	71.45
C16	38.21	75.00	29°11'20"	N14°35'10"E	37.80
C17	23.18	25.00	53°07'50"	N63°19'40"E	22.36
C18	16.04	25.00	36°46'10"	N18°22'40"E	15.77

LINE TABLE			
LINE	BEARING	LENGTH	
L1	N42°04'16"W	10.04	
L2	N42°04'16"W	17.90	
L3	S45°55'43"W	14.90	
L4	S45°55'43"W	15.03	
L5	N45°01'07"W	14.11	
L6	N45°01'07"W	15.35	
L7	S44°56'53"W	29.45	
L8	N89°32'24"E	40.00	

DEVELOPER REPRESENTATIVE
JAY WALKER
KIMLEY-HORN
849 E. STATE STREET, STE 104
EAGLE, ID. 83616
(208) 484-4479

OWNER
TODD CAMPBELL
TODD CAMPBELL CONSTRUCTION, INC
2560 STOKESBERRY
MERIDIAN, ID. 83646
(208) 941-8607

LAND SURVEYOR
RICHARD GRAY
COMPASS LAND SURVEYING
3818 E. NEWBY STREET
NAMPA, ID. 83667
(208) 442-0115

CIVIL ENGINEER
JIM E. COSLETT, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET
BOISE, ID. 83702
(208) 342-3277

UTILITY	REPRESENTATIVE	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
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	FARMERS UNION DITCH COMPANY	(208) 994-8689
FIRE	STAR FIRE DISTRICT	(208) 286-7772

811
Know what's below.
Call before you dig.
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, Boise, ID 83702
Office Phone: 208-342-3277
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.

Project Name: IRON MOUNTAIN VISTA SUBDIVISION
Sheet Name: PRELIMINARY PLAT

PROFESSIONAL ENGINEER
10692
8/5/21
JIM E. COSLETT

Project No. RSC 21-27
Drawn By: JEC
Date: August 5, 2021
Sheet No. 1 of 2

REFERENCE DATA

- R1) Schreiner Subdivision Bk. 59, Pg. 5716
- R2) Iron Mountain Ridge Subdivision Bk. 117, Pg. 17801
- R3) Worsley's Folly Subdivision Bk. 86, Pg. 9656
- R4) Iron Mountain Estates Subdivision Bk. 121, Pg. 19064
- R5) Milestone Ranch Subdivision No. 1 Bk. 126, Pg. 20283
- R6) Record of Survey No. 14277 Inst. No. 2024-003544

PLAT OF
IRON MOUNTAIN VISTA SUBDIVISION

A REPLAT OF A PORTION OF LOT 4 & ALL OF LOT 5, BLOCK 1 OF WORSLEY'S FOLLY SUBDIVISION,
 LOCATED IN THE E1/2 NE1/4 SW1/4 OF SECTION 4,
 T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
 2024

LEGEND

- △ Calculated point
- ⊕ Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊙ Found 5/8 inch dia. iron pin w/ plastic cap "PLS 7732" unless otherwise noted
- ⊙ Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Found 1/2 inch dia. iron pin
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "ESMT PLS 7732"
- ① Block number
- ① Lot number
- Subdivision boundary line
- Property line
- Section line
- Easement Line
- Lot Line
- Centerline
- Ingress/Egress, Emergency access and Waterline Easement
- ACHD Master Easement Area

BK: PG:

CW 1/16 Cor. Sec. 4
 "Illegible"
 CP&F Inst. No. 2024-014738

C1/4 Cor. Sec. 4
 "PLS 737"
 CP&F Inst. No. 8806217

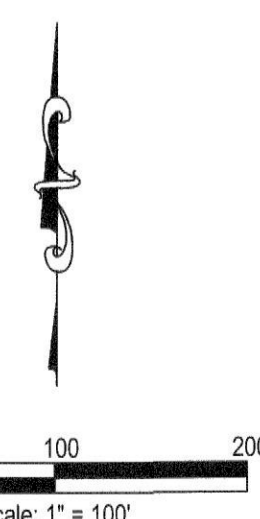
W1/4 Cor. Sec. 4
 "PLS 737"
 CP&F Inst. No. 109114203

IRON MOUNTAIN ESTATES SUBDIVISION
 BOOK 121 PAGE 19064

LINE	BEARING	LENGTH
L1	S 84°08'02" E	14.04'
L2	S 42°04'16" E	10.28'
L3	S 42°04'16" E	17.66'
L4	N 45°55'43" E	15.40'
L5	N 45°55'43" E	14.52'
L6	S 45°01'07" E	14.14'
L7	S 45°01'07" E	15.32'
L8	N 89°53'32" E	30.00'

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	23.14	225.00	05°53'37"	N 87°04'50" W	23.13
C2	20.57	200.00	05°53'37"	N 87°04'50" W	20.56
C3	18.00	175.00	05°53'37"	N 87°04'50" W	17.99
C4	18.00	175.00	05°53'41"	S 87°04'52" E	18.00
C5	20.58	200.00	05°53'41"	S 87°04'52" E	20.57
C6	6.59	225.00	01°40'41"	S 89°11'22" E	6.59
C7	5.00	75.00	03°49'20"	S 01°55'11" E	5.00
C8	53.96	75.00	41°13'22"	S 24°26'32" E	52.80
C9	53.96	75.00	41°13'31"	S 65°39'58" E	52.81
C10	5.01	75.00	03°49'44"	S 88°11'36" E	5.01
C11	117.94	75.00	90°05'57"	S 45°03'30" E	106.16
C12	78.63	50.00	90°05'57"	S 45°03'30" E	70.77
C13	16.13	25.00	36°58'09"	S 18°29'35" E	15.85
C14	23.18	25.00	53°07'48"	S 63°32'34" E	22.36
C15	39.31	25.00	90°05'57"	S 45°03'30" E	35.39
C16	79.47	75.00	60°42'38"	N 59°32'12" E	75.80
C17	38.21	75.00	29°11'25"	N 14°35'11" E	37.80
C18	117.68	75.00	89°54'03"	N 44°56'30" E	105.97
C19	78.45	50.00	89°54'03"	N 44°56'30" E	70.65
C20	23.13	25.00	53°01'04"	N 63°22'59" E	22.32
C21	16.09	25.00	36°52'58"	N 18°25'58" E	15.82
C22	39.23	25.00	89°54'03"	N 44°56'30" E	35.32
C23	124.84	126.00	56°46'00"	N 28°21'24" W	119.79
C24	80.07	126.00	36°24'30"	N 18°10'39" W	78.73
C25	44.77	126.00	20°21'30"	N 46°33'40" W	44.54
C26	25.67	75.00	19°36'34"	N 53°16'51" E	25.54
C27	148.41	150.00	56°41'25"	S 28°25'45" E	142.43

N 00°03'39" W 1337.89'
 N POLLARD LN. (PUBLIC)
 S 00°01'52" W 1336.99'

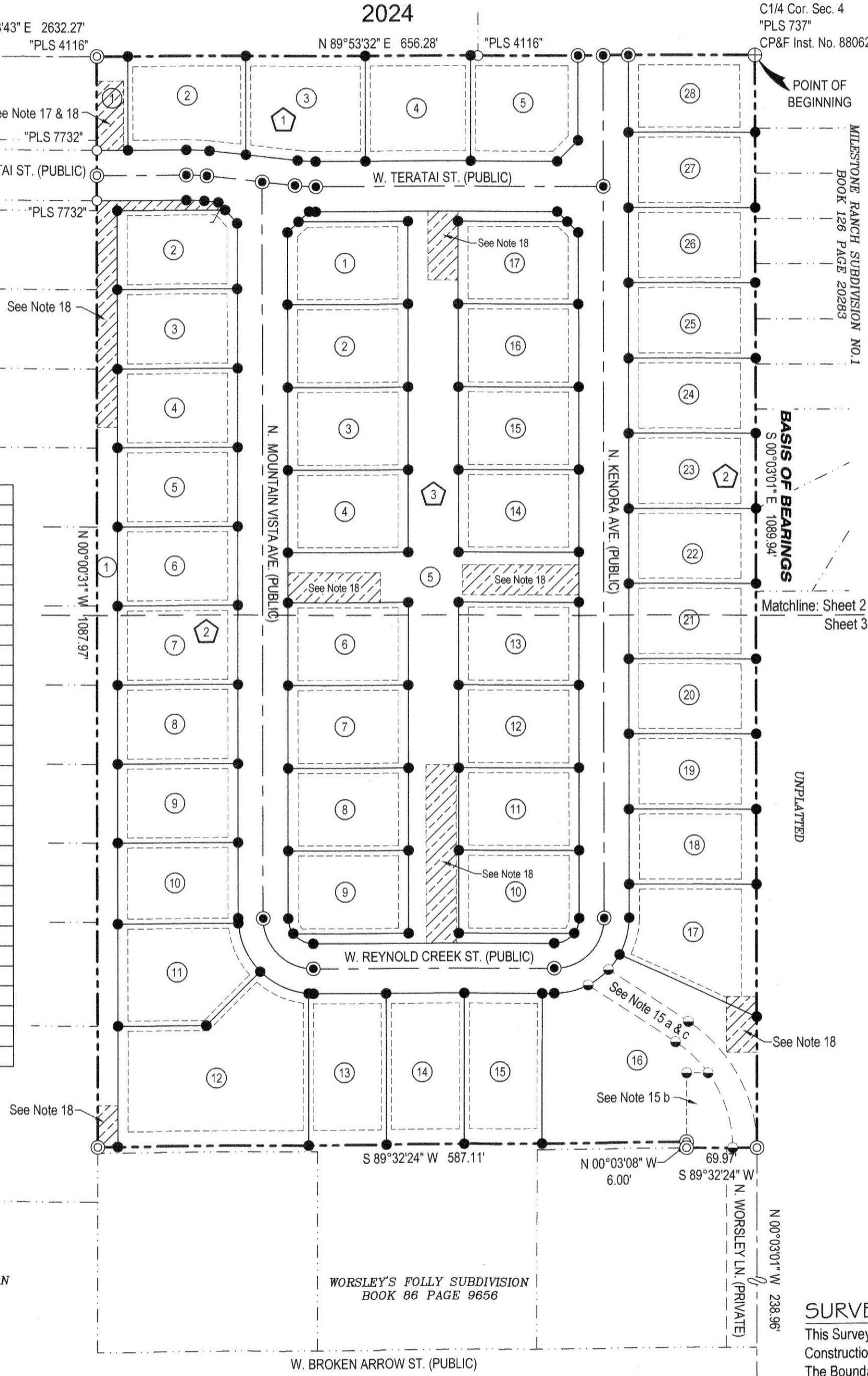


SW1/16
 "Illegible"
 CP&F Inst. No. 2024-014739

S 89°51'42" W 1319.04'
 "PLS 11120"
 CP&F Inst. No. 111001233
 Sec. 4
 Sec. 5
 Sec. 8
 Sec. 9

SCHREINER SUBDIVISION
 BOOK 59 PAGE 5716

WORSLEY'S FOLLY SUBDIVISION
 BOOK 86 PAGE 9656



NOTES:

- Minimum Building Setbacks and Dimensional Standards for this Subdivision shall be in accordance with the City of Star Standards for the Applicable Zone 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.
- This Development recognizes Section 22-4503, 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 (R1) 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.
- The private well and potable pump station located within Lot 16, Block 2 will be contained in a fenced easement and is for the benefit of Worsley's Folly Subdivision.
- The Iron Mountain Vista Subdivision Home Owners Association will Provide a Pressure Irrigation System from supplemental water rights to each Lot, and will be Owned and Maintained by the Iron Mountain Vista Subdivision Home Owners Association.
- Lot 1, Block 1, Lot 1 and Lot 16, Block 2, and Lot 5, Block 3 are Common Area Lots all having a Blanket Easement for Access, Utilities, Pressure Irrigation, Drainage and Landscaping purposes and will be Owned and Maintained by the Iron Mountain Vista Homeowners Association.
- Lot 16, Block 2, or a portion of said lot, is servient to and contains a Private Storm Water Drainage System and will be Owned and Maintained by the Iron Mountain Vista Subdivision Home Owners Association.
- Existing Easements from Worsley's Folly Subdivision, per Idaho Code 50-1306a(5) relating to the Vacation of Platted Easements States: Vacation of these easements shall occur upon the recording of the new or amended plat.
- This Development is Subject to Temporary Landscape License Agreement with ACHD, Recorded as Instrument No. 2024-007769, Records of Ada County, Idaho.
- All Lots are hereby designated as having a Permanent Easement for Public Utilities, Pressure Irrigation and Lot Drainage over the Ten (10') feet along the Exterior North Subdivision Boundary Line, Fifteen (15') feet along the Exterior South and East Boundary Line, and the front Ten (10') feet adjacent to any Street. This Easement shall not Preclude the Construction of Hard-Surfaced Driveways and Walkways to each Lot.
- The residential Interior Side Lot Lines are hereby designated as having a Five (5') foot Permanent Easement for Public Utilities, Pressure Irrigation and Lot Drainage, unless otherwise shown and dimensioned. Lots 2-12, Block 2 and Lots 1-4 and 6-17 Block 3 shall have a (10') wide PUID Easement along the interior rear lot lines as shown and depicted on sheets 2 & 3.
- Direct Lot or Parcel Access to West Broken Arrow Street is Prohibited.
- Maintenance of any Irrigation or Drainage Pipe or Ditch Crossing a Lot is the Responsibility of the Lot Owner unless such Responsibility is Assumed by an Irrigation/Drainage Entity.
- This Subdivision is Subject to the Terms of the Covenants, Conditions and Restrictions for Iron Mountain Vista Subdivision recorded as Inst. No. _____.
- Lot 16 of Block 2 is encumbered by the following permanent easements a.) Water line easement reserved in favor of Star Sewer and Water District. b.) Easement for the irrigation pump in favor of Worsley's Folly Subdivision. c.) There shall be a 24 foot wide Ingress/Egress for the Irrigation pump and emergency access Easement between W. Reynold Creek Street and N. Worsley Lane.
- Lot's 12 thru 15 and 17 thru 28, Block 2 have drainage swale within the 15' wide easement along the Subdivision Boundary and shall be Maintained by the Iron Mountain Vista Subdivision Home Owners Association.
- Lot 1 of Block 1 is a supplemental well for a pressurized irrigation pump station for the benefit of Iron Mountain Vista Subdivision and shall be Owned and Maintained by the Iron Mountain Vista Subdivision Home Owners Association.
- A portion of said Lot 1, Block 1, Lot's 1, 16 and 17, Block 2, and Lot 5, Block 3 are servient to and Contain the ACHD Storm Water Drainage System. These Lots are Encumbered by that Certain First Amended Master Perpetual Storm Water Drainage Easement Recorded on November 10, 2015 as Instrument No. 2015-103256, Official Records of Ada County, and Incorporated herein by this reference as if set forth in full (The "Master Easement"). The Master Easement and the Storm Water Drainage System are Dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
- In compliance with the disclosure requirements of Idaho Code 31-3805(2) suitable irrigation water delivery has not been provided and the lots in this plat shall remain subject to any assessments by the Farmers Union Ditch Company, LTD. However the owner has provided irrigation water from a pressurized irrigation system thru each lot from the well located on Lot 1, Block 1 and shall be Owned and Maintained by the Iron Mountain Vista Subdivision Home Owners Association.

SURVEYOR'S NARRATIVE:

This Survey was performed at the request of Todd Campbell Construction Inc., to Create this Residential Subdivision Plat. The Boundary Lines of this Parcel of Land for said Subdivision Plat were established from found Monumentation, Record Information Shown on the Plat of Schreiner Subdivision as Recorded on Book 59 of Plats at Page 5716, Worsley's Folly Subdivision as Recorded on Book 86 of Plats at Page 9656 and Iron Mountain Estates as Recorded on Book 121 of Plats at Page 19064 as Shown and Described hereon.



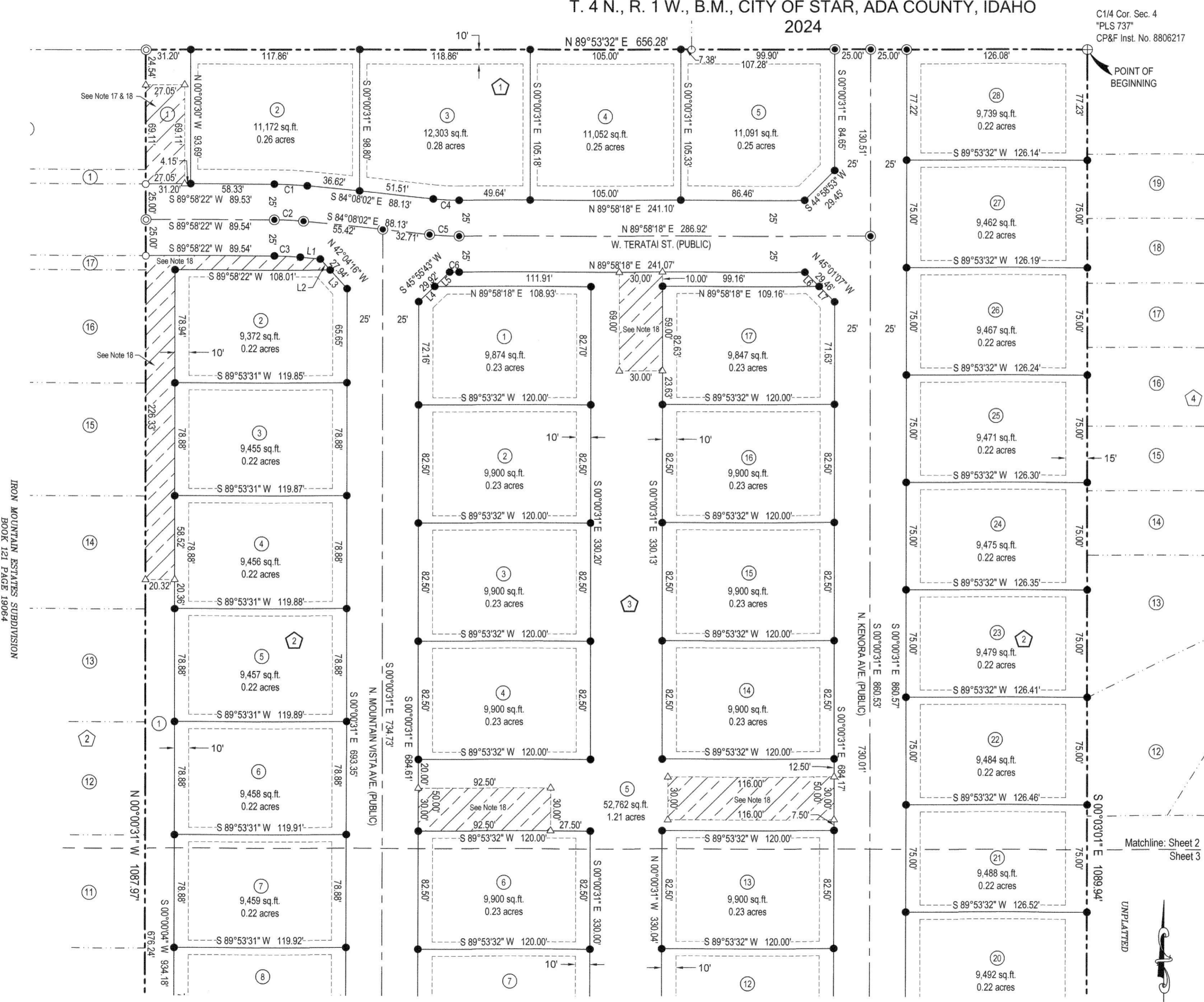
COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651
 Office: (208) 442-0115

JN 7421 04/30/2024

PLAT OF IRON MOUNTAIN VISTA SUBDIVISION

A REPLAT OF A PORTION OF LOT 4 & ALL OF LOT 5, BLOCK 1 OF WORSLEY'S FOLLY SUBDIVISION,
LOCATED IN THE E1/2 NE1/4 SW1/4 OF SECTION 4,
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2024



C1/4 Cor. Sec. 4
"PLS 737"
CP&F Inst. No. 8806217

POINT OF BEGINNING

MILESTONE RANCH SUBDIVISION
BOOK 126 PAGE 20283

IRON MOUNTAIN ESTATES SUBDIVISION
BOOK 121 PAGE 18064

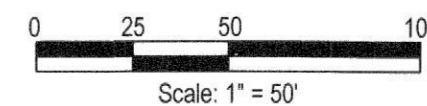
LEGEND

- △ Calculated point
- ⊕ Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊙ Found 5/8 inch dia. iron pin w/ plastic cap "PLS 7732" unless otherwise noted
- ⊙ Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Found 1/2 inch dia. iron pin
- ⊙ Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- ① Block number
- ① Lot number
- Subdivision boundary line
- Property line
- Section line
- Easement Line
- Lot Line
- Centerline
- ACHD Master Easement Area

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 84°08'02" E	14.04'
L2	S 42°04'16" E	10.28'
L3	S 42°04'16" E	17.66'
L4	N 45°55'43" E	15.40'
L5	N 45°55'43" E	14.52'
L6	S 45°01'07" E	14.14'
L7	S 45°01'07" E	15.32'
L8	N 89°53'32" E	30.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
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C4	18.00	175.00	05°53'41"	S 87°04'52" E	18.00
C5	20.58	200.00	05°53'41"	S 87°04'52" E	20.57
C6	6.59	225.00	01°40'41"	S 89°11'22" E	6.59
C7	5.00	75.00	03°49'20"	S 01°55'11" E	5.00
C8	53.96	75.00	41°13'22"	S 24°26'32" E	52.80
C9	53.96	75.00	41°13'31"	S 65°39'58" E	52.81
C10	5.01	75.00	03°49'44"	S 88°11'36" E	5.01
C11	117.94	75.00	90°05'57"	S 45°03'30" E	106.16
C12	78.63	50.00	90°05'57"	S 45°03'30" E	70.77
C13	16.13	25.00	36°58'09"	S 18°29'35" E	15.85
C14	23.18	25.00	53°07'48"	S 63°32'34" E	22.36
C15	39.31	25.00	90°05'57"	S 45°03'30" E	35.39
C16	79.47	75.00	60°42'38"	N 59°32'12" E	75.80
C17	38.21	75.00	29°11'25"	N 14°35'11" E	37.80
C18	117.68	75.00	89°54'03"	N 44°56'30" E	105.97
C19	78.45	50.00	89°54'03"	N 44°56'30" E	70.65
C20	23.13	25.00	53°01'04"	N 63°22'59" E	22.32
C21	16.09	25.00	36°52'58"	N 18°25'58" E	15.82
C22	39.23	25.00	89°54'03"	N 44°56'30" E	35.32
C23	124.84	126.00	56°46'00"	N 28°21'24" W	119.79
C24	80.07	126.00	36°24'30"	N 18°10'39" W	78.73
C25	44.77	126.00	20°21'30"	N 46°33'40" W	44.54
C26	25.67	75.00	19°36'34"	N 53°16'51" E	25.54
C27	148.41	150.00	56°41'25"	S 28°25'45" E	142.43

SPECIAL NOTES
See sheet 1 of 5 for notes



COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115
JN 7421 04/30/2024
SHEET 2 OF 5

PLAT OF IRON MOUNTAIN VISTA SUBDIVISION

A REPLAT OF A PORTION OF LOT 4 & ALL OF LOT 5, BLOCK 1 OF WORSLEY'S FOLLY SUBDIVISION,
LOCATED IN THE E1/2 NE1/4 SW1/4 OF SECTION 4,
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2024

LEGEND

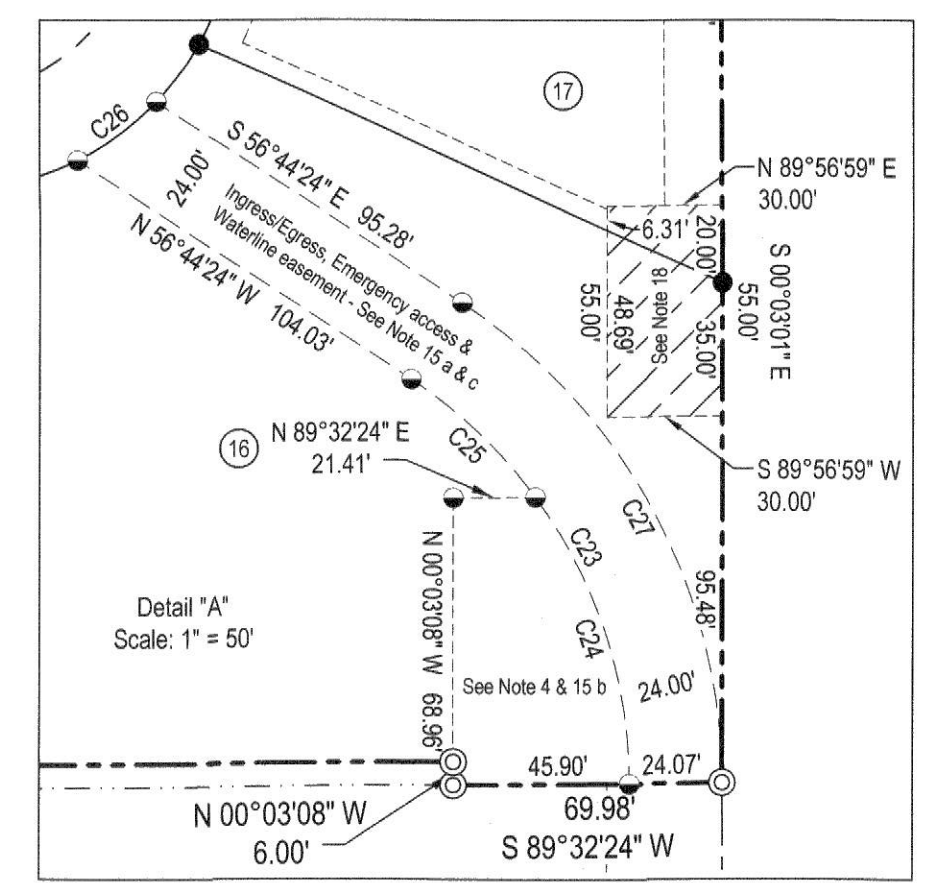
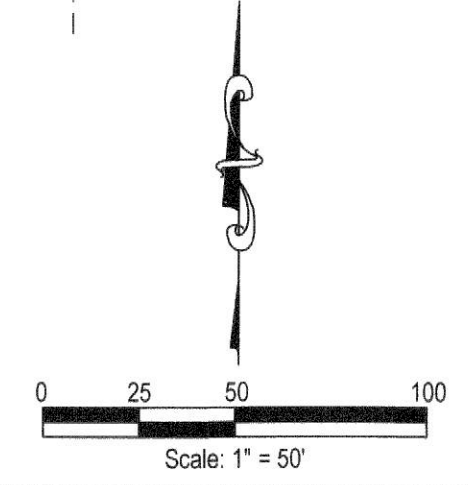
- △ Calculated point
- ⊕ Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊙ Found 5/8 inch dia. iron pin w/ plastic cap "PLS 7732" unless otherwise noted
- ⊙ Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Found 1/2 inch dia. iron pin
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "ESMT PLS 7732"
- ① Block number
- ① Lot number
- Subdivision Boundary line
- Property line
- Section line
- Easement Line
- Lot Line
- Centerline
- Ingress/Egress, Emergency access and Waterline Easement
- ACHD Master Easement Area

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	23.14	225.00	05°53'37"	N 87°04'50" W	23.13
C2	20.57	200.00	05°53'37"	N 87°04'50" W	20.56
C3	18.00	175.00	05°53'37"	N 87°04'50" W	17.99
C4	18.00	175.00	05°53'41"	S 87°04'52" E	18.00
C5	20.58	200.00	05°53'41"	S 87°04'52" E	20.57
C6	6.59	225.00	01°40'41"	S 89°11'22" E	6.59
C7	5.00	75.00	03°49'20"	S 01°55'11" E	5.00
C8	53.96	75.00	41°13'22"	S 24°26'32" E	52.80
C9	53.96	75.00	41°13'31"	S 65°39'58" E	52.81
C10	5.01	75.00	03°49'44"	S 88°11'36" E	5.01
C11	117.94	75.00	90°05'57"	S 45°03'30" E	106.16
C12	78.63	50.00	90°05'57"	S 45°03'30" E	70.77
C13	16.13	25.00	36°58'09"	S 18°29'35" E	15.85
C14	23.18	25.00	53°07'48"	S 63°32'34" E	22.36
C15	39.31	25.00	90°05'57"	S 45°03'30" E	35.39
C16	79.47	75.00	60°42'38"	N 59°32'12" E	75.80
C17	38.21	75.00	29°11'25"	N 14°35'11" E	37.80
C18	117.68	75.00	89°54'03"	N 44°56'30" E	105.97
C19	78.45	50.00	89°54'03"	N 44°56'30" E	70.65
C20	23.13	25.00	53°01'04"	N 63°22'59" E	22.32
C21	16.09	25.00	36°52'58"	N 18°25'58" E	15.82
C22	39.23	25.00	89°54'03"	N 44°56'30" E	35.32
C23	124.84	126.00	56°46'00"	N 28°21'24" W	119.79
C24	80.07	126.00	36°24'30"	N 18°10'39" W	78.73
C25	44.77	126.00	20°21'30"	N 46°33'40" W	44.54
C26	25.67	75.00	19°36'34"	N 53°16'51" E	25.54
C27	148.41	150.00	56°41'25"	S 28°25'45" E	142.43



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 84°08'02" E	14.04'
L2	S 42°04'16" E	10.28'
L3	S 42°04'16" E	17.66'
L4	N 45°55'43" E	15.40'
L5	N 45°55'43" E	14.52'
L6	S 45°01'07" E	14.14'
L7	S 45°01'07" E	15.32'
L8	N 89°53'32" E	30.00'

SPECIAL NOTES
See sheet 1 of 5 for notes



COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115
JN 7421 04/30/2024
SHEET 3 OF 5

PLAT OF

IRON MOUNTAIN VISTA SUBDIVISION

A REPLAT OF A PORTION OF LOT 4 & ALL OF LOT 5, BLOCK 1 OF WORSLEY'S FOLLY SUBDIVISION,
LOCATED IN THE E1/2 NE1/4 SW1/4 OF SECTION 4,
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2024

CERTIFICATE OF OWNERS

Known all men by these presents that Todd Campbell Construction Inc., does hereby Certify that they are the Owners of the Real Parcel of Land herein after Described and that it is their Intention to include said Real Property in this Subdivision Plat.

The following Describes A parcel of land being portion of Lot 4 and all of Lot 5, Block 1 of Worsley's Folly Subdivision as on file in Book 86 of Plats at Pages 9656 and 9657 in the Office of the Recorder of Ada County, Idaho, recorded as Instrument No103059622, located in of the E 1/2 NE 1/4 SW 1/4 of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County Idaho, more particularly described as follows:

BEGINNING at a found aluminum cap stamped "PLS 737" marking the NE corner of said Worsley's Folly Subdivision, also being the C1/4 corner of said section 4 from which a found aluminum cap stamped "PLS 737" marking the NW corner of said SW 1/4, (W1/4 corner), bears; S. 89° 53' 32" W., a distance of 2632.27 feet;

Thence along the East boundary of said Worsley's Folly Subdivision, S. 00° 03' 01" E., a distance of 1089.94 feet to the SE corner of said Lot 4, to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence along the Southerly boundary of said Lot 4, S. 89° 32' 24" W., a distance of 69.97 feet to a found 5/8 inch diameter Iron Pin stamped "CLS PLS 7732";

Thence leaving said Southerly boundary of said Lot 4, N. 00° 03' 08" W. a distance of 6.00 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence along a line that is 6.00 feet North and parallel with said Lot 4, S. 89° 32' 24" W., a distance of 587.11 feet to the West boundary of said Lot 4, to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence along the West boundary of said Lot 4, N. 00° 00' 31" W., a distance of 1087.97 feet to the NW corner of said Lot 4, to a found 5/8 inch diameter iron pin stamped "PLS 4116";

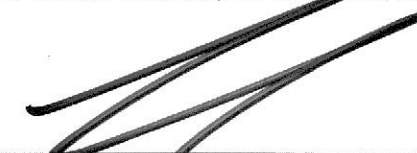
Thence along the northerly boundary of said Worsley's Folly Subdivision, N. 89° 53' 32" E., a distance of 656.28 feet to the POINT OF BEGINNING.

This parcel contains 16.38 acres more or less.

The Public Streets as shown on this Plat are hereby Dedicated to the Public. The Private Road and Easements are not Dedicated to the Public, but are hereby Reserved for the Right and Purpose as Designated within this Plat and no Permanent Structures other than those for Utility, Irrigation or Drainage Purposes are to be Erected within the Limits of said Easements.

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 our hands this _____ Day of _____, 20_____.

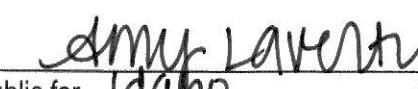

Todd A. Campbell, President
Todd Campbell Construction, Inc.
Date 3.7.24

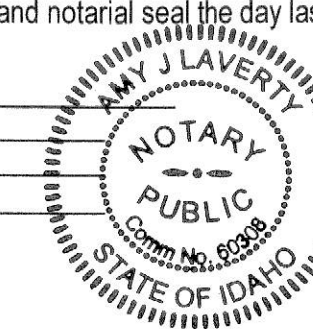
ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

On this 7 day of March, in the year 2024, before me, Todd A. Campbell, personally appeared, known or identified to me to be the President of Todd Campbell Construction Inc, the Corporation that Executed the Instrument or the person who Executed the Instrument on behalf of said Corporation and acknowledged to me that said Corporation Executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.


Notary Public for Idaho
Residing at Mendonah, Idaho
Commission expires 9/18/24



CERTIFICATE OF SURVEYOR

I, Richard A. Gray 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.

RICHARD A. GRAY



P.L.S. LICENSE NO. 7732

COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651

Office: (208) 442-0115

JN 7421 03/06/2024

SHEET 4 OF 5

PLAT OF
IRON MOUNTAIN VISTA SUBDIVISION

A REPLAT OF LOTS 4 & 5, BLOCK 1 OF WORSLEY'S FOLLY SUBDIVISION,
LOCATED IN THE E1/2 NE1/4 SW1/4 OF SECTION 4,
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2024

APPROVAL OF CITY ENGINEER

I, the Undersigned, City Engineer in and for the City of Star, Ada County, Idaho,
on this Day, April 23, 2024, Do Hereby Approve this Plat.

[Signature] PE 4621
Star City Engineer

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

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 Final Plat was
Approved and Accepted.

City Clerk, Star, Idaho Date

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.

County Surveyor 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 _____, 20____.

President Date

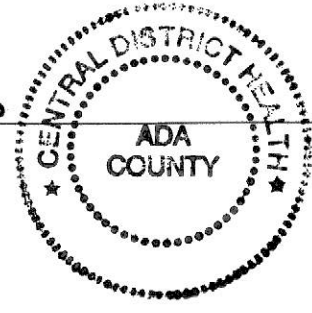
CERTIFICATE OF COUNTY RECORDER

Instrument No. _____
I hereby certify that this instrument was filed for record at the request of
_____, at _____ minutes past _____ o'clock _____ m., this
_____ day of _____, year of _____, in Book _____ of Plats at
Page _____ through _____.

Deputy Ex-Officio Recorder

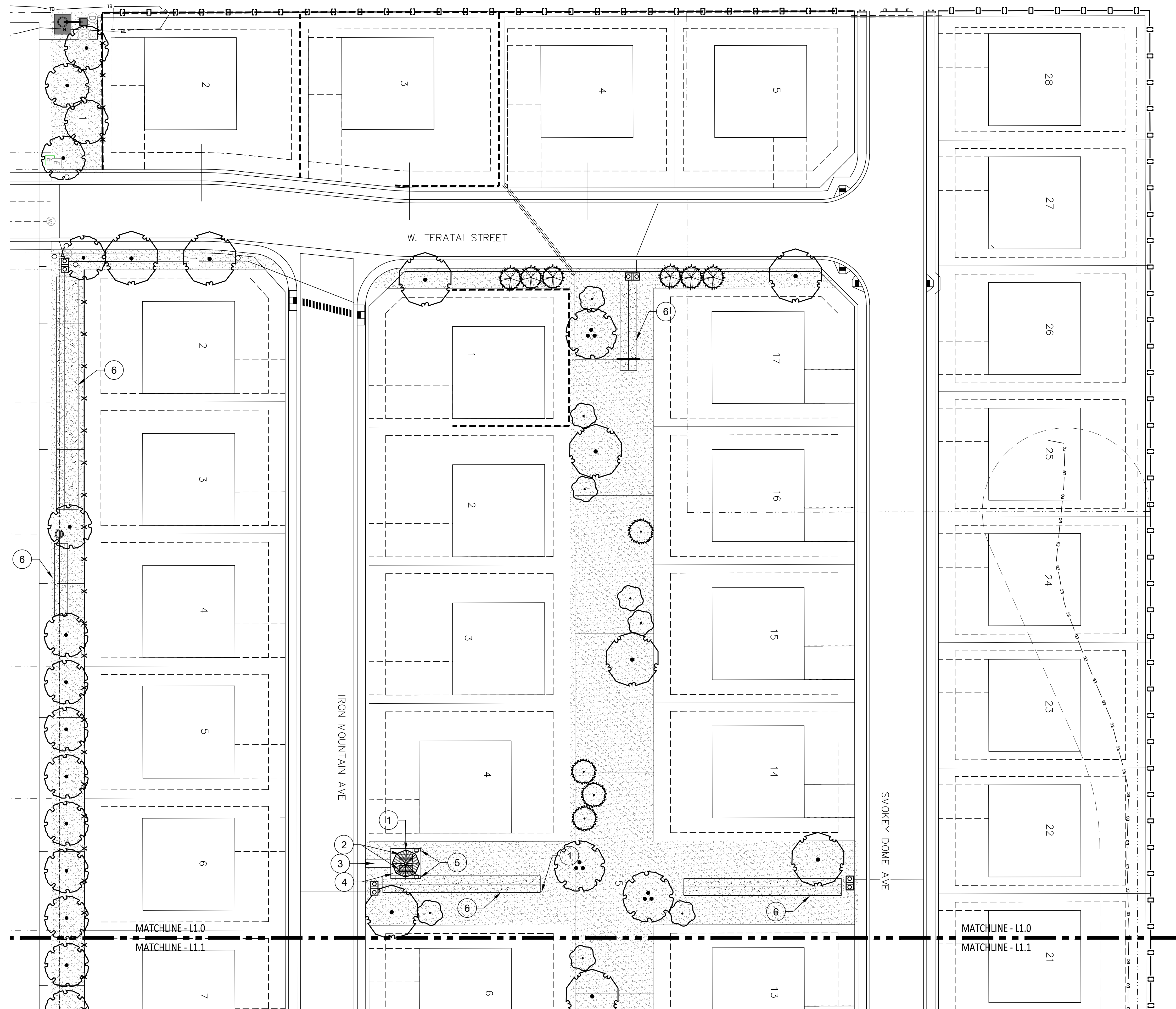
HEALTH CERTIFICATE

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.

[Signature] RENS  1-31-2024
Health Officer Date



- KEYNOTES #
1. GAZEBO
 2. PICNIC TABLES
 3. 10'x5" CONCRETE SIDEWALK CONNECTING GAZEBO TO SIDEWALK.
 4. 18'x18" CONCRETE PAD
 5. BBQ GRILLS
 6. SEEPAGE BED, ALL TREES SETBACK 10'.



PRELIMINARY PLAT LANDSCAPE PLAN

0 30 40
Scale 1" = 30'-0"

Section 5, Item D.

BAER DESIGN GROUP, LLC
greg@baerdg.com
Ph. 208.859.1980

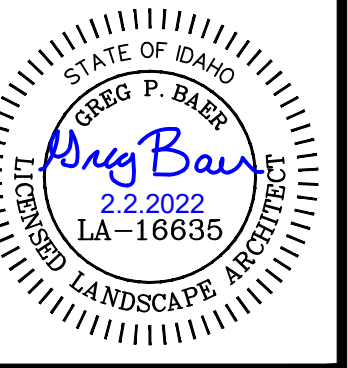
Idaho
Iron Mountain Vista Subdivision
Star

Preliminary Plat
Landscape Plan

Revisions	
Project Name:	22003
Drawn by:	GB
Checked by:	GB
Date:	2.2.2022
Sheet No.:	L1.0



BAER DESIGN GROUP, LLC
greg@baerdg.com
Ph. 208.859.1980



Iron Mountain Vista Subdivision
Idaho

Star

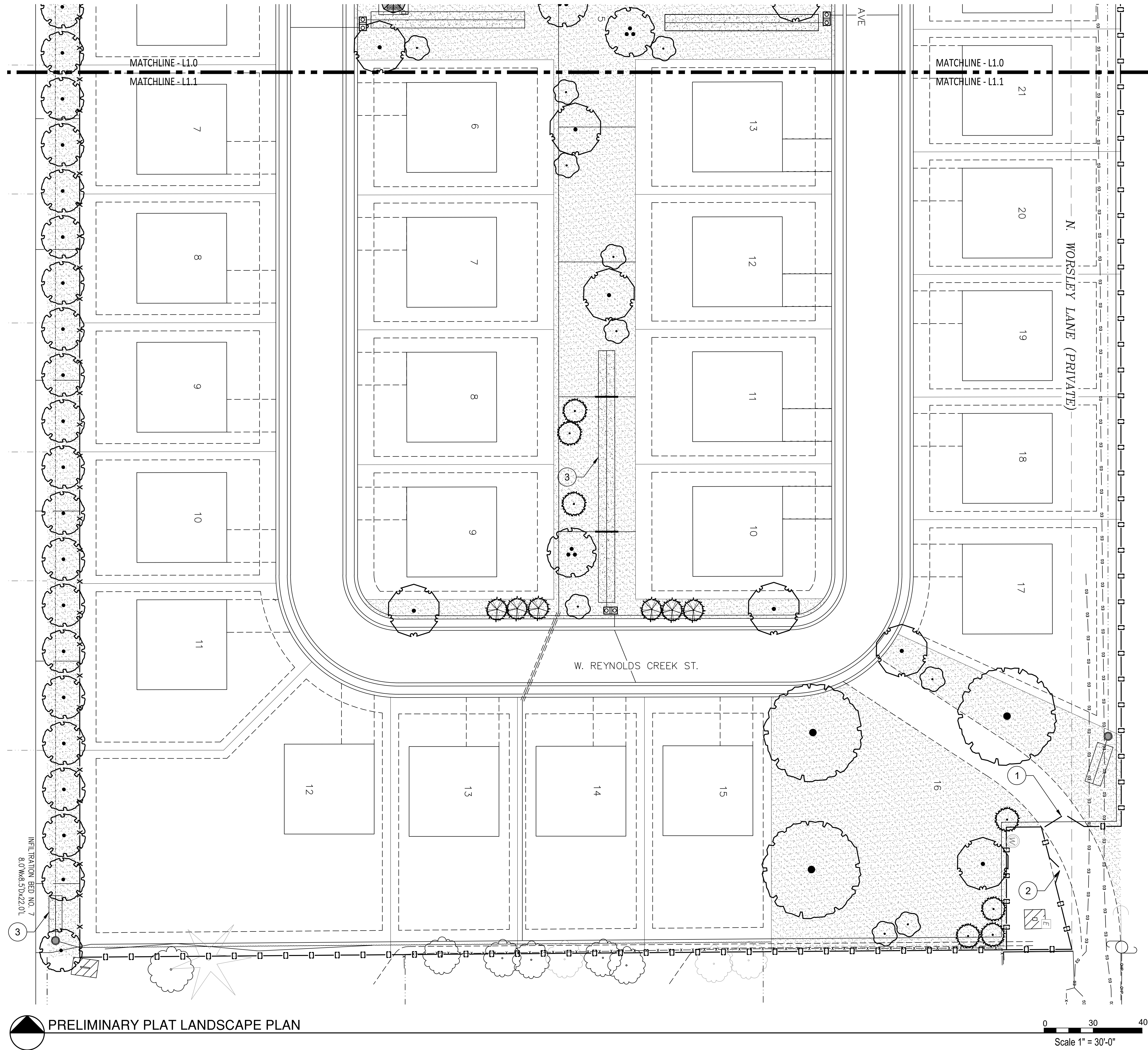
Landscape Plan

Revisions

Project Name: 22003
Drawn by: GB
Checked by: GB
Date: 2.2.2022

Sheet No.: L1.1

- KEYNOTES** # →
1. DOUBLE 12" VINYL FIRE TRUCK ACCESS GATE PER MANUFACTURERS RECOMMENDATIONS.
 2. DOUBLE 8" VINYL ACCESS GATE PER MANUFACTURERS RECOMMENDATIONS.
 3. SEEPAGE BED, ALL TREES SETBACK 10'.

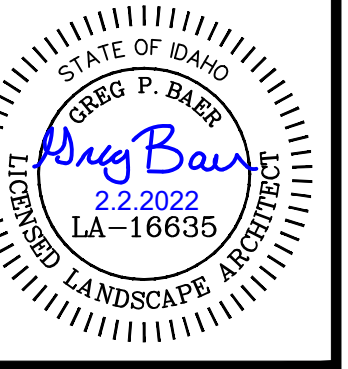


PRELIMINARY PLAT LANDSCAPE PLAN

Scale 1" = 30'-0"



BAER DESIGN GROUP, LLC
 greg@baerdg.com
 Ph. 208.859.1980



Iron Mountain Vista Subdivision

Star

Landscape Legend, Notes and Details

Revisions

Project Name: 22003
 Drawn by: GB
 Checked by: GB
 Date: 2.2.2022

Sheet No.:

L1.2

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS
	4	Red Sunset Maple <i>Acer rubrum</i> 'Franksred'	2" CAL. B&B	40' x 30'	Class II
	14	Autumn Purple Ash <i>Fraxinus americana</i> 'Autumn Purple'	2" CAL. B&B	50'X40'	Class II
	32	Skyline Honey Locust <i>Gleditsia triacanthos</i> 'Skyline'	2" CAL. B&B	45'X35'	Class II
	3	London Plane Tree <i>Platanus x acerifolia</i>	2" CAL. B&B	80' x 80'	Class III
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS
	12	Colorado Blue Spruce <i>Picea pungens</i> 'Glauca'	7'-8' B&B	35'X15'	
	11	Austrian Black Pine <i>Pinus nigra</i>	6'-8' B&B	40'X25'	
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS
	15	Prairifire Crab Apple <i>Malus x 'Prairifire'</i>	2" CAL. B&B	15'X15'	Class I
GROUND COVERS	QTY	COMMON / BOTANICAL NAME			
	103,424 sf	Rhizomatous Tall Fescue Turf Sod Rhizomatous			

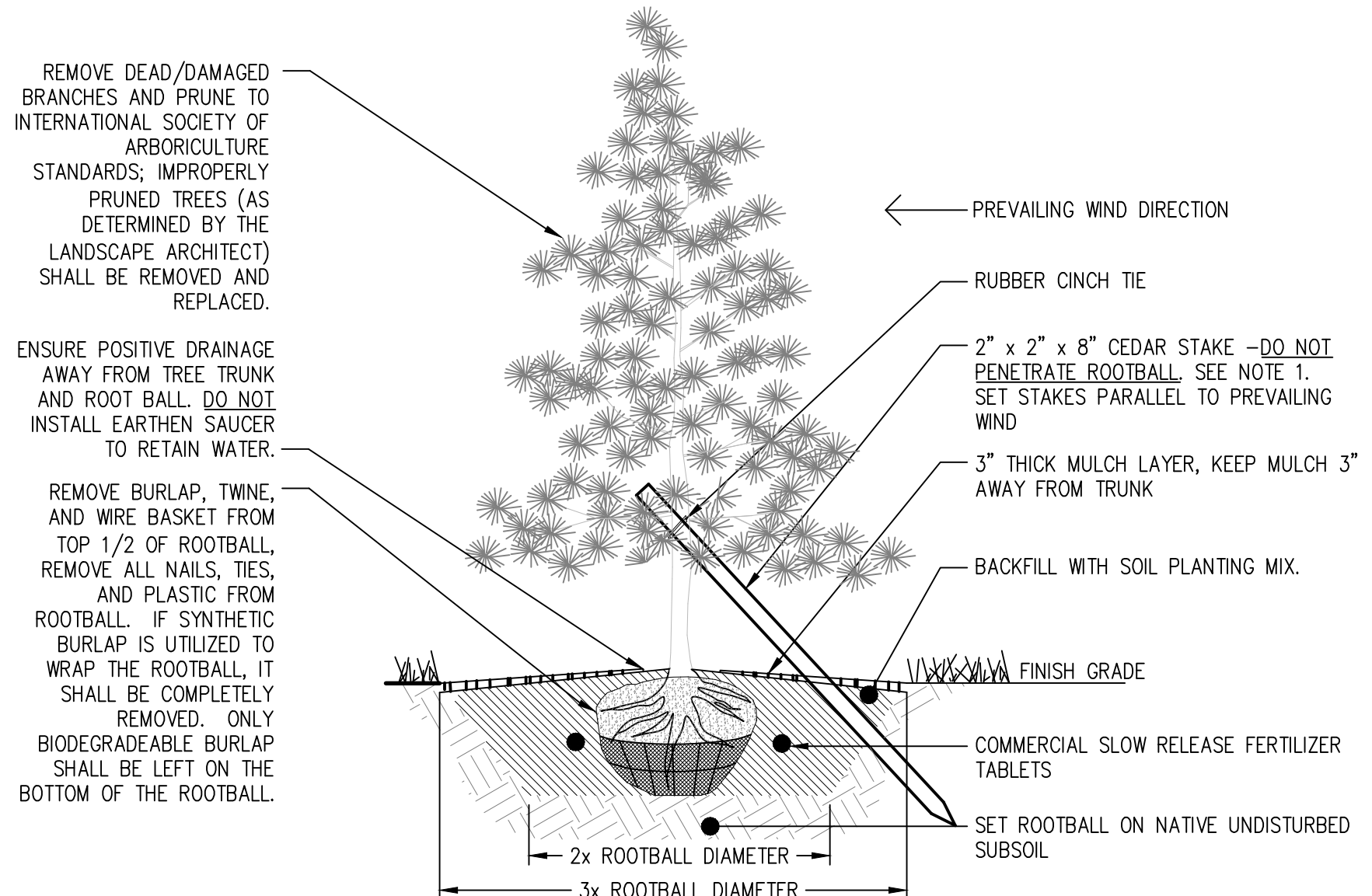
6' SOLID VINYL FENCE (ALMOND COLOR), DETAIL 3/L1.2
 4' WROUGHT IRON FENCE, DETAIL 4/L1.2

GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC WATER INTO THE TOP 6 INCHES OF TOPSOIL.
- ALL SHRUB BEDS SHALL HAVE A MIN 12 INCHES OF TOPSOIL, ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.
- FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
- TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, WEEDS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.
- WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
- IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH OF 2" MINUS BARK MULCH TO MATCH EXISTING. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10' MAX.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

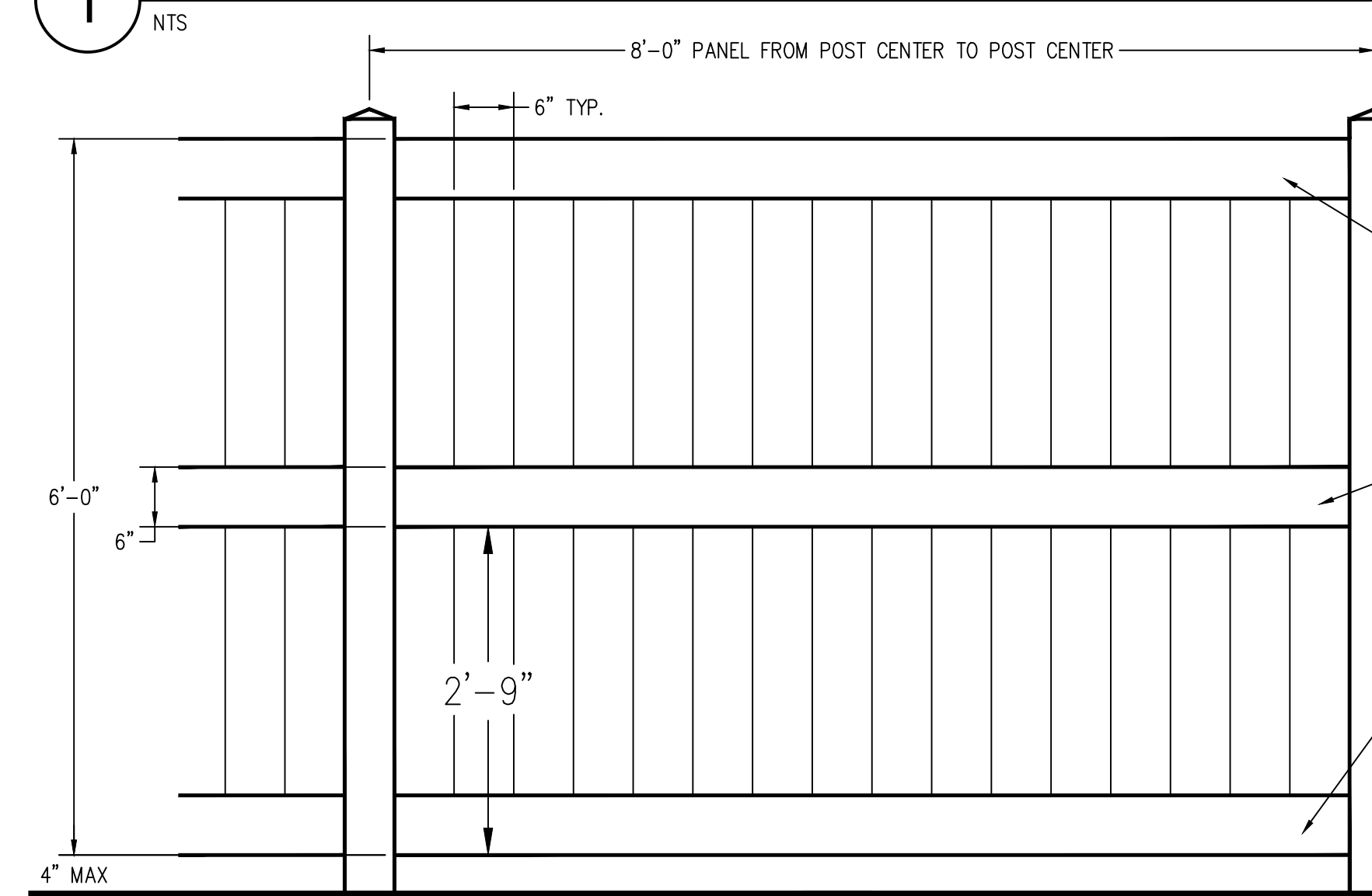
GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL

- ALL PLANT MATERIALS TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.



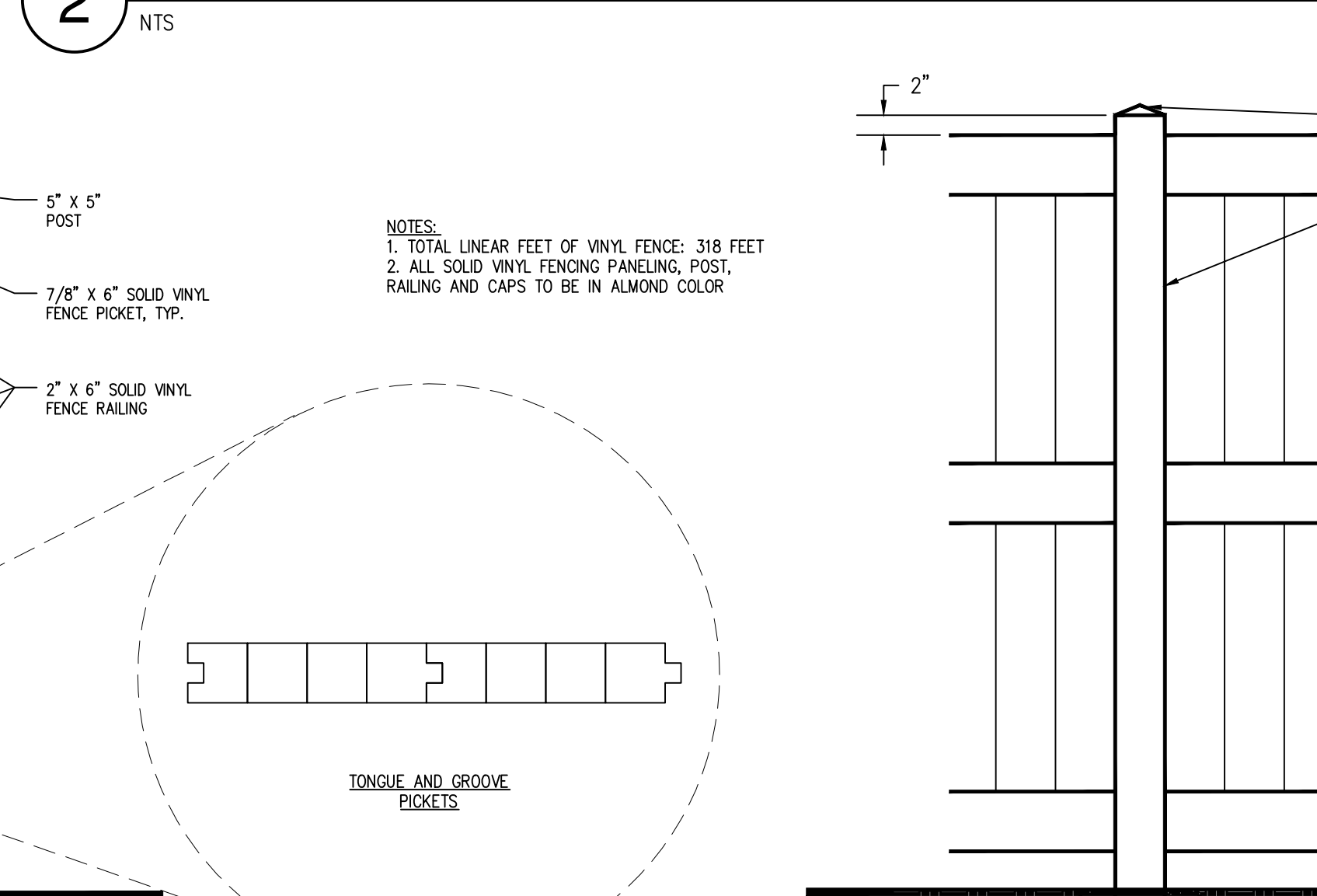
- NOTES:**
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
 - WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

1 CONIFER TREE DETAIL

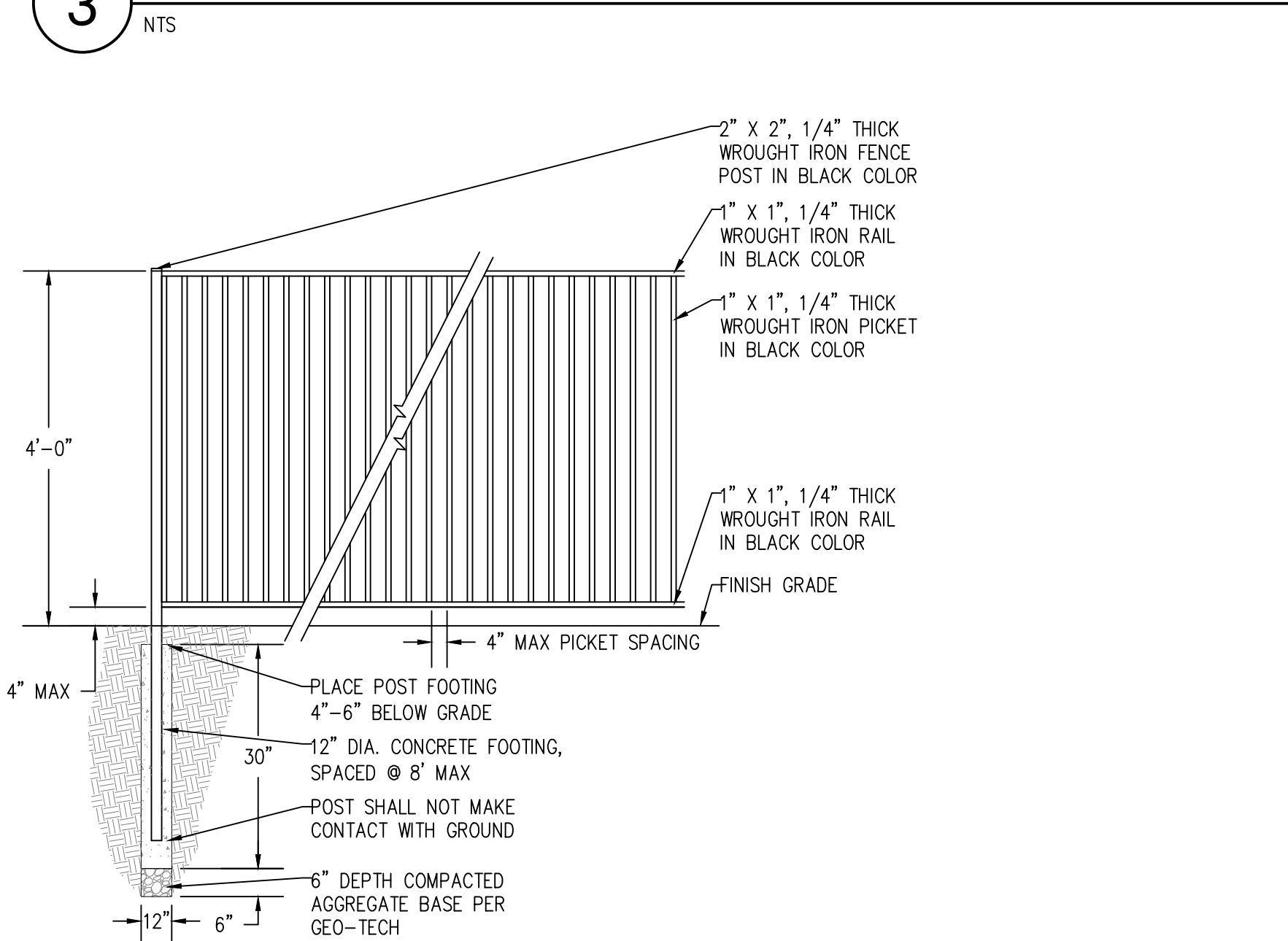


- NOTES:**
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN AND DEAD BRANCHES. DO NOT PRUNE TERMINAL BUDS OF BRANCHES EXTENDING TO THE CROWN.
 - WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
 - STAKE TREES AS NECESSARY. STAKES MUST BE REMOVED WITHIN 12 MONTHS OF PLANTING.

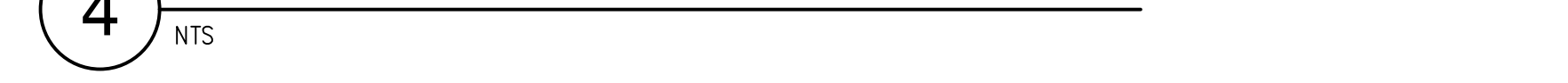
2 TREE PLANTING DETAIL



3 SOLID VINYL FENCE DETAIL



4 4' WROUGHT IRON FENCE DETAIL



**FINDINGS OF FACT AND CONCLUSIONS OF LAW
ERLEBACH ANNEXATION
AZ-24-02/DA-24-02/PR-24-01**

The above-entitled Annexation and Development Agreement, and Private Street application came before the Star City Council for their action on June 4, 2024, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

Procedural History:

A. Project Summary:

The Applicant is requesting approval of an Annexation & Zoning (R-1), Development Agreement and Private Street on 32.64 acres. The property is located at 23853 Can Ada Road, Star, Idaho 83669. The future intent is to create 4 buildable lots. The subject property is generally located north of Foothills Rd. and west of Can Ada Rd. Canyon County Parcel No. R33774014 & R33774011.

B. Application Submittal:

A neighborhood meeting was held on January 10, 2024, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on April 2, 2024.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on March 19, 2024. 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 May 15, 2024. Notice was sent to agencies having jurisdiction in the City of Star on April 2, 2024. The property was posted in accordance with the Star Unified Development Code on May 23, 2024.

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:*

	Zoning Designation	Comp Plan Designation	Land Use
Existing	AG (Canyon County)	Low Density Residential	Agricultural/Single Family Residential
Proposed	Residential (R-1-DA)	Low Density Residential	Agricultural/Single Family Residential
North of site	AG (Canyon County)	Low Density Residential	Vacant
South of site	AG (Canyon County)	Low Density Residential	Agricultural/Single Family Residential
East of site	RUT (Ada County)	Estate Rural Residential	Agricultural/Single Family Residential
West of site	AG (Canyon County)	Low Density Residential	Vacant with outbuildings

F. *Development Features.*

ANNEXATION & REZONE:

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-1-DA) on 32.64 acres. This zoning district would allow for a maximum residential density of 1 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 future, however the Applicant will be installing a well and septic tank for each of the proposed residential lots. The property will be accessed from N. Can Ada Road, as it is today. The rezone request includes a development agreement.

The property owner’s intent is to annex and zone the property and then modify the property lines, through two one-time property divisions, to better suit the current property, while maintaining four parcels. The owner intends to keep the parcels and build a new home on each newly created parcel. The newly created lots will all have frontage on the newly created private streets. Parcel 4 (Lot #4) will take access from a private street originating from Foothill Road. Council should discuss whether to condition sidewalks along N. Can Ada Road and Foothill Road, given this is a rural development.

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

- Future Development
- Sidewalk along Can Ada Road/Foothill Road
- ITD Proportionate Share Fees
- Fire District requirements for Sprinklers in houses

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.
- ✳ Stream/Creek – Seasonal Irrigation.
- ✳ 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.

ITD	April 17, 2024
Fire District	April 24, 2024
Intermountain Gas Co.	April 26, 2024
DEQ	April 8, 2024
Highway Dist. 4	May 21, 2024

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

No public comments have been received.

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

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Low Density Residential:

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 1 dwelling unit per acre.

It is the intent of this land use designation to provide larger lots and help transition from higher densities to the Rural Residential land uses, typically to the north of the City. Densities may be limited due to the availability of infrastructure however sewer and water may be extended to serve these properties where available, and wells and septic systems may be permitted for lots in this land use designation if approved by the applicable Health Department. Modified street sections and a reduction in light pollution (by reducing lighting standards) may be offered for a more rural feel. Clustering is allowed to preserve open space.

8.3 Goal:

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

8.4 Objectives:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.

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

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.

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	A	R-R	Section 5, Item E.
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-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-1	35'	30'	30'	10'	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 MU zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

8-3B-3: RESIDENTIAL DISTRICTS:

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. When development is planned with lots that directly abut existing lots within a Rural Residential area, or "Special Transition Overlay Area" as shown on the Comprehensive Plan Land Use map, an appropriate transition shall be provided for the two abutting residential lot types. A transition shall take into consideration site constraints that may exist and may include clustering of the urban lots in order to provide an open space area avoiding urban lots directly abutting rural residential lots, or may include the provision of a buffer strip avoiding urban lots directly abutting rural residential lots, or may include setbacks within the urban lots similar to the rural residential lots directly abutting, or may include the provision of one half to one acre size lots directly abutting the rural residential lots.

- C. Urban style development, as guided by provisions within the compressive plan and this Title, is required to limit urban sprawl, however, densities of no more than 1 to 2 dwelling units per acre are to be designed within the floodplain, ridgeline developable areas and hillside developable areas (both as defined within the comprehensive plan).
- D. Housing developments with densities of R-11 and higher shall be designed to limit height, increase setbacks and/or provide additional landscaping along the perimeter of the development, if determined by the council, where abutting areas are planned for lower densities.
- E. Rezoning to R-11 and higher shall not be allowed unless adequate ingress/egress to major transportation corridors is assured.
- F. All new residential, accessory uses or additions/remodels within the residential zones shall pave all unpaved driveways to the home.
- G. Spite strips, common lots, unreasonable development phasing, or other means of any type purposely or unintentional that may result in the blocking of services or development, including but not limited to sewer, water, streets, or utilities are prohibited in any zoning district within the City of Star.
- H. In any development that requires a traffic signal as part of the approval process, the developer shall be responsible for providing an Emergency Opticom System to the intersection.
- I. Transitional Lots. For proposed residential developments located adjacent to a Special Transition Area only, as determined on the current Comprehensive Plan Land Use Map, transitional standards listed below shall be required if reasonable evidence is presented that adjacent properties will not be further subdivided in the future. This shall be through a legal encumbrance that prevents the adjacent land from being further subdivided. These encumbrances shall include:
 - a. Property with a Future Comprehensive Plan Land Use Map designation that does not allow future redevelopment to densities lower than one dwelling unit per acre.
 - b. Subdivision CC&R's preventing further redevelopment.
 - c. Easements granted to municipal or other political entities, voluntary development easements granted to conservation land trusts, or other, legal encumbrances conserving the property in perpetuity, such as deed restrictions.

This specifically excludes statements from landowners regarding future intent without proof of legal encumbrance.

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

Existing Transitional Lot Sizes	Allowed Immediately Adjacent Minimum Lot Size	Allowed Immediately Across the Road from Transitional Lot
---------------------------------	---	---

Lots larger than 1.1-acre	1 acre lots	1/2 acre lots
Lots of 1 to 1.1-acre	1/2 acre lots	1/3 acre lots
Lots smaller than 1-acre	1/3 acre lots	R-3 density Maximum

8-4D-3: STANDARDS (PRIVATE STREETS):

All private streets shall be designed and constructed to the following standards:

A. Design Standards:

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.

2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.

3. Emergency Vehicle: The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.

4. Gates: Gates or other obstacles shall not be allowed, unless approved by Council through a Planned Unit Development or Development Agreement.

B. Construction Standards:

1. Obtain approval from the county street naming committee for a private street name(s);

2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;

3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.

4. Street Width: The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.

5. Sidewalks: A five foot (5') attached or detached sidewalk shall be provided on one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists.

6. Fire Lanes: All drive aisles as determined by the Star Fire District to be fire lanes, shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red.

7. No building permit shall be issued for any structure using a private street for access to a



public street until the private street has been approved.

C. The applicant or owner shall establish an on-going maintenance fund through the Owner's association with annual maintenance dues to ensure that funds are available for future repair and maintenance of all private streets. This shall be a requirement in a development agreement and/or as part of a planned unit development. A reserve account condition shall be included in the recorded CC&R's and shall be provided to the City for review. The condition of approval shall include the following:

1. Private Road Reserve Study Requirements.
 - a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.
 - b. The study required by this section shall at a minimum include:
 - i. Identification of the private road components that the association is obligated to repair, replace, restore, or maintain.
 - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
 - iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
 - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
 - v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private road components.
 - c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

8-4D-4: REQUIRED FINDINGS (PRIVATE STREETS):

In order to approve the application, the administrator and/or Council shall find the following:

A. The design of the private street meets the requirements of this article;

B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and

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

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

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

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the gross land area of the development. Ten percent (10%) of that area shall be usable open space.

2. Each development is required to have at least one site amenity.

3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.

4. **Developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council.** Developments with a density of less than 2 dwelling units per acre may request a 50% reduction in total required open space to the Council.

5. For multi-family developments, see Section 8-5-20 for additional standards.

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

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:

a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;

b. Qualified natural areas;

c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;

d. A plaza.

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

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

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

- a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.
- b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.
- c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:
1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
 2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
 3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.
5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open style fencing, may qualify for up to 20% of the required open space total.
- C. Qualified Site Amenities: Qualified site amenities shall include, but not be limited to, the following:
1. Clubhouse;
 2. Fitness facilities, indoors or outdoors;
 3. Public art;
 4. Picnic area; or
 5. Recreation amenities:
 - a. Swimming pool.
 - b. Children's play structures.
 - c. Sports courts.
 - d. Additional open space in excess of 5% usable space.
 - e. RV parking for the use of the residents within the development.
 - f. School and/or Fire station sites if accepted by the district.
 - g. Pedestrian or bicycle circulation system amenities meeting the following requirements:
 - (1) The system is not required for sidewalks adjacent to public right of way;

- (2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and
- (3) The system is designed and constructed in accord with standards set forth by the city of Star;
- D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

8-1B-1C: ANNEXATION AND ZONING 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 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 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 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.

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

The Council finds this annexation is reasonably necessary for the orderly development of the City.

Public Hearing of the Council:

- a. A public hearing on the application was heard by the City Council on June 4, 2024, 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:

- Shawn L Nickel, City Planning Director gave Staff Presentation
- Ryan Morgan, City Engineer and Star Sewer and Water District Engineer testified.
- Dave Erlebach
- Robert Heim
- Laura Scott
- Michael Scott

- 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 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 development. Review and discussion included access, zoning designation, hillside discussion and private street discussion. The Council placed conditions of approval on the application in the development agreement. Council concluded that the Applicant's request, as conditioned, meets the requirements for annexation. Council hereby incorporates the staff report dated June 4, 2024 into the official decision as part of these Findings of Fact, Conclusions of Law.

Statement of Compliance:

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

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

- **Applicant shall be responsible for payment of ITD Proportionate Share for all new residential units.**
- **The applicant shall comply with all requirements of the Star Fire District, including any roadway improvements necessary to access the property.**
- **The property shall be zoned to Residential (R-1).**
- **Applicant shall maintain vision triangle at corner of Can Ada and Foothill Road, including maintaining trees, brush and weeds.**
- **Applicant may access Parcel #4 either from Camadrie Lane through a recorded easement, or from the approved private street off of Foothill Road.**

Council Decision:

The Council voted 4-0 to approve the Annexation and Development Agreement, and Private Streets on June 4, 2024.

Dated this 19th day of June 2024.

Star, Idaho

By: _____

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 8 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Star, in Canyon & Ada Counties, in the State of Idaho, as follows:

SECTION 1: “TITLE 8: UNIFIED DEVELOPMENT CODE” (Amended)

Hereby amended as follows:

CHAPTER 1

ADMINISTRATION

ARTICLE A. APPLICATION PROCESSING

SECTION 8-1A-2: DUTIES AND AUTHORITY

5. The administrator shall certify all certificates of occupancy upon completion of zoning review.

SECTION 8-1A-5: PROCEDURES FOR HEARINGS ON ADMINISTRATIVE DECISIONS:

C. Hearing Scheduled: The city clerk shall schedule the hearing before the city council at the next public hearing city council meeting date, following any pertinent ~~the notice~~ requirements provided by subsection 8-1A-6E.

SECTION 8-1A-6: PUBLIC HEARING PROCESS:

A. The following applications require public hearings: Annexation and zoning, deannexation, comprehensive plan text amendments, comprehensive plan map amendments, conditional use permits, floodplain text amendments, planned unit developments, preliminary plats, unified development code text amendments, ~~variations~~, variances, and zoning map amendments (rezones).

B. Preapplication Meeting: Applications requiring a public hearing require a preapplication meeting with the administrator prior to holding a neighborhood meeting. The applicant shall provide a concept plan to the administrator detailing the proposed development at the time of scheduling the preapplication meeting. Preapplication meetings shall be good for 6-months prior to submittal of an application. The administrator may waive a preapplication meeting when deemed appropriate.

C. Neighborhood Meetings:

2. Notice: It shall be the sole duty of the applicant to provide written notice of the neighborhood meeting to all property owners of record within the radius

required in subsection 8-1A-4B of this article. The City ~~will~~ shall provide the radius labels to the applicant, by request, for a fee.

3. Advance Notice and Timing of Meeting: Notice of the meeting shall be provided at least seven (7) days prior to the meeting. The meeting shall be held not more than ~~twelve three (312)~~ months nor less than ~~two one (21)~~ business days prior to the submittal of an application.

4. Hours Stipulated for Holding Meeting: Neighborhood meetings shall start on Saturday between ten o'clock (10:00) A.M. and ~~four seven o'clock (74:00)~~ P.M., or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a Sunday, a holiday, a holiday weekend, or on the day before a holiday or holiday weekend.

D. Posting of Public Hearing Notice by Applicants:

3. Notice:

b. Purpose and Contents of Sign: Centered at the top of the four-foot by four-foot (4' x 4') signboard(s) in six-inch (6") letters shall be the words "City of Star Public Hearing Notice" and the date of the hearing. In addition, each sign will inform the public of the nature of the hearing, the date, time and address of the hearing location, detailed information of the proposal to be considered, a city contact number, the location of the development and the name of the applicant, and if applicable, the proposed development. Each sign shall be painted white, and the letters shall be painted black and shall appear on both sides. An example of this sign is set forth below:

FIGURE 8-1A-6(a)
PUBLIC HEARING NOTICE SIGN EXAMPLE

Size
Six (6) inches

Size
Six (6) inches

Size
Two (2) inches

Size
One and one-half
(1.5) inches

CITY OF STAR
PUBLIC HEARING NOTICE
THE CITY OF STAR WILL HOLD A PUBLIC HEARING
DATE: APRIL 7, 2024
TIME: 7:00 P.M.

LOCATION: Star City Hall
10769 W. State Street, Star, Idaho

PURPOSE: (Examples) Annexation and Zoning – Sun King Property, Approximately 64 Acres, Requested Zoning R-3
 (OR)
 Preliminary Plat – Blackbird Subdivision, Approximately 9 acres, 8 single-family dwelling lots
 (OR)
 Conditional Use Permit to Operate a Barber Shop

PROPERTY LOCATION:
 SW corner of Penny Lane and Blue Jay Way

APPLICATION BY: William Shears

CONTACT: The City of Star at 208-286-7247

c. Sign Placement: The signs shall be posted on the land being considered along each roadway that is adjacent to the subject property boundaries. The sign(s) shall be located on the property, outside of the public right of way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right of way if the applicant can obtain the consent of the owner of the right of way (ITD/ACHD/CHD4). The administrator may modify the location of the sign(s) on a case-by-case basis.

d. Proof of Posting: The applicant shall submit a notarized statement and a photograph of the posting to the city no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless the certificate is received by such date, the public hearing will be canceled.

e. Sign Removal: The signs shall be removed no later than seven (7) days after the public hearing for which the sign ~~had~~ has been posted. A fine may be initiated for failure to remove sign. Fine amount to be determined by Council.

f. Failure to post the property properly or within the required timeframe will result in-postponement of the public hearing and any additional posting and re-noticing fees will be paid for by the applicant.

F. Public Hearing:

3. If the council finds that it does not have sufficient information to make a decision, it may continue the public hearing. The council may also choose to conduct a study workshop session with all parties of record the applicant to address questions and issues related to the application.

6. The council action shall be made within ~~seventy ninety (70 90)~~ days after receiving all information to make a decision, acceptance of the application and submittal of any necessary agency correspondence, or seventy ninety (70 90) days from the last meeting where the application is was considered and postponed from, if additional information is not needed.

SECTION 8-1A-8: INDEFINITE DEFERRAL PROCESS:

When action on an application has been deferred indefinitely at the applicants' request, the applicant shall pay an additional fee to cover the cost of re-advertising before the application is scheduled for a public hearing. An indefinite deferral does not prevent the administrator and/or Council from initiating updated Code or policy requirements on any pending application.

CHAPTER 1

ADMINISTRATION

ARTICLE B. APPLICATION CRITERIA

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

8-1B-8: VACATION OF PLATS:

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

A. Process:

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

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.
2. The city ~~may~~ shall require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement, building elevations, including front and rear (when

backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until ~~the~~ any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

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

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

SECTION 8-1B-2: CERTIFICATE OF ZONING COMPLIANCE:

A. Purpose: The purpose of the certificate of zoning compliance (CZC) is to ensure that all construction, alterations and/or the establishment of a new use complies with all of the provisions of this title, and any applicable conditions of approval, before any work on the structure is started and/or the use is established. A certificate of zoning compliance may be associated with an Administrative Design Review. Residential and commercial building permits may be subject to review under the CZC process. An associated fee shall be assessed for this review, as determined by Council.

C. Process:

3. Certificate of zoning compliances issued in conjunction with a proposed use shall expire if said use has not commenced within one year of the date of issuance of the certificate of zoning compliance.

b. The certificate of zoning compliance ~~may~~ shall require inspections and

approvals specified in the approval of the application. The certificate of zoning compliance shall require sign off by the Administrator prior to issuance of a certificate of occupancy.

D. Zoning Certificate Not Required: ~~No~~ A zoning certificate shall may not be required, as may be determined by the administrator, for any of the following specified uses and structures when such uses are permitted in the district:

E. Temporary Uses: A zoning certificate shall be required for temporary buildings, temporary display and retail sale of merchandise, model homes, and construction project trailers, activities, and/or uses incidental to the construction of a building or group of buildings on the same or adjacent premises. A zoning certificate shall also be required for seasonal uses (e.g., fireworks stands, Christmas tree lots, fruit and vegetable stands marketing locally grown produce). Other uses which clearly are not associated with a holiday, the growing season, or a construction project may be considered for approval by the administrator. The timeframe for approval shall be determined by the administrator based on the specific use, ~~not to exceed one (1) year.~~

F. Zoning Certificate Prohibited: No zoning certificate shall be issued, granted or approved for single-family residential use, multi-family residential use, childcare facility, school, manufactured home community or mobile home park unless all irrigation ditches, laterals and canals crossing, intersecting and lying adjacent, or contiguous to, such uses are covered or fenced. Upon application, the Council may waive this restriction in whole or in part if it is found that covering or fencing will not serve the public purpose in an individual case.

SECTION 8-1B-4: CONDITIONAL USES:

A. Purpose: The purpose of this section is to establish procedures that allow for a particular use on a specific property subject to specific terms and conditions of approval.

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

SECTION 8-1B-7: ADMINISTRATIVE DESIGN REVIEW:

B. Applicability.

1. Administrative design review shall only be required for all new commercial, industrial, institutional, public or quasi-public development

that is subject to conditional use, certificate of zoning compliance and/or building permit approval, except developments meeting one (1) or more of the following standards shall be exempt:

a. The structure and/or addition is fully screened from public view from all abutting property lines;

E. The administrator shall meet with a design review committee, including one (1) member of the City Council and the Mayor to review the application and present proposed findings and conditions prior to issuing approval of the application. The committee may also include members of the professional community, including building architects, civil engineers, builders and landscape architects.

F. The applicant may appeal the decision of the administrator and committee to the City Council per Section 8-1A-5 of this title.

SECTION 8-1B-8: VACATIONS OF PLATS:

A. Vacation of a plat or any part thereof. A vacation of any portion of a plat shall comply with Idaho Code section 50-1306A.

B. A vacation of utility easements, including but not limited to, gas, sewer, water, telephone, cable television, power, drainage, and slope purpose, shall be requested to the Administrator.

1. Process:

a. A request for vacation shall be brought before City Council but shall not be a public hearing.

b. Vacation of these easements shall occur upon the recording of the new or amended plat.

c. All affected easement holders shall be notified by the applicant by certified mail, return receipt requested, of the proposed vacation and have agreed to the same in writing.

**CHAPTER 1
ADMINISTRATION
ARTICLE C. SURETY AGREEMENTS**

SECTION 8-1C-1: PROCESS:

B. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Those improvements including, but may not be limited to, water, sewer, power facilities, street paving, emergency

services, streetlights, parking lot paving and striping.

C. In the event that an applicant and/or owner cannot complete the nonlife, non-safety and non-health improvements, such as landscaping, pressurized irrigation, streetlights, fencing, and other site amenities, within the time specified in the final plat approval or prior to occupancy, a surety agreement may be approved in accord with the procedures set forth in this chapter.

- 1) For landscaping, including irrigation pumps and other landscaping related materials, the applicant shall provide the City with copies of paid receipts indicating purchase and order of said equipment and materials, along with a schedule date for delivery and installation. Landscaping and pressurized irrigation must shall be installed as soon as allowed by weather or other relevant conditions, but shall not extend more than twelve (12) months from the date of recordation of final plat. Building permits may be delayed by the building department, or City signatures on future final plat phases may be withheld if improvements are not completed in the timeframe. Administrator may authorize an additional time extension.
- 2) Streetlights must be installed prior to the first building permit being issued for the development and shall be energized prior to occupancy of the first structure. The administrator may approve the use of temporary streetlights or other acceptable options prior to building permit issuance, provided permanent streetlights are installed and energized prior to occupancy of first structure, on a case-by-case basis.
- 4 For all requests, a detailed schedule of work to be completed shall be provided. Unless otherwise stated, A-all work shall be completed and surety release requested within one (1) year of acceptance by the City. 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.
6. An applicant may bond for ACHD/HD4/ITD roadway improvements or a private street in order to obtain final plat signature. Building permits shall not be issued until all roadway improvements are completed and signed off by the Agency.

H. Fees for the surety agreement process shall be set and adopted by resolution of the city council.

**CHAPTER 1
ADMINISTRATION
ARTICLE D. IMPLEMENTATION PROVISIONS**

SECTION 8-1D-8: VIOLATIONS:

C. It is a violation of this unified development code for any person to not comply with specific conditions of approval within any city adopted Findings of Fact and Conclusions of Law as stated in, but not limited to, a conditional use permit, preliminary plat, final plat, or planned development, or within an approved administrative approval including, but not limited to certificate of zoning compliance, temporary use, design review, sign permit or home occupation, as set forth in this title.

CHAPTER 1**ADMINISTRATION****ARTICLE F. DEFINITIONS****SECTION 8-1E-1: TERMS DEFINED:**

ACCESSORY STRUCTURE: A detached structure that is incidental and subordinate to the principal structure and is located upon the same property. The structure shall not receive a building permit prior to the primary structure being built and will not be permitted without a primary structure. The term accessory structure shall include, but not be limited to, the following: private garage, storage structure, secondary dwelling unit, workshop, pool house, and/or greenhouse. New accessory structures are not allowed in the CBD district, unless approved by the administrator or council as part of an application. A maximum of two (2) accessory structures shall be allowed on any residential parcel or lot. Allowed accessory structures shall require certificate of zoning compliance, building permit, and shall comply with all requirements of the applicable zoning district. Accessory structures less than 200 sq ft do not need a building permit, but shall require a zoning compliance review, and should have a 5' minimum setback from any property line.

COMMON DRIVE: Also referred to as a shared driveway. An access shared by adjacent property owners that is privately owned and maintained. Common or shared driveways shall not be permitted in new residential developments without approval from the Council and Fire District.

CONTRACTOR'S YARD: Any area of land used by a contractor for storage, maintenance, or processing incidental to the business of building, hauling, excavation, demolition, or similar activity and including any area of land used for minor preinstallation work or repair of machinery used for any of the above listed activities. Shall also include the parking or storage of multiple commercial vehicles on a single lot or parcel not associated with a specific business located

on the same property.

EVENTS/ENTERTAINMENT CENTER FACILITY. PUBLIC & PRIVATE, INDOOR OR OUTDOOR: A The indoor or outdoor use of a property and/or structure for public or private gatherings to include wedding receptions, corporate events, live music events, cultural events, recreation, sporting events, entertainment uses including but not limited to bowling alleys and skating rinks, miniature golf courses or driving ranges (not associated with a Golf Course), movie theaters, or other organized events where food service is may be provided, amplified music or excessive noise may be is present and area for a large amount of parking is required necessary.

LIVE/WORK UNIT: A unit or units consisting of both a commercial/office/light industrial component and a residential components and typically constructed as a single unit. separate units under a condominium regime or as a single unit. The “work” component is restricted to specific uses within the CBD and MU zoning district. The “live” component may be located on the street level (on the side or behind the work component) or any other level of the building. Live/work units shall have internal access between use components or floors. See Multiple Use Buildings for other multi-use options.

LOT, FLAG: A property in the shape of a flag on a pole where access to the street is from a narrow right of way. Flag lots are not permitted within residential subdivisions with zoning designations higher than R-2, and/or lot sizes less than half an acre in size. All other flag lots may only be permitted upon approval from the Fire District. Turn-around for emergency services shall be required.

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

MULTIPLE USE BUILDING: Also known as mixed use or multi-use structures. The development of a building or structure which includes uses from two (2) or more of the land use categories such as residential, commercial, office, or light industrial. Multi-use structures consisting of both a commercial/office/light industrial and a residential component shall not have internal access between units on separate floors and shall be constructed as a separate unit under a condominium regime or as multi-family units. See Live/Work Unit for other multi-use options.

MULTIPLE USE BUILDING: Also known as mixed use or multi-use structures. The development of a building or structure which includes uses from two (2) or more

of the land use categories such as residential, commercial, office, or light industrial. Multi-use structures consisting of both a commercial/office/light industrial and a residential component shall not have internal access between units on separate floors and shall be constructed as a separate unit under a condominium regime or as multi-family units. See Live/Work Unit for other multi-use options.

PARKING LOT/PARKING GARAGE: A site/building for parking vehicles for a fee. May also include the parking of multiple vehicles on a vacant property without financial compensation.

PUBLIC INFRASTRUCTURE: The use of a site for a public infrastructure including, but not limited to a) power substation, electric substation, grid switching site, electric transmission line; b) public well and/or water reservoir; and c) municipal wastewater and treatment facility; d. Fire Station.

SERVICE BUILDING: A permanent building or buildings designed to provide service facilities to the inhabitants or users of any development.

SHOPPING OR COMMERCIAL CENTER: A group of ~~three (3)~~ two (2) or more retail sale, office or service commercial establishments, attached or detached that are planned, developed, owned and/or managed as units related in location, size and type of shops to the trade area the unit serves.

CHAPTER 3

ZONING DISTRICT STANDARDS

ARTICLE A. DISTRICTS ESTABLISHED

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

(CBD) CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. ~~High density housing is encouraged~~ Residential uses, including higher densities may be allowed on the upper floors of mixed-use multiple use buildings and may also be allowed at the fringes of the land use designation shown on the comprehensive plan. Live/work designed development is also encouraged in this district. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility. Special emphasis shall be placed on development in the central downtown area to encourage and create a vibrant, walkable downtown community that incorporates the Boise River as an active amenity.

(C-1) NEIGHBORHOOD ~~BUSINESS~~ COMMERCIAL DISTRICT: To provide for the establishment of convenience business uses which tend to meet the daily needs

of the residents of an immediate neighborhood while establishing development standards that prevent adverse effects on residential uses adjoining a C-1 district. Such districts are typically appropriate for small shopping clusters or integrated shopping centers located within residential neighborhoods, where compatible.

(C-2) ~~GENERAL BUSINESS~~ COMMERCIAL DISTRICT: To provide for the establishment of areas for commercial uses allowed in other commercial zones and commercial uses which are more intensive than those permitted in other commercial zones, and typically located adjacent to arterial roadways and not immediately adjacent to residential, including the establishment of areas for travel related services such as hotels, motels, service stations, drive-in restaurants, offices, limited warehousing, commercial services and retail sales.

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

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

ZONING DISTRICT USES

ORDINANCE 404-2024 – AMENDING TITLE 8

Section 7, Item A.

USES	A	RR	R	CBD	C-1	C-2	LO	LI	PS	MU	RC
Church or place of religious worship ₁	P <u>C</u>	P <u>C</u>	C	N <u>C</u>	C	C	C	N	E <u>N</u>	C	N
Convenience store	N	N	N	P <u>C</u>	C	P <u>C</u>	P <u>C</u>	P	N	C	C
Events/ <u>Entertainment Center Facility</u> , public or private (indoor/outdoor) ₁	C	C	N	C	C	C	N	C	C	C	C
Fireworks Stands	N	N	N	P	P	P	P	P	N	P	N
Gasoline, Fueling & Charging station with or without convenience store ₁	N	N	N	C	C	P <u>C</u>	C	P <u>C</u>	N	C	N
Institution	N	N	N	C	C	P <u>C</u>	N	N	C	C	C
Lagoon	N	N	N	N	N	N	N	E	E	N	N
Mortuary	N	N	N	N	C	P	N	P	N	C	N
<u>Multiple Use Building</u> ₁	N <u>N</u>	N <u>N</u>	N <u>N</u>	C <u>C</u>	C <u>C</u>	C <u>C</u>	C <u>C</u>	C <u>C</u>	N <u>N</u>	C <u>C</u>	C <u>C</u>
Shopping or <u>Commercial center</u>	N	N	N	P <u>C</u>	C	P <u>C</u>	N	N	N	C	N

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Street Front ⁽¹⁾	Rear	Interior Side	Side
CBD	35'/ <u>60</u> ' ⁵	0'	0'	0' ⁴	0'
C-2	35'/ <u>60</u> ' ⁵	20'	5'	0' ⁴	20'
IL	35'/ <u>60</u> ' ⁵	20'	5'	0' ⁴	20'
MU	35'/ <u>60</u> ' ⁵	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 ⁽³⁾.

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, ~~IL~~ LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

Note Conditions:

E. All new residential and accessory structures ~~of any size~~ over 200 s.f. within any zoning district shall comply with residential setbacks. Accessory structures less than 200 s.f. shall not intrude on the primary structures required side yard setback.

CHAPTER 3
ZONING DISTRICT STANDARDS
ARTICLE B. ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

8-3B-4: FIGURE

SECTION 8-3B-3: RESIDENTIAL DISTRICTS:

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

1. Residential Elevations:
 - i. Building elevations for all residential uses shall be submitted

with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.

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

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



- 2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.

3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
 5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
 - a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
 3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
 4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

CHAPTER 3

ZONING DISTRICT STANDARDS

ARTICLE C. ADDITIONAL COMMERCIAL AND OFFICE DISTRICT STANDARDS

8-3C-1: ALL COMMERCIAL AND OFFICE DISTRICTS:

SECTION 8-3C-1: ALL COMMERCIAL AND OFFICE DISTRICTS:

C. Big box retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.

D Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present, or new alleyways as permitted by the transportation authority.

E. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

€ F. Site Improvements:

- 3) One (1) full-size copy of the construction drawings, drawn in accordance with the requirements hereinafter stated. The construction Drawings shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.
 - a. Construction drawings shall include both above ground and below ground improvements, including the proposed building envelope of proposed improvements. Said improvements must include proposed finished grades of all impervious surfaces, and shall be in conformance with all Federal, State, and local regulations. Construction drawings shall include an erosion and sediment control plan, prior to pre-construction meeting.
- 4) Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.
- 5) Certification Of Completion: Upon the completion of construction of any commercial development, and/or other improvements subject to architectural review approval, a written certification of completion shall be prepared by the licensed engineer and/or architect responsible for the approved plan. The certifications of completion shall state that the installation of all improvements is in substantial compliance with the city approved plans. This certification shall be

submitted prior to the issuance of a certificate of occupancy, signature of a final plat, or release of bond, and is required as a part of, and not in lieu of, the inspections performed, and certificates issued by the city.

SECTION 8-3C-2: ADDITIONAL CENTRAL BUSINESS DISTRICT STANDARDS:

- B. High density residential may be permitted within the CBD in ~~mixed-use multiple use~~ buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. New development on Main Street and Star Road, generally north and south of State Street, shall include transition consisting of a compatible mix of lower intensity commercial, retail and office type uses mixed with live/work type residential. Existing Single-Family uses are encouraged to convert to or redevelop as non-residential uses.
- D. Big ~~B~~box retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted, unless approved by Council, and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, shall be located to front on Highway 44 or Star Road.
- E. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present.
- F. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.
- J. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

K. Certification Of Completion: Upon the completion of construction of any commercial development, and/or other improvements subject to architectural review approval, a written certification of completion shall be prepared by the licensed engineer and/or architect responsible for the approved plan. The certifications of completion shall state that the installation of all improvements is in substantial compliance with the city approved plans. This certification shall be submitted prior to the issuance of a certificate of occupancy, signature of a final plat, or release of bond, and is required as a part of, and not in lieu of, the inspections performed, and certificates issued by the city.

CHAPTER 3

ZONING DISTRICT STANDARDS

ARTICLE D. ADDITIONAL LIGHT INDUSTRIAL DISTRICT STANDARDS

SECTION 8-3D-1: LI LIGHT INDUSTRIAL DISTRICT:

E. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new industrial development unless specifically required by the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

F. Certification Of Completion: Upon the completion of construction of any industrial development, and/or other improvements subject to architectural review approval, a written certification of completion shall be prepared by the licensed engineer and architect responsible for the approved plan. The certifications of completion shall state that the installation of all improvements is in substantial compliance with the city approved plans. This certification shall be submitted prior to the issuance of a certificate of occupancy, signature of a final plat, or release of bond, and is required as a part of, and not in lieu of, the inspections performed, and certificates issued by the city.

CHAPTER 3

ZONING DISTRICT STANDARDS

ARTICLE E. ADDITIONAL MIXED-USE DISTRICT STANDARDS

SECTION 8-3E-1: MU MIXED USE DISTRICT:

J. Big box commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.

K. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these

roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present.

- L. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new mixed use development unless specifically required by the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.
- M. Certification Of Completion: Upon the completion of construction of any mixed use development, and/or other improvements subject to architectural review approval, a written certification of completion shall be prepared by the licensed engineer and/or architect responsible for the approved plan. The certifications of completion shall state that the installation of all improvements is in substantial compliance with the city approved plans. This certification shall be submitted prior to the issuance of a certificate of occupancy, signature of a final plat, or release of bond, and is required as a part of, and not in lieu of, the inspections performed, and certificates issued by the city.
- N. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.

CHAPTER 3

ZONING DISTRICT STANDARDS

ARTICLE G. ARCHITECTURAL OVERLAY DISTRICT:

SECTION 8-3G-1:

- A. An Architectural Overlay District boundary is all of the existing CBD Central Business District north of the Boise River, and approximately 750' on either side of SH-44 from city limit to city limit, and Star Road from the Boise River north, and including all future annexations within this area. This shall also include all other non-residential zoned uses and properties throughout the City. Single-family dwellings that are part of an approved PUD or Conditional Use Permit shall comply with this section.

CHAPTER 4

ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS

ARTICLE A. PERFORMANCE STANDARDS

8-4A-6: BUILDING PERMITS:

8-4A-6-7: CLEAR VISION TRIANGLE:

8-4A-7 8: OBJECTIONAL CONDITIONS:

8-4A-8 9: DRAINAGE AND STORMWATER MANAGEMENT:

8-4A-9 10: ENCLOSED TRASH AREA:**8-4A-10 11: FENCES:****8-4A-11 12: GRADING:****8-4A-12 13: PATHWAYS:****8-4A-13 14: OUTDOOR LIGHTING:****8-4A-14 15: OUTDOOR SERVICE AND EQUIPMENT AREAS:****8-4A-15 16: PRESSURIZED IRRIGATION SYSTEM:****8-4A-16 17: SELF-SERVICE USES:****8-4A-17 18: SIDEWALKS AND PARKWAYS:****8-4A-18 19: WATER AND SEWER SUPPLY, PUBLIC:****8-4A-20: TRAVELING SLEEPING QUARTERS:****8-4A-19-21: MAILBOXES:****SECTION 8-4A-3: ACCESSORY STRUCTURES:**

A. No detached accessory building or structure shall occupy any area in front of the main building, unless approved as a conditional use, ~~or~~ with a development agreement, or as part of an administrator approved certificate of zoning compliance.

G. An accessory structure shall not be located in any required yard or on any publicly dedicated easement, unless specifically allowed under this title.

H. An accessory structure located in the rear yard shall not exceed a height of twenty-four feet (24').

SECTION 8-4A-6: BUILDING PERMITS: Building permits shall not be issued on any property that does not have a valid address and assessor's parcel number. A single residential dwelling, model home, clubhouse, multi-family building, or commercial building may be issued a building permit with the existing address and assessor's parcel number prior to recordation of a final plat, provided that all improvements related to public life, safety and health is completed prior to issuance of a building permit for the structure, as determined by the administrator. Those improvements include water, sewer, power facilities, street paving, emergency services including fire hydrants, and streetlights. The administrator may approve additional building permits as part of an approved model home/office and amenity administrative permit, as allowed in Section 8-5-22.

SECTION 8-4A-67: CLEAR VISION TRIANGLE:**SECTION 8-4A-78: OBJECTIONAL CONDITIONS RESTRICTED:**

A. Performance Requirements:

11. Vehicle Parking: No vehicle, either operational or non-operational, shall be parked on any vacant private property or within a public right of way for the purpose of storage or for advertising the sale of the vehicle within the City at any time.

12. Weeds: Vacant properties within the City shall be weed abated at all times. At no time shall weeds exceed a height of 12" in height.

13. Removal of Trash, Junk and Debris: This shall include, but is not limited to trash, junk or disabled vehicles on any vacant property.

B. Enforcement: Any violation shall be subject to Titles 3 & 4 of the Star Municipal Code. The administrator may require the submission of statements and plans indicating the manner in which dangerous and objectionable elements involved in processing and in equipment operations are to be eliminated or reduced to acceptable limits and tolerances. The administrator may issue a stop work on any approved use until the violations are remedied, and/or may revoke city approvals including preliminary plat/final plat or certificate of zoning compliance approvals.

SECTION 8-4A-89: DRAINAGE AND STORMWATER MANAGEMENT:

B.

1. All drainage, irrigation and stormwater from private property shall be retained on said private property unless otherwise approved in writing by the administrator and/or city engineer and the jurisdiction receiving the stormwater.

SECTION 8-4A-910: ENCLOSED TRASH AREA:

SECTION 8-4A-1011: FENCES:

The following regulations shall govern the type, location, and construction of all fences:

A. General Standards:

3. All open vision fencing shall be limited to wrought iron or open rail fencing only.

4. Chain link fencing shall be prohibited in all residential or commercial district unless required by an irrigation district, school district or other jurisdiction for safety reasons, and where wrought iron is not otherwise required.

3-5. Unsightly Materials: The use of boxes, sheet metal, old or decayed wood, broken masonry blocks, pallets or other like unsightly, non-construction materials for fencing shall be prohibited.

4.6. Obstruction: No fence shall obstruct access to public utility boxes, meters or other infrastructure.

5.7. Maintenance: Fences shall be kept free from advertising and graffiti and maintained in good repair. Wood fences along collectors and arterials that are within an approved subdivision shall be required to be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any fencing falls into disrepair. Maintenance shall be included in the CC&R's.

6.8. Front Yard Fences: Front yard fences shall not exceed three feet (3') height for closed vision and four feet (4') open vision within any front yard setback, as indicated in Figure 1. At no point shall a fence be any closer than 5' from a sidewalk.

7.9. Side Yard Fences on Corner Lots: Side yard fences on corner lots less than or equal to ten (10) feet from the street shall not exceed three feet (3') height for closed vision and four feet (4'0) for open vision, as indicated in Figure 2. At no point shall a fence be any closer than 5' from a sidewalk. Fences greater than 4' in height must be minimum of 5' from a sidewalk.

8.10. Compliance with Clear Vision Triangle Requirements: All fences shall comply with the clear vision triangle requirements as stated within this article.

9.11. Fencing provided by a developer in any subdivision, or by any future resident, shall not have a gap along the bottom of the fence exceeding 2-inches to finished grade. This shall be included within the approved CC&R's for all new fencing.

10.12. A fencing plan for fences adjacent to common areas shall be submitted and approved with all subdivision applications.

SECTION 8-4A-1112: GRADING:

A. Prior to any ground disturbance over 500 cubic yards on any property, or any disturbance of hillside property, as defined in Section 8-4A-12J, including grading, filling, clearing or excavation of any kind excluding activities associated with agricultural use, a grading application shall be submitted to the City for approval by the City Engineer. This shall include any newly approved commercial or residential development, or property where disturbance and/or fill is in excess of 1,000 yards prior to any. This shall not apply when grading is done in association with approval of construction drawings. If grading activities are anticipated to be done in association with other site improvements, the construction drawing review will include the grading plan review and a separate application is not required. Early grading permits may be issued at the request of the applicant and review and approval of City Engineer.

An Application for Permit to Develop in an Area of Special Flood Hazard is required for earth moving activities associated with any development activities.

Refer to section Title 10 - Flood Control for additional flood zone requirements.

A grading permit to develop in any Hillside Area, as defined in Section 8-4A-12J, is required.

All developments shall develop a storm water pollution prevention plan (SWWP) as required by the Department of Environmental Quality.

B.

3. Grading of a property shall take into consideration adjacent roadways and properties, with focus on state highways, arterials and collectors. New construction shall not result in sidewalks not matching centerlines of existing roadways. The City Engineer shall approve all grading plans.

G. Provisions to control drainage runoff shall be constructed as part of final grading of any development. Drainage runoff control provisions shall be adequate to prevent any surface or subsurface drainage water from flowing or being conveyed onto an adjacent lot or parcel. Specific improvements shall be considered for all roof drainage. Roof drains shall not daylight on sidewalks included as main access pathways to building entrances, nor shall they drain across any ADA improvements, including parking.

H.

3. Construct a permanent retaining wall so the ground within three feet (3') of the lot line, subdivision boundary and parcel boundary, ~~comply with subsections C1 and C2 of this section.~~

I. Permit requirements for retaining walls shall comply with IBC section 105. A building permit for retaining walls four feet in height and greater will be required prior to approval of the grading permit. This includes construction drawings for new subdivisions.

J. Hillside Development:

1. Hillside Development Evaluation:

A.

(5) Completion of ~~paving~~ slope stabilization (IE paving, landscaping) as rapidly as possible after grading, but no longer than two weeks after work is completed.

C. Areas over 25% slope shall be considered Steep Slope areas and shall be No Development areas. Development shall be limited except for the following:

- (1) City approved trails
- (2) Short sections of road to transition from one developable area to another.
- (3) Small sections required for utility improvements as specifically required by the utility provider.
- (4) NO portion of any residential building lot shall be located within a Steep Slope Area.
- (5) Exceptions must be approved by the City Council and shall be demonstrate the following:
 - (i) Area is isolated and not connected to other steep slope areas.
 - (ii) Grading creates minimum impact to hillside area including non-steep slope areas.

SECTION 8-4A-1213: PATHWAYS:

A. Pathways are required consistent with the city of Star comprehensive plan and adopted pathway plan within all new residential and commercial developments as part of the public right of way or as separate public easements dedicated to the City so that an alternate transportation system (which is distinct and separate from the automobiles) can be provided.

SECTION 8-4A-1314: OUTDOOR LIGHTING:

SECTION 8-4A-1415: OUTDOOR SERVICE AND EQUIPMENT AREAS:

SECTION 8-4A-1516: PRESSURIZED IRRIGATION SYSTEM:

SECTION 8-4A-1617: SELF-SERVICE USES:

Any unattended, self-service uses, including, but not limited to, laundromats, automatic teller machines (ATMs), vehicle washing facilities, fuel sales facilities, and storage facilities, shall comply with the following requirements. The Star police designee may approve alternative standards where it is determined that a similar or greater level of security is provided:

A. Entrance or view of the self-service facility shall be open to the public street or to adjoining businesses and shall have low impact security lighting.

B. Financial transaction areas shall be oriented to and visible from an area that

receives a high volume of traffic, such as a collector or arterial street.

C. Landscape shrubbery shall be limited to no more than three feet (3') in height between entrances and financial transaction areas and the public street.

SECTION 8-4A-1718: SIDEWALKS AND PARKWAYS:

A. All sidewalks shall adhere to the standards shown in the table below.

	MINIMUM SIDEWALK AND PARKWAY PLANTER WIDTHS'	
	5 Foot (5') Detached Sidewalk with minimum 6 8 Foot (6 8') Parkway Planter Strip Both Sides of Roadway	

SECTION 8-4A-1819: TRAVELING SLEEPING QUARTERS:

Recreation vehicles and equipment, including, but not limited to, travel trailers, fifth wheels, recreational vehicles, motor coaches, and tents, shall not be used anywhere in the City as living quarters for longer than ~~two (2) weeks~~ seventy-two hours (72) within a ~~six (6)~~ six (6) month period, unless within an approved campground or recreational vehicle park, or as allowed in the temporary use section.

SECTION 8-4A-1920: WATER AND SEWER SUPPLY, PUBLIC:

SECTION 8-4A-20 21: MAILBOXES:

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

**CHAPTER 4
ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS
ARTICLE B. OFF STREET PARKING AND LOADING REQUIREMENTS**

SECTION 8-4B-3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES:

B. Minimum Number of Off-Street Parking Spaces:

Type Of Use	Off-Street Parking Spaces Required
RESIDENTIAL	
Event/ Center Entertainment Facility	Indoor Facility – 1 per 200 square feet of gross floor area; Outdoor Facility – 1 per 8 seats <u>As Or as otherwise required with conditional use permit</u>
Storage (enclosed building and/or fenced area)	1 per 1,000 square feet of gross storage area; Self-storage facilities: <u>As specified by Conditional Use Permit.</u>

Notes:

3. Within the CBD zoning district, minimum required parking may be reduced by Council for up to 50% of all non-residential uses. Adjacent on-street parking may also be included in the minimum parking requirement. Council may also require a parking in-lieu-of payment for a portion of the reduced parking, in accord with Section 8-4B-6.

**CHAPTER 4
ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS
ARTICLE C. TEMPORARY USE REQUIREMENTS**

8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:

SECTION 8-4C-3: STANDARDS FOR RETAIL FIREWORKS STANDS AND CHRISTMAS TREE SALES LOTS:

A. Retail fireworks stands and Christmas tree sales lots shall be prohibited in residential districts.

B. Firework stands and Christmas tree sales lots shall comply with General Standards in 8-4C-2 of this title, unless otherwise stated.

C. The applicant or owner shall obtain written approval of the ~~Star Joint~~ Fire

~~Protection~~-District prior to issuance of certificate of occupancy.

K. Christmas tree sales lots shall be removed within five (5) days from Christmas.

L. Applicant may stay in an RV on the lot during the duration of the use.

SECTION 8-4C-4: STANDARDS FOR CONSTRUCTION SITES:

B. Temporary buildings, construction trailers, equipment and materials may be permitted in any district during the period construction work is in progress. Such temporary facilities or equipment shall be removed within thirty (30) days of completion of the construction work. Construction trailers, model homes and sale centers shall be reviewed as a temporary use and shall be processed as a certificate of zoning compliance and shall be valid for one (1) year with an additional 1-year extension available. The extension shall be processed as a Certificate of Zoning Compliance Re-verification. Model homes and sales offices requested to be constructed prior to final plat recordation shall comply with Section 8-5-22.

SECTION 8-4C-5: STANDARDS FOR SEASONAL SALE OF AGRICULTURAL AND FOOD PRODUCTS:

A. The provisions of this title shall apply to ~~Christmas tree lot~~, snow cone shacks, pumpkin sale stands, produce stands, corn mazes and similar uses as determined by the administrator. Lemonade stands or other similar food sales within neighborhoods conducted by children are exempt from these regulations so long as the activity remains only on local streets and is not conducted on collectors, arterials or highways.

B. Such sales and uses are limited to a period of time not to exceed two (2) consecutive months for pumpkin and ~~Christmas tree sales~~ and corn mazes, and four (4) consecutive months per calendar year for other uses. ~~Christmas tree lots shall be removed by January 1.~~ Snow cone shacks may be approved for extended periods and multiple years, as determined by the administrator.

E. Applicant shall obtain all appropriate city permits. Fire district approval is required for all uses.

CHAPTER 4

ADDITIONAL REGULATIONS APPLICABLE TO ALL DISTRICTS

ARTICLE E. COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS

SECTION 8-4E-2: STANDARDS:

A. Open Space and Site Amenity Requirement

4. Developments with a density of ~~less than~~ 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. Developments with a density of ~~less than~~ 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.

B. Qualified Usable Area Open Space:

1.

c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify). ~~o~~ Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;

C. Qualified Site Amenities:

5. Recreation amenities:

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

6. Community Gardens**CHAPTER 5****SPECIFIC USE STANDARDS****8-5-15: EVENTS/ENTERTAINMENT FACILITY:****8-5-15 16: GASOLINE STATION/GASOLINE STATION WITH CONVENIENCE STORE, AND TRUCK STOP:****8-5-16 17: HOME OCCUPATION:****8-5-17 18: LIVE/WORK UNIT:****8-5-18 19: MANUFACTURED/MOBILE HOME GUIDELINES:****8-5-19 20: MANUFACTURED/MOBILE HOME PARKS:****8-5-20 21: MINING, PIT OR QUARRY AND ACCESSORY PITS:****8-5-22: MODEL HOME/OFFICE AND AMENITY ADMINISTRATIVE PERMIT:****8-5-23: MULTIPLE USE BUILDING:****8-5-21 24: MULTI-FAMILY DWELLING/DEVELOPMENT:****8-5-22 25: NURSING OR RESIDENTIAL CARE FACILITIES:****8-5-23 26: PORTABLE CLASSROOM/MODULAR BUILDING:****8-5-24 27: PUBLIC INFRASTRUCTURE; PUBLIC UTILITY MAJOR, MINOR & YARD:****8-5-25 28: RECYCLING CENTER:****8-5-26 29: RIDING ARENA OR STABLE, COMMERCIAL:****8-5-27 30: SECONDARY DWELLING UNIT:****8-5-28 31: SHORT-TERM RENTAL:****8-5-29 32: STORAGE FACILITY, OUTSIDE:****8-5-30 33: STORAGE FACILITY, SELF-SERVICE:****8-5-31 34: TEMPORARY LIVING QUARTERS:****8-5-32 35: TERMINAL, FREIGHT OR TRUCK:**

8-5-33 36: VEHICLE EMISSIONS TESTING:

8-5-34 37: VEHICLE IMPOUND YARD:

8-5-35 38: VEHICLE REPAIR, MAJOR AND MINOR:

8-5-36 39: VEHICLE SALES OR RENTAL:

8-5-37 40: VEHICLE WASHING FACILITY:

8-5-38 41: VEHICLE WRECKING OR JUNK YARD:

8-5-39 42: WIRELESS COMMUNICATION FACILITY:

SECTION 8-5-13: DRIVE-THROUGH ESTABLISHMENT:

A. A drive-through establishment shall be an accessory use where the drive-through portion of the facility (including stacking lanes, speaker and/or order area, pick up windows, and exit lanes) is not immediately adjacent to the drive-through portion of another facility, or immediately adjacent to a residential district or an existing residence, unless approved through a planned unit development. All drive-through establishments shall require a conditional use permit unless previously approved through a development agreement.

C.

1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons at any time;

5. A letter from the transportation authority indicating the site plan is in compliance with the authority's standards and policies shall be required, if applicable.

D. The applicant shall provide a six-foot (6') high sight or noise obscuring fence or wall, and/or additional landscaping where a drive-thru establishments stacking lane, speaker or window location adjoins is intended, in order to mitigate any negative impact on an adjacent residential use or district or an existing residence. The administrator may require additional noise mitigation after the drive-thru is in operation, should excessive noise be observed.

~~E. Menu boards are considered as signs.~~

~~F. Approval from the Fire District is required for the location and access of the drive-thru facility.~~

F. When immediately adjacent to any residential use or district, any portion of a drive-thru restaurant use, including speakers, vehicle stacking and windows, excluding parking, shall be located a minimum of one hundred feet (100'), from any abutting residential use or district. Council may approve a waiver to this when the use is part of a Planned Unit Development or Development Agreement. This shall not apply to a financial institution.

G. All site lighting shall be designed in a manner that eliminates fugitive lighting from illuminating any portion of an adjacent residential use. The administrator may require additional mitigation or modification to the site lighting if it is determined that fugitive light is observed after installation and operation begins.

SECTION 8-5-15: EVENTS/ENTERTAINMENT FACILITY, PUBLIC OR PRIVATE:

A. General Standards:

1. All structures or outdoor event areas shall maintain a minimum setback from any residential districts as determined by Council.
2. Any outdoor speaker system and amplified sound associated with the event facility shall comply with the noise regulations of this code.
3. All outdoor activities and events shall be scheduled so as to complete all activity by ten o'clock (10:00) P.M. All illumination shall be terminated no later than one hour after conclusion of the event.
4. The site shall have access from a principal or minor arterial, unless otherwise approved by Council.
3. A six foot (6') sight obscuring fence, wall, and/or other screening may be required in the landscape plan for all property lines abutting a residential district.

SECTION 8-5-15 16: GASOLINE STATION/GASOLINE STATION WITH CONVENIENCE STORE, AND TRUCK STOP:

SECTION 8-5-16 17: HOME OCCUPATION:

SECTION 8-5-17 18: LIVE/WORK UNIT:

General Standards:

1. Live/Work units are allowed in the Mixed Use (MU) and Central Business District (CBD) zoning districts. They may also be allowed in some residential zones as part of a Planned Unit Development (PUD).
3. Live/work units must be attached and shall have direct access between the commercial and residential uses at all times, unless otherwise approved by Council. Residential areas are permitted above the commercial component, to the side or in the rear of the business component.
9. For buildings with commercial and residential uses that are not directly accessible to one another, see Multiple Use Building.

SECTION 8-5-18 19: MANUFACTURED/MOBILE HOME GUIDELINES:

SECTION 8-5-19 20: MANUFACTURED/MOBILE HOME PARKS:

SECTION 8-5-2021: MINING, PIT OR QUARRY AND ACCESSORY PITS:**SECTION 8-5-22: MODEL HOME, OFFICE, AND AMENITY ADMINISTRATIVE PERMIT:**

A permit allowing issuance of a building permit for one or more residential dwelling model homes and/or sales offices, and/or community amenity prior to recordation of a final plat. The administrator may approve a building permit(s) when all public safety items have been addressed to the satisfaction of emergency services, all bonding for improvement requirements are provided, as allowed for in Section 8-1C-1, and all other public agencies having jurisdiction have approved the development. At no time shall final occupancy be issued until all permanent improvements are in place, unless as bonded for.

A. Standards

- 1) In addition to all bonding requirements, approval may include, but may not be limited to, the following details:
 - a. Temporary street signage;
 - b. Temporary streetlights;
 - c. Street addressing for emergency services and building inspections;
 - d. Temporary fire flows;
 - e. Snow removal plan;
 - f. Star Fire District approval.

SECTION 8-5-2123: MULTI-FAMILY DWELLING/DEVELOPMENT:**SECTION 8-5-24: MULTIPLE USE BUILDING:**

A structure that blends commercial and residential uses together into one building. Multiple use buildings may be either commercial use downstairs with a single or multiple residential units upstairs, or larger scale with multiple commercial uses downstairs and multiple residential, or residential and commercial uses upstairs. Individual uses may be individually leased or rented or may be developed as condominiums for individual ownership. See Live/Work Unit for commercial with residential directly attached and accessible to each other.

A. General Standards:

1. The use shall require a Conditional Use Permit approval from City Council, unless approved as part of a Planned Unit Development or Development

Agreement, and Certificate of Zoning Compliance (CZC) and Design Review approval.

2. Private Open Space: A minimum of sixty (60) square feet of private, usable open space shall be provided for each residential unit. This requirement can be satisfied through porches, patios, or decks.

3. All Fire District requirements, including fire suppression, addressing and access shall be met.

4. A sign permit shall be required for any commercial signage.

5. Parking requirements for both commercial and residential uses shall be met. This includes a minimum of one (1) covered parking space for each residential unit.

SECTION 8-5-2225: NURSING OR RESIDENTIAL CARE FACILITIES:

SECTION 8-5-2326: PORTABLE CLASSROOM/MODULAR BUILDING:

SECTION 8-5-2427: PUBLIC INFRASTRUCTURE; PUBLIC UTILITY MAJOR, MINOR AND YARD:

SECTION 8-5-2528: RECYCLING CENTER:

SECTION 8-5-2629: RIDING ARENA OR STABLE, COMMERCIAL:

SECTION 8-5-2730: SECONDARY DWELLING UNIT:

C. Maximum Size: Detached, S-secondary dwelling units shall be limited to a maximum size of 50% of the footprint (including any attached garage) of the primary dwelling. There is no size limit for an attached unit, provided that it is attached with a structure, such as a breezeway, that is no greater than 10 feet total in length.

SECTION 8-5-2831: SHORT-TERM RENTAL:

SECTION 8-5-2932: STORAGE FACILITY, OUTDOOR:

SECTION 8-5-3033: STORAGE FACILITY, SELF-SERVICE:

SECTION 8-5-3134: TEMPORARY LIVING QUARTERS:

SECTION 8-5-3235: TERMINAL, FREIGHT OR TRUCK:

SECTION 8-5-3336: VEHICLE EMISSIONS TESTING:**SECTION 8-5-3437: VEHICLE IMPOUND YARD:****SECTION 8-5-3538: VEHICLE REPAIR, MAJOR AND MINOR:****SECTION 8-5-3639: VEHICLE SALES OR RENTAL AND SERVICE:****SECTION 8-5-3740: VEHICLE WASHING FACILITY:****SECTION 8-5-3841: VEHICLE WRECKING YARD, JUNK YARD, OR SALVAGE YARD:****SECTION 8-5-3942: WIRELESS COMMUNICATION FACILITY:**

C. Process:

4. Wireless communication facilities shall require a conditional use permit in all districts ~~with the exception of an industrial zone, which will require a certificate of zoning compliance~~, prior to installation.

5. Antennas used for any type of public safety shall require a certificate of zoning compliance.

CHAPTER 6**SUBDIVISION REGULATIONS****ARTICLE A. SUBDIVISION PURPOSE AND PROCESS****SECTION 8-6A-3: PRELIMINARY PLAT PROCESS:**

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. When possible, Any unresolved access or traffic generation issues related to ACHD/CHD4 or ITD regulated roadways ~~shall~~ should be resolved by the applicant prior to acceptance of any application. The administrator may require A a letter from the appropriate transportation agency or servient property owner ~~shall~~ to be submitted with the application.

SECTION 8-6A-5: COMBINED PRELIMINARY AND FINAL PLAT PROCESS:

A. Applicability: A subdivision application may be processed as both a

preliminary and final plat if all of the following exist:

1. The proposed subdivision does not exceed five (5) lots (excluding common and/or landscaping lots); or a previous plat was approved on the subject property; and
2. No new public street dedication, excluding widening of an existing street, is required (private streets are ok); and

SECTION 8-6A-8: TERM OF APPROVALS:

A. Failure to Submit Final Plat: Approval of a preliminary plat or combined preliminary and final plat or short plat shall become null and void if the applicant fails to obtain city engineer signature of record a final plat within two (2) years of the approval of the preliminary plat (signed findings of fact) ~~or one year of the combined preliminary and final plat or short plat~~. Minor land divisions shall be recorded within one year of approval.

C. Authorize Extension: Upon written request and filed by the applicant prior to the termination date of the period in accord with subsection A of this section, the administrator may authorize a single extension of time to record the final plat not to exceed ~~twelve (12)~~ twenty four (24) months. Additional time extensions up to ~~twelve (12)~~ twenty four (24) months as determined and approved by the city council may be granted. Submittal of a Council approved time extension request shall be a minimum of 30 days prior to the expiration date. With all time extensions, the administrator or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.

D. Failure to Meet Timetable: If the above timetable is not met and the applicant does not receive a time extension, the property may be required to go through the platting procedure again, as determined by the administrator.

SECTION 8-6A-9: MINOR LAND DIVISION PROCESS:

C. Process:

d. Time Limit and Completion of Tasks:

- iv. Provide copies of the recorded record of survey, recorded deeds, and the new tax parcel numbers to the administrator.

CHAPTER 6

SUBDIVISION REGULATIONS**ARTICLE B. SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS****SECTION 8-6B-2: IMPROVEMENT STANDARDS:****D. Common/Shared 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.~~

Common/Shared Driveways shall not be permitted for residential developments unless an approved, emergency turn-around is provided, and the driveway is approved by the Fire District.

F. Blocks: In the residential districts, no block shall be more than seven hundred fifty feet (750') in length without an intersecting street, alley, or other City and ACHD/GHD4 approved remedy. Remedies include traffic calming and/or waiver from City Council for the lengths.

H. Flag Lots: Flag lots are prohibited in all residential zones greater than R-2, unless specifically approved by Council. Any approved flag lot shall also be ~~unless approved by the Fire District.~~

SECTION 8-6B-3: DEVELOPER'S RESPONSIBILITY:

The developer has the responsibility of maintaining the subdivision property until such time that the subdivision is turned over to a homeowner or business owner association. Failure to comply with the following may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals. The following are requirements of the developer:

C. Maintain the site for debris daily and prevent wind-blown debris. This shall include, but is not limited to trash, junk or disabled vehicles during any portion of the development process.

E. Clean up of any mud and/or dirt that is deposited from construction onto any streets daily. This shall include any streets used to access the property.

CHAPTER 8**DESIGN AND DEVELOPMENT STANDARDS****ARTICLE A. SIGN STANDARDS****SECTION 8-8A-8: SIGNS NOT REQUIRING PERMITS:**

2. One corporation flag may be flown in conjunction with the United States or state of Idaho flag and as part of the display in a non-residential zone;
3. Such displays shall not exceed ~~twenty-five (25 30)~~ square feet in area in any residential area or ~~sixty fifty (60 50)~~ square feet in any commercial or industrial

SECTION 8-8A-9: SIGNS WITHIN THE HISTORIC OVERLAY CBD ZONING DISTRICT:

The number, size, height, ~~appearance~~ and location of signage within a historic overlay zoning district shall comply with adopted design guidelines for the central business district and the city of Star zoning regulations. Any sign not previously approved by the Star city council as a landmark sign will be considered nonconforming as of the enactment of this chapter until found to be appropriate by subsequent action of the administrator and/or Star city council. All nonconforming signs will be subject to section 8-8A-13 of this article. All nonconforming signs within the CBD district will be subject to sections 8-8A-1 through 5, and 8-8A-12 through 8-8A-14 of this article.

SECTION 8-8A-11: SIGNS REQUIRING PERMITS:

A. Residential or Miscellaneous Signs:

1. Subdivision identification signs identifying the subdivision or development name, provided:

~~c. Such signs shall not exceed twenty (20) square feet in area; and Sign and sign structure shall be sized accordingly, based on the area associated with the sign location, and shall be approved by the administrator. The entire sign structure shall not exceed ten feet (10') in height unless approved by the administrator.~~

~~d. The entire sign structure shall not exceed twenty five feet (25') in length and eight feet (8') in height.~~

~~d e. The sign shall be located within a common area lot, shall be maintained by an HOA, and shall be located outside of the clear vision triangle.~~

SECTION 2: REPEALER CLAUSE All ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be

unconstitutional or invalid.

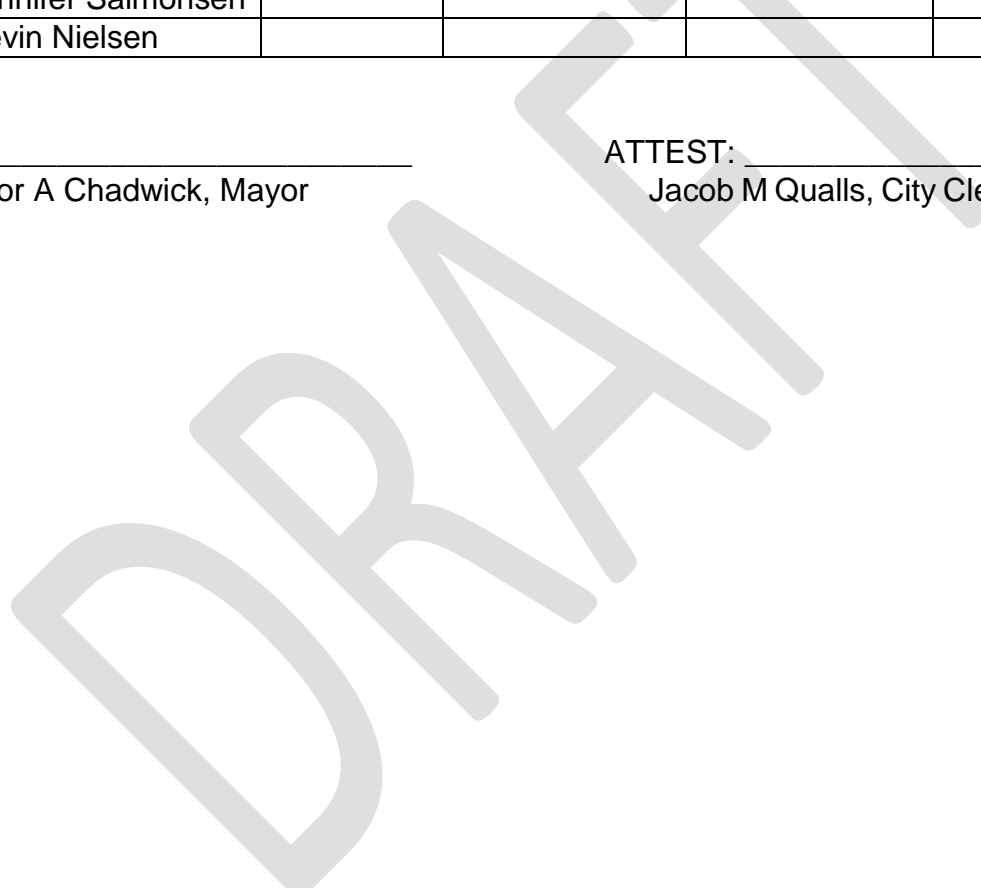
SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from date of passage, publication, and signature of the Mayor according to law.

PASSED AND APPROVED BY THE CITY OF STAR MAYOR AND CITY COUNCIL ON _____.

	Aye	Nay	Absent	Abstain
Kevan Wheelock				
David Hershey				
Jennifer Salmonsén				
Kevin Nielsen				

Trevor A Chadwick, Mayor

ATTEST: _____
Jacob M Qualls, City Clerk / Treasurer



AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 3 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Star, in Canyon & Ada Counties, in the State of Idaho, as follows:

SECTION 1: “TITLE 3 HEALTH & SANITATION” (Amended)

Hereby amended as follows:

SECTION 3-2-2: Definitions

CONTINUOUS NOISE: Any noise that lasts for thirty (30) minutes or longer.

~~PLAINLY AUDIBLE: Sound for which the information content is clearly communicated to the listener, including, but not limited to, understandable spoken speech, comprehension of whether a voice is raised or normal comprehensible musical rhythms, melody, or instrumentation, and the source of which is identifiable to the listener. Any sound that can be detected by a person using his or her unaided hearing facilities.~~

SECTION 3-2-3: Prohibited Acts, Noise Other than the specific noises enumerated in section 3-2-4 of this chapter, between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M., it shall be unlawful for any person or business to make or cause loud or offensive noise by means of voice, musical instrument, horn, radio, loudspeaker, automobile, machinery, other sound amplifying equipment, or any other means which disturbs the peace, quiet, and comfort of any reasonable person ~~of normal sensitiveness residing in the area.~~ Loud or offensive noise is ~~that which~~ a noise that is plainly audible within any residence, other than the source of the sound, or upon a public right of way or street at a distance of one hundred feet (100') or more from the source of such sound.

SECTION 3-2-4: Specific Noises Enumerated

C. Construction: The erection, excavation, demolition, alteration or repair of any building or structure other than between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. daily, except in the case of urgent necessity in the interest of public health or safety. Failure to comply with these requirements may result in a stop work order.

~~D. Demolition: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive and unreasonable noise disturbing to the nearby residential property.~~

H. Motor Vehicle Mechanic Work: The demolition, repair, or alteration of a motor vehicle or part thereof in connection with which there is produced any frequent, excessive, and unreasonable noise disturbing the nearby residential property.

L. Radios: The playing of any radio, phonograph, musical instrument, or similar device in such manner or with such volume as to disturb the peace, quiet, comfort or repose of any citizen. Failure to comply with these requirements may result in a stop work order.

SECTION 2: REPEALER CLAUSE All ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from date of passage, publication, and signature of the Mayor according to law.

PASSED AND APPROVED BY THE CITY OF STAR MAYOR AND CITY COUNCIL ON _____.

	Aye	Nay	Absent	Abstain
Kevan Wheelock				
David Hershey				
Jennifer Salmonsén				
Kevin Nielsen				

Trevor A Chadwick, Mayor

ATTEST: _____
Jacob M Qualls, City Clerk / Treasurer

AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 4 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Star, in Canyon & Ada Counties, in the State of Idaho, as follows:

SECTION 1: “TITLE 4 PUBLIC SAFETY” (Amended)

Hereby amended as follows:

CHAPTER 9

OPEN CONTAINERS IN PUBLIC

SECTION 4-9-1: Definitions.

PUBLIC STREET: Entire width between the boundary lines of every way or place open to the public for motorized or nonmotorized vehicular travel, including any sidewalk or way intended for pedestrian travel. Shall include alleys, lanes, courts, boulevards, public ways, public squares, public places and sidewalks.

~~4-9-2: UNLAWFUL TO HAVE POSSESSION OF AN OPEN CONTAINER:~~

~~Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to have in his or her possession any open container of any alcoholic beverage in any of the following areas:~~

- ~~—A. On any street;~~
- ~~—B. In any public or private parking lot if open to the public;~~
- ~~—C. In or upon any public or private motor vehicle;~~
- ~~—D. Upon any public or private property if open to the public; and~~
- ~~—E. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, or restroom.~~

~~4-9-3: UNLAWFUL TO CONSUME ALCOHOLIC BEVERAGES:~~

~~Except as otherwise permitted by statute or ordinance, it shall be unlawful for any person to consume any alcoholic beverage in any of the following areas open to the public:~~

- ~~—A. On any street;~~
- ~~—B. In any public or private parking lot;~~
- ~~—C. In or upon any public or private motor vehicle;~~
- ~~—D. Upon any public or private property if open to the public; and~~
- ~~—E. Within the city park system, it shall only be unlawful to possess or consume any alcoholic beverage upon any street, parking lot, restroom, within 75 feet of a skate park or playground, or within 200 feet of a sanctioned youth league sporting event.~~

SECTION 4-9-2: UNLAWFUL CONSUMPTION OF OR POSSESSION OF ALCOHOLIC BEVERAGES IN PUBLIC PLACE:

A. Definitions: As used in this section, the following words and phrases shall have the meanings given herein when not inconsistent with the context. Words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

ALCOHOLIC BEVERAGE: Any beverage containing alcohol that is a product of distillation of any fermented liquor, or synthetic ethyl alcohol, including liquor, spirits, beer, wine or any liquid containing liquor, spirits, beer or wine.

BEER: Any beverage obtained by alcoholic fermentation of an infusion or decoction of barley, malt or other ingredients in drinkable water.

PUBLIC PLACE: An area to which the general public has an unrestricted right of access and that is generally open or used by the public, regardless of whether it is publicly or privately owned. Examples of public places include, without limitation, streets, highways or public rights-of-way, sidewalks, bridges, alleys, plazas, parks, public driveways, parking lots, transit stations, trains, buses, moving or stationary motor vehicles, shelters, tunnels and buildings, including, without limitation, stores and restaurants.

B. Specified: Except as otherwise provided by license, permit or law, it shall be unlawful for any person:

1. To consume any alcoholic beverage in a public place within the City; or
2. To possess, in a public place within the City, any alcoholic beverage in any bottle, can or other receptacle which has been opened, or has a seal broken, or where the contents of which have been partially removed.

C. Exceptions: The provisions of this section shall not apply to the possession or consumption of any alcoholic beverage by a person who is at least twenty one (21) years of age when such possession or consumption occurs:

1. Within any private residence or upon the yard thereabout, or within any apartment, duplex, condominium, boarding house or other structure lawfully used as a permanent residence, or within any common area or area designated exclusively for and appurtenant to such residential occupancy;

2. Within an establishment, business place or other location properly licensed and permitted by the State, the County and the City for the consumption of any alcoholic beverage;

3. Pursuant to a valid City special event permit issued by the City; provided, that the alcoholic beverage is held in an opaque plastic container that is not labeled or branded by an alcohol manufacturer or distributor and that such possession or consumption does not occur on or in the Boise River. (Ord. 30-15, 7-7-2015; amd. Ord. 19-18, 6-5-2018; 2019 Code; Ord. 53-20, 1-12-2021)

SECTION 4-9-3: ALCOHOLIC BEVERAGES WITHIN THE CITY PARK SYSTEM:

- A. Possession of consumption of an alcoholic beverage shall be allowed within the city park system except within or upon any of the following locations that are associated with the city park system: Any street;
- B. Parking lot;
- C. Restroom;
- D. Within seventy-five (75) feet of the skate park;
- E. Within seventy-five (75') feet of a playground; or
- F. Within two hundred (200) feet of any organized eighteen (18) or younger event.

SECTION 2: REPEALER CLAUSE All ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from date of passage, publication, and signature of the Mayor according to law.

PASSED AND APPROVED BY THE CITY OF STAR MAYOR AND CITY COUNCIL ON _____.

	Aye	Nay	Absent	Abstain
Kevan Wheelock				
David Hershey				
Jennifer Salmonsén				
Kevin Nielsen				

Trevor A Chadwick, Mayor

ATTEST: _____
Jacob M Qualls, City Clerk / Treasurer

DRAFT

AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 5 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Star, in Canyon & Ada Counties, in the State of Idaho, as follows:

SECTION 1: “TITLE 5 MOTOR VEHICLE AND TRAFFIC” (Amended)

Hereby amended as follows:

SECTION 5-2-1: Definitions

OVERNIGHT PARKING: On City property, the period from 10:00 p.m. to 6:00 a.m., or twelve (12) hours of continuous duration.

SECTION 5-2-7: Extended Parking Prohibited

~~No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Public streets are not to be used for storage or long-term parking of motor homes, boats, and trailers whether or not they are attached to other vehicles. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on the same street block face within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. "Block face" means the side of the street where the vehicle was parked between two (2) intersecting streets. Motor homes, boats, and trailers which are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal shall be deemed to have been continuously parked for the purposes of this section. No overnight parking of vehicles is permitted on public property unless otherwise designated.~~

No person shall park a vehicle upon any street or alley for a period of seventy-two (72) hours or longer. Motor homes, boats, and trailers shall be deemed to have been continuously parked for the purposes of this section if they:

- a) are moved from a parking spot and then re-parked on the same side of the street where the vehicle was parked between two (2) intersecting streets;
- b) moved to public property less than six hundred feet (600') away from the original parking spot; or
- c) are moved from a parking spot and then re-parked on an adjacent street abutting the same property within twenty-four (24) hours from the time of said removal.

No overnight parking of vehicles is permitted on city property unless otherwise designated.

SECTION 2: REPEALER CLAUSE All ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from date of passage, publication, and signature of the Mayor according to law.

PASSED AND APPROVED BY THE CITY OF STAR MAYOR AND CITY COUNCIL ON _____.

	Aye	Nay	Absent	Abstain
Kevan Wheelock				
David Hershey				
Jennifer Salmonsén				
Kevin Nielsen				

Trevor A Chadwick, Mayor

ATTEST: _____
Jacob M Qualls, City Clerk / Treasurer

AN ORDINANCE OF THE CITY OF STAR, ADA AND CANYON COUNTIES, IDAHO, AMENDING TITLE 7 OF THE STAR CITY CODE, ALLOWING FOR REPEAL; ALLOWING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Star, in Canyon & Ada Counties, in the State of Idaho, as follows:

SECTION 1: “TITLE 7: BUILDING REGULATIONS” (Amended)

CHAPTER 1 BUILDING CODES AND REGULATIONS

CHAPTER 1 BUILDING CODES AND REGULATIONS

7-1-8: Internation Fire Code

7-1-9: International Swimming Pool and Spa Code

7-1-10: International Existing Building Code

7-1-~~8~~11: Copies Of Adopted Codes On File

SECTION 7-1-5: Building Codes Adopted; Regulations; Permits

E. Heat Detectors: Shall be provided in all new enclosed garages.

1. General. Heat alarms shall be UL Listed and comply with NFPA 72.
2. Where required. Heat alarms shall be provided in accordance with this section.
3. Alterations, repairs and additions. Where *alterations, repairs* or *additions* requiring a permit occur, the individual *dwelling unit* shall be equipped with heat alarms located as required for new attached garages.
4. Exceptions:
 - a. Work involving the exterior surfaces of *dwellings*, such as the replacement of roofing or siding, the *addition* or replacement of windows or doors, or the addition of a porch or deck.
 - b. Installation, alteration or repairs of plumbing or mechanical systems.
5. Location. Heat alarms shall be installed in the following locations:
 - a. In each new attached enclosed garage.
 - b. Where there is a separation between bays of the garage, each bay shall have a heat detector installed.
6. Interconnection. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of heat and smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

SECTION 7-1-6: National Electrical Code; Regulations; Permits

B. General Wiring Methods: Any of the general wiring of chapter 3 of the National Electrical Code, so classified by the article itself as a general wiring method, shall be allowed as the wiring method for buildings and premises in the City of Star, subject only to the limitations, restrictions and prohibited uses contained in the article itself or as amended:

~~1. Wiring: Commercial, educational, institutional and industrial electrical shall be wired as follows: wiring to be in raceway, armored cable or approved by Inspection Department.~~

~~1.~~ 2 Suspended Ceiling Luminaire: Suspended ceiling luminaires are to be supported by independent support wires from structure to fixture, including wiring boxes for smaller luminaires such as Exit signs. Luminaires over one foot (1') square shall have two (2) supports, one (1) on each diagonal corner.

~~2.~~ 3 Bell Ringing Transformers: Bell ringing transformers shall be located to be accessible and shall not be located in an attic.

~~3.~~ 4 Smoke Detectors: Smoke detectors in residential units shall be wired to a general wiring circuit.

SECTION 7-1-8: International Fire Code

The City hereby adopts the current edition of the International Fire Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the city clerk, in accordance with Idaho Code section 50-901.

SECTION 7-1-9: International Swimming Pool and Spa Code (ISPSC)

The City hereby adopts the current edition of the International Swimming Pool and Spa Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the city clerk, in accordance with Idaho Code section 50-901.

SECTION 7-1-10: International Existing Building Code (IEBC)

The City hereby adopts the current edition of the International Existing Building Code as adopted by the State of Idaho, including any revisions thereto as may periodically be adopted by the State of Idaho, and including all

applicable appendix chapters and standards contained therein, published by the International Code Council, a copy of which is on file in the office of the city clerk, in accordance with Idaho Code section 50-901.

SECTION 7-1-~~8~~11: Copies Of Adopted Codes On File

In accordance with Idaho Code section 50-901, three (3) copies of the codes adopted by reference in this chapter, duly certified by the City Clerk, shall be retained by the City for use and examination by the public, at least one (1) of which shall be in the Office of the City Clerk.

SECTION 2: REPEALER CLAUSE All ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from date of passage, publication, and signature of the Mayor according to law.

PASSED AND APPROVED BY THE CITY OF STAR MAYOR AND CITY COUNCIL ON _____.

	Aye	Nay	Absent	Abstain
Kevan Wheelock				
David Hershey				
Jennifer Salmonsén				
Kevin Nielsen				

Trevor A Chadwick, Mayor

ATTEST: _____
Jacob M Qualls, City Clerk / Treasurer

City of Star

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

www.staridaho.org



Ma Section 7, Item F.
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsén
Kevan Wheelock
David Hershey

June 10, 2024

David Nielsen
1047 S. Wells St.
Meridian, Idaho 83642

Dear Mr. Nielsen,

This letter is regarding the Garnet Subdivision that has been annexed into the City of Star.


You and I have had several email conversations about the debris, weeds and abandoned vehicles on the property. On May 3, 2024, you stated in email that Junk Brothers would be out there that same day to take care of the mess.

On June 5, 2024, I did another drive by inspection of the property. It appears that the van and trailer have been removed, however the piles of tires and other junk are still on site. The weeds are also overgrown and not in compliance with the City Code. On Friday, April 26 at 3:51 pm, I sent you an email and advised you that you were in violation of conditions 13 and 14 of your Conditions of Approval for Annexation and potentially could be called before the Council for non-compliance.

This letter is to inform you that you are hereby scheduled to appear before the Star City Council on Tuesday, June 18, 2024. The Council will be interested in your plans for getting the property into compliance with your Conditions of Approval for Annexation into the City. At this time, the Council will discuss the previously approved entitlements and your preliminary/final plat and whether those approvals should be rescinded. Should the city be forced to abate the problem, you will be responsible for the costs associated with the abatement and the city may lien your property as a result.

The City Council meeting on June 18, 2024, starts at 7:00 pm at Star City Hall.

Thank you!


Ryan B. Field
City of Star
Code Enforcement

STATE STREET AUTO SALES

★ 8624 Franklin Road, ★
 ★★ Boise ID, 83709 ★★

CELL: **208-941-7019**



Section 7, Item G.
VEHICLE PURCHASE CONTRACT

Purchaser _____ HM# _____ WK# _____

Address _____ City _____ State _____ Zip _____

Purchaser hereby agrees to purchase the following vehicle under the terms and conditions specified below.

YEAR	MAKE	MODEL	VIN	ODO	STOCK #
2012	Ford	F550	1FD4F5G46BEC98986	137000	

This Vehicle is Being Sold AS-IS
Unless Written Guarantee is Given at Time of Sale
 "THE INFORMATION YOU SEE ON THE WINDOW FOR THIS VEHICLE IS PART OF THIS CONTRACT. INFORMATION ON THE WINDOW FORM OVERRIDES ANY CONTRARY PROVISIONS IN THE CONTRACT OF SALE."
 Except as provided by law, and unless we make a written warranty, or enter into a service contract within 90 days from the date of this agreement, we make no warranties, express or implied, on the vehicle, and there will be no implied warranties of merchantability or fitness for a particular purpose. If we make a written warranty or enter into a service contract within 90 days of this agreement, implied warranties are limited to the duration of the written warranty or service contract.
YOU AND THE DEALER HAVE AGREED THAT THE MOTOR VEHICLE WILL BE DELIVERED TO YOU PRIOR TO COMPLETION OF THE PURCHASE. IF FINANCING CANNOT BE ARRANGED ON THE TERMS AND WITHIN THE TIME PERIOD AGREED UPON IN THE MOTOR VEHICLE PURCHASE CONTRACT, THE CONTRACT IS NULL AND VOID. The purchaser must return the vehicle upon demand of the dealer within 48 hours after being informed that the purchase is being cancelled due to financing not being able to be arranged on the terms that were agreed upon by the dealer and purchaser. Failure to return the vehicle within the stated time may result in the purchaser being obligated to pay the additional penalties for loss of use. The purchaser is also obligated for the cost of any repairs for damages to the vehicle while in the purchaser's possession.

(1) CASH PRICE VEHICLE AND ACCESSORIES	41000	
(2) DISCOUNT OR TRADE AMOUNT ALLOWED		
(3) CASH DIFFERENCE (Taxable Amount)		
(4) DOCUMENTATION FEE (Taxable Amount)	200	
(5) SALES TAX (3 + 4 x CURRENT %)		
(6) TITLE TRANSFER	21	
(7) PLUS TRADE PAYOFF		
(8) EXTENDED SERVICE CONTRACT		
(9) CREDIT LIFE		
(10) ACCIDENT OR HEALTH INSURANCE		
(11) OTHER		
(12) OTHER		
(13) SUB TOTAL DUE		
(14) CASH DOWN PAYMENT		
UNPAID CASH BALANCE DUE ON DELIVERY (13) MINUS (14)	41221	00

TRADE
 Make _____ Model _____ Year _____
 VIN _____
 Amount Allowed \$ _____
 Payoff \$ _____ Until _____
 Net Trade \$ _____
 Payoff Owed To _____
 Address _____
 Buyer assumes responsibility for any difference in payoff in excess of amount shown above and will pay such difference in cash on demand, or buyer authorizes dealer, at dealers option to increase monthly payments and contract balance to cover difference, or repossess the car sold.

If the unpaid balance of cash price stated above is the proceeds of a time payment agreement, as noted below, all items and conditions of that agreement are hereto made as part of and an attachment to this order by this reference.

REMARKS:
 Hold

Purchaser agrees that this order includes all items, terms and conditions of the sale, together with any attachments herein referred to. This order cancels and supersedes any prior written or oral agreement, and as of the date herein, comprises the complete and exclusive statement of the terms of this agreement relating to the sale of the vehicle and all subject matters covered hereby. Purchaser, by execution of this order, certifies that he and/or she is of legal age and acknowledges that he and/or she has read its terms, conditions and attachments and has received a true copy of this order.

Purchaser shall not be entitled, in any event, to recover, from dealer, any consequential damages of any kind or nature, damage from personal injury, damages to property, damages for loss or use, loss of time, loss of profit, loss of income or any other incidental damages.

Purchasers Signature _____ Date _____
 Dealer or Authorized Representative *[Signature]* Date *6-6-24*



CITY OF STAR
**ENGINEER DEPARTMENT
MEMO**

TO: Mayor & Council
FROM: Tim Clark, P.E., Assistant City Engineer
MEETING DATE: **June 18, 2024**
RE: **River House Parking Lot**

ACTION

The bid opening for the River House Parking Lot was held June 12, 2024, 3:00 pm in the Public Meeting Room. Two bids were received for the proposed project, all appearing to meet the bidding requirements. This project was bid as a lump sum project with two additive items (utility stubs for a future bathroom and a trash enclosure). The base bid was the only item considered in determining the selection of a qualified contractor.

The two bids received were from:

- Titan Excavation and Construction, Inc.
- Capital Paving Company, Inc.

The apparent low bidder is Titan Excavation and Construction, Inc. with a base bid of \$362,199.16. Staff is recommending issuance of a Notice of Award to Titan Excavation and Construction, Inc.

Titan Excavation and Construction, Inc. bid Additive Bids 1 and 2 at \$10,582.81 and \$20,759.50, respectively. Staff recommends that both Additive Bids 1 and 2 also be awarded to Titan Excavation and Construction, Inc. for a total project cost of \$393,541.47. It should be noted, that the budget this year included \$400,000.00 for the River House Parking Lot.

The Bid Tabulation and both bids are attached.



River House Parking Lot									
Bidder	Addendum #1	Bid Bond	License Number	Signed	Proposed Subcontractors	Base Bid	Additive Bid #1	Additive Bid #2	Total Bid
Capital Paving Company, Inc	X	X	X	X	X	\$ 528,946.25	\$ 16,385.00	\$ 8,750.00	\$ 554,081.25
Titan Excavation & Construction, Inc	X	X	X	X	X	\$ 362,199.16	\$ 10,582.81	\$ 20,759.50	\$ 393,541.47

River House Parking Lot

Titan Excavation and Construction, Inc Bid

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

City of Star
10769 West State Street
Star Idaho, 83669

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

Addendum No.	Addendum, Date
<i>Addendum No. 01</i>	<i>06/06/2024</i>

- B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.
- E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information,

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

RIVER HOUSE PARKING LOT BID PACKAGE

Total of Base Bid Package	<i>Three hundred sixty-two thousand one hundred and ninety-nine dollars and sixteen cents</i> \$ 362,199.16
	(Amount in Figures)
Additive Bid #1	<i>Ten thousand five hundred and eighty-two dollars and eighty-one cents</i> \$10,582.81
	(Amount in Figures)
Additive Bid #2	<i>Twenty thousand seven hundred and fifty-nine dollars and fifty cents</i> \$20,759.50
	(Amount in Figures)
(Amount in Words)	
(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words shall govern.)	

ARTICLE 6 – TIME OF COMPLETION

6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

7.01 The following documents are submitted with and made a condition of this Bid:

- A. Required Bid security.
- B. List of Proposed Subcontractors.
- C. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids.
- D. Idaho Public Works Contractor’s License No. or Evidence of Bidder’s ability to obtain an Idaho Public Works Contractor’s License and a covenant by Bidder to obtain said license prior to award and execution of contract.

ARTICLE 8 – DEFINED TERMS

8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

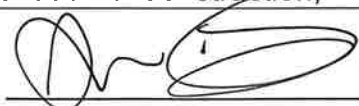
ARTICLE 9 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

Titan Excavation & Construction, Inc.

By:

[Signature]



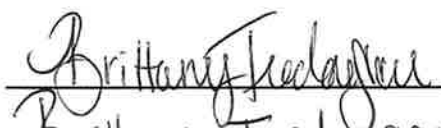
[Printed name]

Amir Seyedbagheri

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

[Signature]



[Printed name]

Brittany Teodorescu

Title:

Business Manager

Submittal Date:

06/12/2024

Address for giving notices:

5101 W. Cove St.

Boise, ID 83714

Telephone Number:

208-362-1991

Fax Number:

208-562-0556

Contact Name and e-mail address:

Amir Seyedbagheri

amir@tecidaho.com

Bidder's License No.:

Public Works License #: 026207-A-4

(where applicable)

NOTE TO USER: Use in those states or other jurisdictions where applicable or required.

City of Star
River House Parking Lot

BID BOND (Penal Sum Form)

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER (Name and Address): Titan Excavation & Construction Inc.
PO Box 2770
McCall, ID 83638

SURETY (Name, and Address of Principal Place of Business): Granite Re, Inc
14001 Quailbrook Drive
Oklahoma City, OK 73134

OWNER (Name and Address): City of Star
10769 W State Street
Star, ID 83669

BID

Bid Due Date: June 12th, 2024

Description (Project Name— Include Location): River House Parking Lot

BOND

Bond Number: N/A

Date: June 12th, 2024

Penal sum Five Percent of Bid Amount \$ (5%)
(Words) (Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER Titan Excavation & Construction Inc. (Seal)

SURETY Granite Re, Inc. (Seal)

Bidder's Name and Corporate Seal

Surety's Name and Corporate Seal

By: 
Signature

By: 
Signature (Attach Power of Attorney)

Amir Seyedbagheri
Print Name

Kenneth D. Whittigton
Print Name

President
Title

Attorney - In - Fact
Title

Attest: 
Signature

Attest: 
Signature Kyle McDonald

Business Manager
Title

Assistant Secretary
Title

Note: Addresses are to be used for giving any required notice.
Provide execution by any additional parties, such as joint venturers, if necessary.

GRANITE RE, INC.
GENERAL POWER OF ATTORNEY

Know all Men by these Presents:

That GRANITE RE, INC., a corporation organized and existing under the laws of the State of MINNESOTA and having its principal office at the City of OKLAHOMA CITY in the State of OKLAHOMA does hereby constitute and appoint:

KENNETH D. WHITTINGTON; KYLE MCDONALD its true and lawful Attorney-in-Fact(s) for the following purposes, to wit:

To sign its name as surety to, and to execute, seal and acknowledge any and all bonds, and to respectively do and perform any and all acts and things set forth in the resolution of the Board of Directors of the said GRANITE RE, INC. a certified copy of which is hereto annexed and made a part of this Power of Attorney; and the said GRANITE RE, INC. through us, its Board of Directors, hereby ratifies and confirms all and whatsoever the said:

KENNETH D. WHITTINGTON; KYLE MCDONALD may lawfully do in the premises by virtue of these presents.

In Witness Whereof, the said GRANITE RE, INC. has caused this instrument to be sealed with its corporate seal, duly attested by the signatures of its President and Assistant Secretary, this 31st day of July, 2023.

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)



Signature of Kenneth D. Whittington
Kenneth D. Whittington, President

Signature of Kyle P. McDonald
Kyle P. McDonald, Assistant Secretary

On this 31st day of July, 2023, before me personally came Kenneth D. Whittington, President of the GRANITE RE, INC. Company and Kyle P. McDonald, Assistant Secretary of said Company, with both of whom I am personally acquainted, who being by me severally duly sworn, said, that they, the said Kenneth D. Whittington and Kyle P. McDonald were respectively the President and the Assistant Secretary of GRANITE RE, INC., the corporation described in and which executed the foregoing Power of Attorney; that they each knew the seal of said corporation; that the seal affixed to said Power of Attorney was such corporate seal, that it was so fixed by order of the Board of Directors of said corporation, and that they signed their name thereto by like order as President and Assistant Secretary, respectively, of the Company.

My Commission Expires:
April 21, 2027
Commission #: 11003620



Signature of Bethany J. Alred
Notary Public

GRANITE RE, INC.
Certificate

THE UNDERSIGNED, being the duly elected and acting Assistant Secretary of Granite Re, Inc., a Minnesota Corporation, HEREBY CERTIFIES that the following resolution is a true and correct excerpt from the July 15, 1987, minutes of the meeting of the Board of Directors of Granite Re, Inc. and that said Power of Attorney has not been revoked and is now in full force and effect.

“RESOLVED, that the President, any Vice President, the Assistant Secretary, and any Assistant Vice President shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the Company in the course of its business. On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the Company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking.”

IN WITNESS WHEREOF, the undersigned has subscribed this Certificate and affixed the corporate seal of the Corporation this
June 12, 2024.



Signature of Kyle P. McDonald
Kyle P. McDonald, Assistant Secretary



Section 7, Item H.

0005732563



STATE OF IDAHO
 Office of the secretary of state, Phil McGrane
ANNUAL REPORT
 Idaho Secretary of State
 PO Box 83720
 Boise, ID 83720-0080
 (208) 334-2301
 Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0005732563

Date Filed: 5/9/2024 10:21:07 AM

Entity Name and Mailing Address:

Entity Name: TITAN EXCAVATION AND CONSTRUCTION INC
The file number of this entity on the records of the Idaho Secretary of State is: 0000385790
Address: PO BOX 2770
 MCCALL, ID 83638-2770

Entity Details:

Entity Status: Active-Good Standing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W125961

The registered agent on record is:

Registered Agent: AMIR SEYEDBAGHERI
 Registered Agent
 Physical Address
 428 MCGINNIS
 MCCALL, ID 83638
 Mailing Address
 PO BOX 2770
 MCCALL, ID 83638-2770

Corporate Officers and Directors:

Name	Title	Business Address
Amir Seyedbaghari	Director	428 S MCGINNIS MCCALL, ID 83638

The annual report must be signed by an authorized signer of the entity.

Job Title: Business Manager

BRITTANY TEODORESCU

Sign Here

05/09/2024

Date

B0909-1311 05/09/2024 10:21 AM Received by Office of the Idaho Secretary of State



Brad Little
Governor

State of Idaho
Division of Occupational and Professional Licenses
PUBLIC WORKS CONTRACTORS LICENSING
CONTRACTOR

026207 - A - 4
License Number

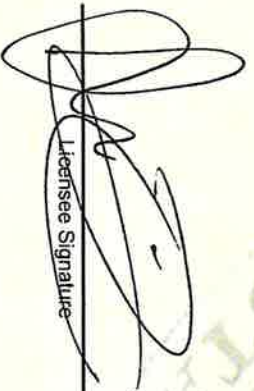
05/25/2016
Original License Issued

Categories: 02220, 02260, 02318, 02230, 18700, 02500, 03900

TITAN EXCAVATION & CONSTRUCTION INC

has fulfilled the requirements of the law relating to licensing in Idaho Code, Title 54, Chapter 19 & 45
and is hereby granted this certificate.

This license expires: 03/31/2025


Licensee Signature


Russell Barron, Administrator

City of Star
 River House Parking Lot

SECTION 00 43 36 – PROPOSED SUBCONTRACTORS

Bidder shall include in his or her Bid the name, address, and Idaho Public Works Contractor License Number of the Subcontractors who shall, in the event the Bidder secures the Contract, subcontract for the project in the areas listed below under the general Contract. Failure to name Subcontractors as required shall render any Bid submitted by the Bidder unresponsive and void.

(Insert "self" if properly licensed and so intended. Insert "Not required" if such specialty work is not required)

<u>Subcontractor</u>	<u>Name/Address/Public Works License Number</u>	<u>% of Work Performed</u>
Electrical Contractor:	Royalty Electric	5.00%
Address:	8611 W. Cory Ln. Boise, ID 83704	
License Number:	Public Works License #: 001310-A-3-4	
Plumbing Contractor:		
Address:		
License Number:		
HVAC Contractor:		
Address:		
License Number:		
Concrete Contractor	EM- Construction	11.00%
Address:	211 E. 43rd St. Garden City, ID 83704	
License Number:	Public Works License #: C-14461-AAA-4	
Asphalt Contractor	Asphalt Driveways & Patching	17.5%
Address:	PO Box 702 Nampa, ID 83653	
License Number:	Public Works License #: 064472-D-4	
Address:		
License Number:		
Address:		
License Number:		
Total % of Work Performed by Subcontractors		33.5%

River House Parking Lot

Capital Paving Company, Inc.

City of Star
River House Parking Lot

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:
City of Star
10769 West State Street
Star Idaho, 83669

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum, Date</u>
<u># 1</u>	<u>JUNE 6, 2024</u>
_____	_____
_____	_____
_____	_____

- B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.
- E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information,

City of Star
River House Parking Lot

observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.

- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Owner written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents and confirms that the written resolution thereof by Owner is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.
 - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.
 - 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

Modified from EJCDC® C-410, Bid Form for Construction Contracts.

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City of Star
River House Parking Lot

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

RIVER HOUSE PARKING LOT BID PACKAGE

<p>Total of Base Bid Package</p>	<p>FIVE HUNDRED TWENTY EIGHT THOUSAND, NINE HUNDRED FORTY SIX DOLLARS AND TWENTY FIVE CENTS \$ 528,946.25</p> <p>(Amount in Figures)</p>
<p>Additive Bid #1</p>	<p>SIXTEEN THOUSAND, THREE HUNDRED EIGHTY FIVE DOLLARS AND ZERO CENTS \$ 16,385.00</p> <p>(Amount in Figures)</p>
<p>Additive Bid #2</p>	<p>EIGHT THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND ZERO CENTS \$ 8,750.00</p> <p>(Amount in Figures)</p>
<p>(Amount in Words) \$554,081.25 FIVE HUNDRED FIFTY FOUR THOUSAND, EIGHTY ONE DOLLARS AND TWENTY FIVE CENTS (Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words shall govern.)</p>	

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:
 - A. Required Bid security.
 - B. List of Proposed Subcontractors.
 - C. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids.
 - D. Idaho Public Works Contractor’s License No. or Evidence of Bidder’s ability to obtain an Idaho Public Works Contractor’s License and a covenant by Bidder to obtain said license prior to award and execution of contract.

ARTICLE 8 – DEFINED TERMS

8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

City of Star
River House Parking Lot

CAPITAL PAVING COMPANY, INC

By: _____
[Signature] JM Collingham

[Printed name] Theresa M. Collingham

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____
[Signature] John Mitchell

[Printed name] JOHN MITCHELL

Title: AUTHORIZED AGENT

Submittal Date: JUNE 12, 2024

Address for giving notices:

PO Box 190810

BOISE, ID 83719

Telephone Number: 208-362-9845

Fax Number: N/A

Contact Name and e-mail address: JOHN MITCHELL

JOHN@CAPITALPAVINGBOISE.COM

Bidder's License No.: RCE-4060, PWC-C-12069-unlimited-4
(where applicable)

NOTE TO USER: Use in those states or other jurisdictions where applicable or required.

City of Star
River House Parking Lot

BID BOND (Penal Sum Form)

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER (Name and Address):

Capital Paving Company
2319 S. Empire Way
Boise, ID, 83709

SURETY (Name, and Address of Principal Place of Business):

Granite Re, Inc.
14001 Quailbrook Drive
Oklahoma City, OK 73134

OWNER (Name and Address):

City of Star Idaho
10769 W. State Street
Star, ID 83669

BID

Bid Due Date: June 12th 2024

Description (Project Name— Include Location): River House Parking Lot

BOND

Bond Number: N/A

Date: June 12th, 2024

Penal sum Five Percent of Bid Amount

\$ (5%)

(Words)

(Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER

Capital Paving Company (Seal)

Bidder's Name and Corporate Seal

By:

[Signature]
Signature

John Mitchell
Print Name

Title

Authorized Agent

Attest:

[Signature]
Signature

Contract Admin
Title

SURETY

Granite Re, Inc. (Seal)

Surety's Name and Corporate Seal

By:

[Signature]
Signature (Attach Power of Attorney)

Kenneth D. Whittington
Print Name

Attorney-In-Fact
Title

Attest:

[Signature]
Signature Kyle McDonald

Assistant Secretary
Title

Note: Addresses are to be used for giving any required notice.

Provide execution by any additional parties, such as joint venturers, if necessary.

**City of Star
River House Parking Lot**

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation shall be null and void if:
 - 3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2 All Bids are rejected by Owner, or
 - 3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

GRANITE RE, INC. GENERAL POWER OF ATTORNEY

Know all Men by these Presents:

That GRANITE RE, INC., a corporation organized and existing under the laws of the State of MINNESOTA and having its principal office at the City of OKLAHOMA CITY in the State of OKLAHOMA does hereby constitute and appoint:

KENNETH D. WHITTINGTON; KYLE MCDONALD its true and lawful Attorney-in-Fact(s) for the following purposes, to wit:

To sign its name as surety to, and to execute, seal and acknowledge any and all bonds, and to respectively do and perform any and all acts and things set forth in the resolution of the Board of Directors of the said GRANITE RE, INC. a certified copy of which is hereto annexed and made a part of this Power of Attorney; and the said GRANITE RE, INC. through us, its Board of Directors, hereby ratifies and confirms all and whatsoever the said:

KENNETH D. WHITTINGTON; KYLE MCDONALD may lawfully do in the premises by virtue of these presents.


In Witness Whereof, the said GRANITE RE, INC. has caused this instrument to be sealed with its corporate seal, duly attested by the signatures of its President and Assistant Secretary, this 31st day of July, 2023.

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)





Kenneth D. Whittington, President

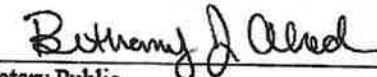


Kyle P. McDonald, Assistant Secretary

On this 31st day of July, 2023, before me personally came Kenneth D. Whittington, President of the GRANITE RE, INC. Company and Kyle P. McDonald, Assistant Secretary of said Company, with both of whom I am personally acquainted, who being by me severally duly sworn, said, that they, the said Kenneth D. Whittington and Kyle P. McDonald were respectively the President and the Assistant Secretary of GRANITE RE, INC., the corporation described in and which executed the foregoing Power of Attorney; that they each knew the seal of said corporation; that the seal affixed to said Power of Attorney was such corporate seal, that it was so fixed by order of the Board of Directors of said corporation, and that they signed their name thereto by like order as President and Assistant Secretary, respectively, of the Company.

My Commission Expires:
April 21, 2027
Commission #: 11003620





Notary Public

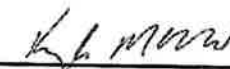
GRANITE RE, INC. Certificate

THE UNDERSIGNED, being the duly elected and acting Assistant Secretary of Granite Re, Inc., a Minnesota Corporation, HEREBY CERTIFIES that the following resolution is a true and correct excerpt from the July 15, 1987, minutes of the meeting of the Board of Directors of Granite Re, Inc. and that said Power of Attorney has not been revoked and is now in full force and effect.

“RESOLVED, that the President, any Vice President, the Assistant Secretary, and any Assistant Vice President shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the Company in the course of its business. On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the Company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking.”

IN WITNESS WHEREOF, the undersigned has subscribed this Certificate and affixed the corporate seal of the Corporation this
June 12, 2024.





Kyle P. McDonald, Assistant Secretary

City of Star
River House Parking Lot

SECTION 00 43 36 – PROPOSED SUBCONTRACTORS

Bidder shall include in his or her Bid the name, address, and Idaho Public Works Contractor License Number of the Subcontractors who shall, in the event the Bidder secures the Contract, subcontract for the project in the areas listed below under the general Contract. Failure to name Subcontractors as required shall render any Bid submitted by the Bidder unresponsive and void.

(Insert "self" if properly licensed and so intended. Insert "Not required" if such specialty work is not required)

Subcontractor	Name/Address/Public Works License Number	% of Work Performed
Electrical Contractor:	POWER PLUS INC.	13.13%
Address:	25 HARTMAN ST, BOISE, ID 83704	
License Number:	10-EVE-14995, RCE-3894, PW-10947-U	
Plumbing Contractor:	N/A	
Address:		
License Number:		
HVAC Contractor:	N/A	
Address:		
License Number:		
FENCING	ANVIL FENCE COMPANY	4.5%
Address:	106 E 46TH ST, GARDEN CITY, ID 83714	
License Number:	058096-B-4 (02820)	
CONCRETE	CLEAN CONCRETE LLC	8.4%
Address:	2966 E CALABRIA DR, MERIDIAN, ID 83642	
License Number:	030518-D-4	
STRIPING	CURTIS CLEAN SWEEP	.39%
Address:	PO BOX 44112, BOISE ID 83711	
License Number:	13294-A-4	
Address:		
License Number:		
Total % of Work Performed by Subcontractors		26.42%

Division of Occupational and Professional Licenses
Department of Self Governing Agencies
The person named has met the requirements for registration and is
entitled under the laws and rules of the State of Idaho to operate as a(n)
REGISTERED ENTITY CONTRACTOR

**CAPITAL PAVING COMPANY INC
GEORGE & THERESA COLLINGHAM, ET AL
2319 S EMPIRE WAY
BOISE ID 83709**


Russell S. Barron
Division Admin

RCE-4060
Number

12/14/2024
Expires



Brad Little
Governor

State of Idaho
Division of Occupational and Professional Licenses
PUBLIC WORKS CONTRACTORS LICENSING
CONTRACTOR

PWC-C-12069 - UNLIMITED - 4
License Number

Categories: 02310, 02500, 02740

04/13/1977
Original License Issued

CAPITAL PAVING COMPANY, INC.

This is to certify that
has fulfilled the requirements of the law relating to licensing in Idaho Code, Title 54, Chapter 19 & 45
and is hereby granted this certificate.

This license expires: 04/30/2025


Licensee Signature


Russell Barron, Administrator

**INTERAGENCY GOVERNMENTAL
AGREEMENT FOR
COLLECTION AND WAIVER OF IMPACT
FEES**

THIS INTERAGENCY GOVERNMENTAL AGREEMENT FOR COLLECTION AND WAIVER OF IMPACT FEES ("Agreement") is made and entered into this ____ day of June 2024, by and between the Ada County Highway District, a body politic and corporate of the State of Idaho (hereinafter referred to as "ACHD") and the city of Star, an Idaho municipal corporation (hereinafter referred to as "City"), hereinafter collectively referred to as "Parties").

RECITALS

- A. ACHD is a single county-wide highway district, a public entity, organized and existing pursuant to Idaho Code Title 40, Chapter 14, as amended and supplemented, with the exclusive jurisdiction, and authority to maintain, improve, regulate, and operate public rights-of-way in Ada County.
- B. City is a public entity organized and operating pursuant to Idaho Code Title 50, as amended and supplemented. City is a municipal corporation with jurisdiction, authority and police power to regulate and control municipal activities within the City.
- C. Idaho Code § 67-2332 provides that one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform, provided that such contract is authorized by the governing body of each party and that such contract shall set forth fully the purposes, powers, rights, objectives and responsibilities of the contracting parties.
- D. ACHD and City are both "taxing districts," as defined by Idaho Code 63-201.
- E. Pursuant to Idaho Code § 67-8203(7) of the Idaho Development Impact Fee Act, a taxing district must pay an impact fee for a development that is for an activity within the taxing district's public responsibility if ACHD's impact fee ordinance expressly includes taxing districts as being subject to paying development impact fees.
- F. ACHD's Impact Fee Ordinance No. 246A, as amended from time to time (the "Ordinance") Section 7304.2 expressly states that taxing districts are obligated to pay development impact fees, unless ACHD and the taxing district enter into a written agreement that provides otherwise.

- G. The Parties have determined that it is against public policy for two taxing districts comprised of some or all of the same taxpayers to tax one another. The Parties have further determined it to be in the public's best interest to define certain areas of responsibility and provide for the cooperation with respect to the exercise thereof in accordance with Idaho Code § 67-8204A for the benefit of the citizens of the City and within the jurisdiction of ACHD.
- H. In consideration of the above, the purpose of this Agreement is to set forth in writing the Parties' Agreement that defines certain areas of responsibility as to collection and waiver of impact fees during the term of this Agreement as further set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties do mutually undertake, promise, and agree as follows:

Section 1. Definitions.

1.1 The term "ACHD" shall refer to the Ada County Highway District, and shall include its Commissioners, employees, agents, and contractors when acting on behalf of ACHD.

1.2 The term "Applicant" shall refer to an owner, developer, builder, possessor or other holder of an interest in real property located within the area of City's jurisdiction.

1.3. Ther term "Application" shall refer to an application for a Permit from City by an Applicant.

1.4 The term "City" shall refer to the City of Star, state of Idaho, and shall include its Mayor, Members of its Council, employees, agents, and contractors when acting on behalf of City.

1.5 The term "Fiscal Year" shall mean the year ending September 30th.

1.6. The term "Development" shall mean the same as found in ACHD Policy 7300 and Idaho Code Title 67 Chapter 82.

1.7 The term "Impact Fee" shall refer to an Impact Fee imposed by ACHD under ACHD Ordinance Number 246A adopted by ACHD pursuant to provisions of the Idaho Development Impact Fee Act, Title 67, Chapter 82, Idaho Code, as such ordinance now exists or as the same may be modified and

amended from time to time in the future. 1.8 The term "Law" shall mean any statute of the state of Idaho and any City or ACHD ordinance, resolution, rule and any binding final decision of a court with jurisdiction over City and ACHD.

1.8 The term "Permit" shall refer to a conditional use permit, design review, review of a planned development, traffic and development plan, zone change, private road, building permit, or any other permit or approval which relates to or has an impact on the highways and public rights-of-way under the jurisdiction of ACHD and which is required by applicable Law to be issued by City but not similarly required by Law to be approved or issued by ACHD.

1.9 The term "Residential" shall mean single family dwellings, duplex dwellings, multifamily dwellings, manufactured homes and mobile homes.

SECTION 2

PURPOSES AND POWERS REGARDING COLLECTION OF IMPACT FEES ON BEHALF OF ACHD

2. In accordance with Idaho Code§ 67-2332, the purposes, powers, rights, and objectives of each of the parties are as set forth in the Recitals above. Each of the Recitals above is incorporated into the body of this Agreement.

2.1. ACHD Review of Application; Inclusion of ACHD Requested Conditions in City's Staff Recommendations Each time an Applicant presents an Application to City for a Permit, before taking any final action with respect thereto, City agrees to forward a complete copy of the Application to ACHD for its review. Upon receipt of the copy of the Application, ACHD shall, within thirty (30) calendar days, determine what conditions related to its statutory jurisdiction it would like to have included in City's requirements for issuance of the Permit applied for, and so advise City, in writing. For consideration by City, ACHD shall provide City with written findings of fact and conclusions of law in support of each request for inclusion of a condition. City agrees that it will include the ACHD requested conditions in its staff recommendations to City's Council.

2.2. City Agent of ACHD for Collection of Impact Fee for Residential Development In order to minimize the inconvenience of travel to both Parties' offices by an Applicant seeking a Permit for development, City is hereby appointed agent for ACHD for the collection of the appropriate Impact Fee due ACHD for such development.

2.3. Implementation by City of ACHD's Conditions Included in Permit City agrees to implement enforcement of ACHD's conditions which have been included in a Permit issued by City by withholding the issuance of a Permit until

ACHD notifies City that all such ACHD conditions have been met and, unless the City has collected the same as allowed under Section 2.2, that the Impact Fee has been collected. City further agrees to withhold the issuance of a certificate of occupancy until ACHD notifies City all such included conditions have been met.

2.4. Amount and Payment for Services For City's services as agent for collection of ACHD Impact Fees under Section 2.2, ACHD agrees to pay a service fee of Twenty Dollars (\$20) for each Impact Fee collected by City on Residential development to a maximum amount not to exceed \$25,000 in a Fiscal Year.

2.5. Monthly Report Within ten (10) days following the end of each calendar month City agrees to: (i) compile a monthly report, utilizing the software program provided by ACHD, describing the Impact Fees that it collected for ACHD during the preceding month, and (ii) provide the report and its check made payable to ACHD for the Impact Fees it collected during that month to ACHD together with an invoice for the service fees then payable to City for its services as agent for collection. ACHD will remit to City the amount of such invoice within thirty (30) days following receipt.

SECTION 3.
NO PAYMENT OF FEES

3. During the Term (defined below) of this Agreement, the Parties may Agree in certain circumstances to waive the impact fees, in accordance with the type of development. The Parties agree that in the circumstances when the Parties agree to waive the impact fees, the City shall agree to provide any needed right of way for ACHD's infrastructure improvements associated with the development.

SECTION 4.
EFFECTIVE DATE/TERM AND TERMINATION

4.1. Effective Date. This Agreement shall become effective upon the date upon which both parties' governing boards have authorized it (the "Effective Date") pursuant to Idaho Code § 67-2332.

4.2. Term and Termination. The term of this Agreement shall be ten (10) years (the "Term") after the Effective Date unless it is terminated earlier as follows: Either party may terminate this Agreement upon sixty (60) days' written notice to the other, provided, however, that any Fees that would have been due and payable by the terminating party eighteen (18) months prior to the date of termination that were not owed due to the existence of this Agreement shall become immediately due and payable and paid on the date of termination of this Agreement. Subject to the foregoing, upon termination of this Agreement, neither party shall have further recourse hereunder except with respect to the payment of Fees as set forth in this Section 2.2

SECTION 5.
GENERAL PROVISIONS

5.1. Constitutional Debt Limitation. Nothing in this Agreement shall be construed to be an indebtedness or liability in violation of Article VIII, Section 3 of the Idaho Constitution.

5.2. Attorney Fees. In the event of any controversy, claim, suit, proceeding or action being filed or instituted between the parties to enforce the terms and conditions of this Agreement, or arising from the breach of any provision hereof, the prevailing party will be entitled to receive from the other Party all costs, damages, and expenses, including reasonable attorneys' fees including fees on appeal, incurred by the prevailing party. The prevailing party will be that party who was awarded judgment as a result of trial or arbitration.

5.3. Choice of Law. The validity, meaning, and effect of this Agreement shall be determined in accordance with the laws of the State of Idaho.

5.4. Entire Agreement. This Agreement and the exhibits hereto constitute the full and entire understanding and agreement between the parties with regard to the transaction contemplated herein, and no party shall be liable or bound to the other in any manner by any representations, warranties, covenants and agreements except as specifically set forth herein.

5.5. Binding Agreement. The promises, covenants, conditions, and agreements herein contained shall be binding on each of the parties hereto and on all parties and all persons claiming under them or any of them; and the rights and obligations hereof shall inure to the benefit of each of the parties hereto and their respective successors and assigns.

5.6. Severability. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.

5.7. Waiver, Acknowledgments and Modifications. The failure of a party to insist on the strict performance of any provision of this Agreement or to exercise any right or remedy upon a breach hereof shall not constitute a waiver of any provision of this Agreement or limit such party's right to enforce any provision or exercise any right. No acknowledgments required hereunder, and no modification or waiver of any provision of this Agreement or consent to departure therefrom, shall be effective unless in writing and signed by ACHD and City.

5.8. Headings. The headings used in this Agreement are used for convenience only and are not to be considered in construing or interpreting this Agreement.

5.9. Notices. All notices or other communications that are required to be given or may be given to the Parties pursuant to the terms of this Agreement shall be sufficient in all respects if given in writing and if delivered personally, by email, or by first class mail, postage prepaid, to the receiving Party at the addresses set forth below. Each Party may change the address at which it is to receive communications by written notice to the other Party in accordance with the terms of this Section as follows:

If to ACHD:

Ada County Highway District
Attn: Impact Fee Administrator
3775 N. Adams Street
Garden City, ID 83714

If to City:

City of Star

5.10. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but both of which together shall constitute one and the same.

5.11. Limitations on Liability. The parties hereto agree that nothing herein contained shall be construed to create a joint venture, partnership, or other similar relationship which might subject any party to liability for the debts and/or obligations of the others, except as otherwise expressly agreed in this Agreement.

5.12. Time is of the Essence. Time shall be of the essence for all events and obligations to be performed under this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

SIGNATURE PAGE FOLLOWS:

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/

CITY OF STAR:

TREVOR CHADWICK, MAYOR

ATTEST: _____
JACOB M QUALLS, City Clerk/Treasurer

**ADA COUNTY HIGHWAY
DISTRICT:**

RYAN HEAD, DIRECTOR