



CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho
Tuesday, March 04, 2025 at 7:00 PM

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

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION**
3. **ROLL CALL**
4. **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)
5. **CONSENT AGENDA (ACTION ITEM)** **All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
 - A. **Approval of Claims**
 - B. **Approval of Minutes: February 4 and February 18, 2025**
 - C. **Approval of Minutes:**
 - D. **Milepost Commons #2 Final Plat**
 - E. **Trapper Ridge #4 Final Plat**
 - F. **Pollard Elementary School Conditional Use Permit Findings of Fact**
6. **ACTION ITEMS:**(The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
 - A. **Approval of Updated Integrated Five-Year Work Plan to be sent to Ada County Highway District (ACHD) - (ACTION ITEM)**
 - B. **Memorandum of Understanding with Valley Regional Transit for Emergency Evacuation and Transportation Support (ACTION ITEM)**
7. **ADJOURNMENT**



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

Land Use Public Hearing Process

Public signs up to speak at the public hearing

Mayor Opens the Public Hearing

Mayor asks council if there is any Ex Parte Contact

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

Council can ask the applicant questions and staff questions

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

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

Applicant rebuttal (**10 minutes**)

Council can ask the applicant and staff questions

Mayor closes the public hearing

Council deliberates

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

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

Thank you for your participation.

Mayor Trevor Chadwick

CITY OF STAR

1099 Vendor Detail Query

For checks paid between: 02/12/25 to 02/25/25

Section 5, Item A.

Vendor Name	Doc #	Invoice #/Description	Date	Warrant Amount	Inv Date	Period	Fund	Org	Account	Object
ACTION PLUMBING	CL 4761	3291 Backflow CH/Blake Pk Restr	02/21/25	23840	470.00	02/17/25 2/25	10	554	41540	434
ACTION PLUMBING	CL 4783	3288 Riverhouse West Toilet	02/25/25	23851	225.00	02/14/25 2/25	10	554	41540	434
ADA COUNTY HIGHWAY DISTRICT	CL 4711	19014 ACHD Impact Fees Jan 2025	02/13/25	-99323	269,815.00	01/31/25 1/25	10	0	40000	791
ADA COUNTY LANDFILL	CL 4718	70307 Landfill Fees	02/18/25	23826	15.00	02/01/28 2/25	10	0	41595	831
ADA COUNTY LANDFILL	CL 4718	70208 Landfill Fees	02/18/25	23826	16.96	02/01/25 2/25	10	0	41595	831
ADA COUNTY LANDFILL	CL 4754	73580 Landfill Fees	02/20/25	23841	15.00	02/13/25 2/25	10	0	41595	831
ADA COUNTY PROSECUTORS OFFICE	CL 4720	Feb 2025 Prosecutions Contract	02/18/25	-99316	3,541.90	01/23/25 2/25	10	0	41300	327
ADA COUNTY SHERIFF'S OFFICE	CL 4719	122568 Police Services Feb 2025	02/18/25	-99317	301,181.48	02/03/25 2/25	10	0	42110	365
ADVANCED SIGN LLC	CL 4759	6100013609 Lettering for Back/Front Door	02/21/25	-99300	256.00	03/30/25 2/25	10	555	41540	434
ADVANCED SIGN LLC	CL 4759	6100013862 Anchor for Fence Posts	02/21/25	-99300	730.80	02/19/25 2/25	10	566	41550	435
ADVANCED SIGN LLC	CL 4759	6100013773 Hardware for Signs	02/21/25	-99300	392.50	02/10/25 2/25	10	0	41580	447
AERO CONSTRUCTION	CL 4722	Bond Release Dutch Bros St Lgt	02/18/25	23827	20,829.00	02/14/25 2/25	10	0	40600	881
ANNIE PEW	CL 4721	Mayor's Youth Council Supplies	02/18/25	23828	12.68	02/12/25 2/25	10	0	45070	590
ANNIE PEW	CL 4721	Before/After School Supplies	02/18/25	23828	108.53	02/12/25 2/25	10	101	44022	611
AVI SYSTEMS, INC	CL 4769	89035644 Public Meeting Room Service	02/25/25	-99295	1,865.06	02/19/25 2/25	10	0	42200	376
B'S ACE HARDWARE	CL 4758	361562 Flush Valve Kit	02/21/25	23842	20.69	02/14/25 2/25	10	554	41540	434
BATTERIES PLUS BULBS	CL 4777	P79935680 Batteries - Passport Office	02/25/25	23852	135.36	01/30/25 2/25	10	0	41810	611
BILLS MACHINE SHOP	CL 4664	25-1119 Dump Trailer Repair	02/18/25	-99318	1,506.67	01/28/25 1/25	10	0	41580	433
BOISE METRO CHAMBER	CL 4750	5832162 Membership Dues	02/20/25	23843	511.00	02/20/25 2/25	10	359	48990	570
BRIGHAM YOUNG UNIVERSITY IDAHO	CL 4723	Scholarship Cameron Walke	02/18/25	23829	1,275.00	02/04/25 2/25	10	0	48520	840
CANON FINANCIAL SERVICES, INC	CL 4736	38777241 Shared Copier S&W	02/18/25	-99315	522.66	02/11/25 2/25	10	0	42200	374
CANON FINANCIAL SERVICES, INC	CL 4736	38403818 Leases for 2 Copiers	02/18/25	-99315	256.24	02/09/25 2/25	10	0	42200	374
CINDY TINKER	CL 4725	Reimburse Cork Board	02/18/25	23830	42.39	02/14/25 2/25	10	0	41810	611
CLEARWATER FINANCIAL LLC	CL 4744	3230 Police Impact Fee Proj Add 2	02/19/25	-99307	2,350.00	01/31/25 2/25	10	0	48960	593
CLEARWATER FINANCIAL LLC	CL 4744	3230 Park Impact Fee Project Add 1	02/19/25	-99307	2,350.00	01/31/25 2/25	10	0	48960	593
CLEARWATER FINANCIAL LLC	CL 4744	3230 Pathways Impact Fee Proj Add 3	02/19/25	-99307	875.00	01/31/25 2/25	10	0	48960	593
DANA PARTRIDGE	CL 4712	Services 01/30/25 to 02/12/25	02/13/25	-99322	2,875.72	02/13/25 2/25	10	0	41740	565
DONNA JENSEN	CL 4753	Riverhouse Deposit Refund	02/20/25	23844	500.00	02/20/25 2/25	10	0	40700	882
EMPLOYEE RELATIONS, INC	CL 4751	98638 Background Checks	02/20/25	23845	148.35	01/31/25 2/25	10	0	41810	533
FATBEAM LLC	CL 4738	52323 Fiber Optic Internet Service	02/19/25	-99313	3,987.50	02/01/25 2/25	10	0	41100	419
FISHER INC	CL 4710	1424 Video Interview Project	02/13/25	23825	26,735.18	09/28/24 2/25	10	0	45070	591
FISHER'S TECHNOLOGY	CL 4737	1449976 Copier City Hall	02/19/25	-99314	114.48	02/03/25 2/25	10	0	42200	374
FISHER'S TECHNOLOGY	CL 4737	1449977 Copier Rec Center	02/19/25	-99314	51.70	02/03/25 2/25	10	0	42200	374
GAMEFACE ATHLETICS	CL 4739	321239 Fleece Jackets	02/19/25	-99312	64.00	02/14/25 2/25	10	0	45050	585
GEM STATE PAPER & SUPPLY COMPAN	CL 4780	3101587 Janitorial Supplies	02/25/25	-99290	786.90	02/12/25 2/25	10	553	41540	434
HERITAGE LANDSCAPE SUPPLY GROU	CL 4781	*4647-001 Irrigation Maintenance	02/25/25	-99289	18.00	02/10/25 2/25	10	565	41550	435
HUBBLE HOMES LLC	CL 4770	Refund - Cancelled Permits	02/25/25	23853	67,045.89	02/24/25 2/25	10	0	40700	884
IDAHO POWER COMPANY	CL 4772	0033022563 10775 W State St Star Outreach	02/25/25	-99294	116.00	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0032863988 960 S Main Street	02/25/25	-99294	167.61	02/12/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0033022589 10769 W State St CT City Hall	02/25/25	-99294	667.10	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0033022594 1000 S Main St Pump	02/25/25	-99294	42.06	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0033022576 11225 W Blake Dr Blake Pk	02/25/25	-99294	148.74	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0033022592 1300 N Star Rd HC Entry Lgts	02/25/25	-99294	61.18	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0033022580 State/Plummer Street	02/25/25	-99294	14.47	02/14/25 2/25	10	0	41100	413
IDAHO POWER COMPANY	CL 4772	0033022596 Blake Park Sprinklers	02/25/25	-99294	3.81	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0030204591 Hunters Creek Street	02/25/25	-99294	15.49	02/14/25 2/25	10	0	41100	413
IDAHO POWER COMPANY	CL 4772	0033075641 Highbrook/Hwy 44 St	02/25/25	-99294	42.17	02/14/25 2/25	10	0	41100	413
IDAHO POWER COMPANY	CL 4772	0033022587 1500 N Star Rd CT	02/25/25	-99294	697.28	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0030204606 Street Lights Blake Pk	02/25/25	-99294	18.08	02/14/25 2/25	10	0	41100	413
IDAHO POWER COMPANY	CL 4772	0033022572 1310 N Little Camas BG Shop	02/25/25	-99294	181.10	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0033022584 Street Lights Star	02/25/25	-99294	397.99	02/14/25 2/25	10	0	41100	413
IDAHO POWER COMPANY	CL 4772	0033022554 1250 N Star Rd HC Pump	02/25/25	-99294	83.16	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0033367599 W Otter Rock Dr Pump	02/25/25	-99294	102.80	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0033157130 11380 W Hidden Brook Dr	02/25/25	-99294	242.38	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0030968905 W Picket Cr/Pollard Ln	02/25/25	-99294	11.89	02/14/25 2/25	10	0	41100	413
IDAHO POWER COMPANY	CL 4772	0033380347 W Otter Rock Dr Outlet	02/25/25	-99294	28.34	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0030980194 Floating Feather/Pl	02/25/25	-99294	12.96	02/14/25 2/25	10	0	41100	413
IDAHO POWER COMPANY	CL 4772	0033372621 10405 W Otter Rock Dr Pond	02/25/25	-99294	131.30	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0032863989 960 S Main Street	02/25/25	-99294	852.58	02/12/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0033207654 11665 W State St A	02/25/25	-99294	311.44	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0030885171 11665 W State St C	02/25/25	-99294	178.67	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0033207655 11665 W State St A1	02/25/25	-99294	250.83	02/14/25 2/25	10	0	41100	412
IDAHO POWER COMPANY	CL 4772	0030943198 11665 W State St 41	02/25/25	-99294	9.45	02/14/25 2/25	10	0	41100	413
IDAHO PRESS	CL 4740	53210 Legal/Pub Notice PH 2/18	02/19/25	-99311	99.18	02/01/25 2/25	10	0	41810	530
IDAHO TRACTOR INC	CL 4760	3869 Tail Light Assembly	02/21/25	23846	51.39	02/05/25 2/25	10	568	41560	437
IDAHO TRACTOR INC	CL 4760	3949 Auto Parts	02/21/25	23846	65.25	02/14/25 2/25	10	568	41560	437
IDAHO TRACTOR INC	CL 4760	3937 Bolt Wheel	02/21/25	23846	3.96	02/13/25 2/25	10	568	41560	437
IDAHO TRACTOR INC	CL 4784	3858 Tire for 5X5 1100X	02/25/25	23854	224.91	02/03/25 2/25	10	569	41560	437
IDAHO TRACTOR INC	CL 4784	41505 Seal on Tractor Out	02/25/25	23854	1,834.72	01/31/25 2/25	10	569	41560	437
IDAHO TRACTOR INC	CL 4784	41512 Front Tires for Tractor	02/25/25	23854	599.62	02/03/25 2/25	10	569	41560	437
INTERMOUNTAIN GAS COMPANY	CL 4774	*3000 2 City Hall 10769 W State St	02/25/25	23855	338.60	02/03/25 2/25	10	0	41100	414
INTERMOUNTAIN GAS COMPANY	CL 4774	*7251 2 Police Stn 11665 W State St	02/25/25	23855	396.86	02/03/25 2/25	10	0	41100	414
INTERMOUNTAIN GAS COMPANY	CL 4774	*3000 1 Outreach Bldg 10775 W State St	02/25/25	23855	76.62	02/03/25 2/25	10	0	41100	414
INTERMOUNTAIN GAS COMPANY	CL 4774	*1000 1 B&G Shop 1310 N Little Camas	02/25/25	23855	183.63	02/03/25 2/25	10	0	41100	414
INVICTUS TECHNOLOGY & EQUIPMEN	CL 4726	Network Switch/Access Points	02/18/25	23831	8,050.00	02/08/25 2/25	10	0	42200	371
IWORQ SYSTEMS INC	CL 4745	211415 Business License Management	02/19/25	-99306	4,000.00	02/13/25 2/25	10	0	42200	372
JOHN HANCOCK	CL 4786	Asset Charges	02/25/25	-99287	199.77	02/13/25 2/25	10	0	41140	230
JOHN HANCOCK	CL 4786	Asset Charges	02/25/25	-99287	749.15	02/13/25 2/25	10	0	41210	230
KELLER ASSOCIATES INC	CL 4752	0250062 City Hall Generator Analysis	02/20/25	23847	2,900.00	02/15/25 2/25	10	0	45210	339
KELLER ASSOCIATES INC	CL 4752	0244146 City Hall Generator Analysis	02/20/25	23847	4,720.00	01/15/25 2/25	10	0	45210	339
L&W SUPPLY CORPORATION	CL 4785	*6793-001 Insulation Pavilion Pk	02/25/25	23856	282.27	01/31/25 2/25	10	0	45100	738
L&W SUPPLY CORPORATION	CL 4785	*5426-001 Credit	02/25/25	23856	-15.98	01/20/25 2/25	10	0	45100	738
MOUNT OLYMPUS WATER	CL 4742	24331811 Water City Hall	02/19/25	-99309	112.98	02/01/25 2/25	10	0	41810	611
MOUNT OLYMPUS WATER	CL 4742	24335904 Water Rec Center	02/19/25	-99309	34.69	02/01/25 2/25	10	0	41810	611
MOUNTAIN ALARM	CL 4741	5819261 Fire Alarm/Monitoring	02/19/25	-99310	92.50	02/01/25 2/25	10	327	48900	333
MOUNTAIN ALARM	CL 4741	5819260 Security Backup/Monito	02/19/25	-99310	46.33	02/01/25 2/25	10	327	48900	333
MTM WOODWORKS	CL 4779	190874 Cabinet Install DMV	02/25/25	23857	150.00	02/21/25 2/25	10	719	45110	755

NAPA AUTO PARTS	CL	4762	119390 Wiper Blades	02/21/25	23848	25.38	02/13/25	2/25	10	568	41560	437
NAPA AUTO PARTS	CL	4762	118943 Lights for 5x5 1100	02/21/25	23848	20.48	02/04/25	2/25	10	568	41560	
REPUBLIC SERVICES INC	CL	4773	001391885 Star City Hall	02/25/25	-99293	362.23	01/31/25	2/25	10	0	41100	
REPUBLIC SERVICES INC	CL	4773	001391555 Hunters Creek Park	02/25/25	-99293	452.94	01/31/25	2/25	10	0	41100	411
REPUBLIC SERVICES INC	CL	4773	001391616 Star River Access 10	02/25/25	-99293	89.39	01/31/25	2/25	10	0	41100	411
REPUBLIC SERVICES INC	CL	4773	001391901 Blake Haven Park	02/25/25	-99293	111.51	01/31/25	2/25	10	0	41100	411
RICHMOND AMERICAN HOMES OF IDAHO	CL	4727	Refund Permits Incorrect Fee	02/18/25	23832	2,750.00	02/06/25	2/25	10	0	40700	884
ROBERT LITTLE	CL	4757	Life Insur Life Insurance	02/21/25	-99301	-285.38	02/20/25	2/25	10	0	41740	565
ROBERT LITTLE	CL	4757	396253 B&G Contracted Services	02/21/25	-99301	5,250.00	02/02/25	2/25	10	0	41740	565
ROCKY MOUNTAIN ROLL	CL	4728	38560879 Stage/Sound Hometown	02/18/25	23833	9,905.96	01/28/25	2/25	10	0	45000	597
ROYALTY ELECTRIC LLC	CL	4743	25006-2 Installed Camera Pavilion	02/19/25	-99308	2,505.00	02/05/25	2/25	10	0	45100	738
ROYALTY ELECTRIC LLC	CL	4743	24070-2 Network Upgrade/Camera	02/19/25	-99308	9,873.00	02/05/25	2/25	10	0	45100	735
ROYALTY ELECTRIC LLC	CL	4775	24070-3 Conduits/Data Cabinet/Camera	02/25/25	-99292	13,581.00	02/18/25	2/25	10	0	45100	735
ROYALTY ELECTRIC LLC	CL	4775	25006-3 Verkada Veiwing Station	02/25/25	-99292	3,695.00	02/13/25	2/25	10	0	45100	735
SBI CONTRACTING INC	CL	4763	11527 Hand Dryer Blake Pk Men's Rstm	02/25/25	23858	455.00	02/21/25	2/25	10	554	41540	434
SHANE DALE	CL	4731	TV and Mount Driver's License	02/18/25	23834	370.98	02/04/25	2/25	10	719	45110	755
SHANE DALE	CL	4731	TV and Mount Passport Office	02/18/25	23834	370.98	02/04/25	2/25	10	720	45110	755
SHAWN NICKEL	CL	4730	Reimburse Remarkable Fees	02/18/25	23835	35.88	02/18/25	2/25	10	0	41810	611
SHERWIN WILLIAMS	CL	4764	1073-3 Paint for Soccer Goals	02/21/25	-99299	35.24	02/10/25	2/25	10	0	41580	436
SHERWIN WILLIAMS	CL	4764	0866-1 Paint Roller	02/21/25	-99299	3.65	02/01/25	2/25	10	0	41570	613
SHERWIN WILLIAMS	CL	4764	1790-4 Paint for Soccer Goals	02/21/25	-99299	23.50	02/11/25	2/25	10	0	41580	436
SHERWIN WILLIAMS	CL	4778	0174-8 Riverhouse Paint Supplies	02/25/25	-99291	22.54	01/31/25	2/25	10	555	41540	434
SHERWIN WILLIAMS	CL	4778	1287-9 Spackling	02/25/25	-99291	3.29	02/20/25	2/25	10	555	41540	434
SHERWIN WILLIAMS	CL	4778	0859-6 Paint for Passport Photos	02/25/25	-99291	31.08	01/31/25	2/25	10	555	41540	434
SIMPLOT TURF & HORTICULTURE	CL	4782	216076818 Fertilizer/Seed/Spray	02/25/25	-99288	307.50	02/06/25	2/25	10	560	41550	435
STAR CHAMBER OF COMMERCE	CL	4735	2478 Lunch with Camber of Commerce	02/18/25	23836	40.00	02/03/25	2/25	10	0	45050	585
STAR MERCANTILE INC	CL	4713	02-150571 Dikes for Pallet Straps	02/13/25	23824	20.97	01/23/25	1/25	10	0	41570	613
STAR MERCANTILE INC	CL	4713	02-147712 Velcro for Signs	02/13/25	23824	9.98	01/21/25	1/25	10	555	41540	434
STAR MERCANTILE INC	CL	4713	03-67739 Screws for Painting	02/13/25	23824	6.00	01/21/25	1/25	10	0	41580	447
STAR MERCANTILE INC	CL	4713	02-144446 9 " Foam Rollers	02/13/25	23824	28.45	01/19/25	1/25	10	555	41540	434
STAR MERCANTILE INC	CL	4713	02-118111 Painters Tape	02/13/25	23824	23.98	01/02/25	1/25	10	720	45110	755
STAR MERCANTILE INC	CL	4713	02-118005 Goof Off	02/13/25	23824	10.99	01/02/25	1/25	10	720	45110	755
STAR MERCANTILE INC	CL	4713	03-67504 Liquid Nails for Corner Guards	02/13/25	23824	19.95	01/21/25	1/25	10	555	41540	434
STAR MERCANTILE INC	CL	4713	02-152286 Caulk Gun	02/13/25	23824	10.99	01/24/25	1/25	10	555	41540	434
STAR MERCANTILE INC	CL	4713	02-140071 Spray Foam	02/13/25	23824	9.99	01/16/25	1/25	10	0	41580	447
STAR MERCANTILE INC	CL	4713	02-127303 Spray Texture	02/13/25	23824	24.98	01/08/25	1/25	10	720	45110	755
STAR MERCANTILE INC	CL	4713	02-119676 Tape and Razorblade	02/13/25	23824	34.97	01/03/25	1/25	10	720	45110	755
STAR MERCANTILE INC	CL	4713	02-119871 Flush Level	02/13/25	23824	6.99	01/03/25	1/25	10	554	41540	434
STAR MERCANTILE INC	CL	4713	03-54164 Painters Tape	02/13/25	23824	23.98	01/02/25	1/25	10	720	45110	755
STATE OF IDAHO FEDERAL SURPLUS	CL	4765	8330 Misc Hand Tools	02/21/25	23849	52.00	02/12/25	2/25	10	0	41570	613
SUBLIME ELECTRIC	CL	4729	Refund Cancelled Permit	02/18/25	23837	60.00	02/04/25	2/25	10	0	40700	884
THOMAS SPILLNER JR	CL	4733	Refund Cancelled Permit	02/18/25	23838	99.22	02/04/25	2/25	10	0	40700	884
TITAN EXCAVATION & CONSTRUCTION	CL	4734	3373 Water Service Line - Dog Park	02/18/25	23839	1,800.00	01/30/25	2/25	10	0	45100	738
VERIZON WIRELESS	CL	4771	6105000704 Monthly Cell Phones	02/25/25	23859	2,417.32	02/01/25	2/25	10	0	41100	373
WESTERN HEATING & AIR CONDITIONING	CL	4766	375272253 Refrigeration Leak Search	02/21/25	-99298	97.00	02/14/25	2/25	10	555	41540	434
WHITE PETERSON	CL	4756	167103 Keith Hill-First Church	02/21/25	23850	1,376.00	01/31/25	2/25	10	0	41300	323

Section 5, Item A.

**CITY COUNCIL REGULAR MEETING NOTES**

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

1. CALL TO ORDER – Welcome/Pledge of Allegiance

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

2. INVOCATION – Associate Pastor Nathan Held, Calvary Star Church

Associate Pastor Held led the invocation.

3. ROLL CALL

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

STAFF: City Attorney Chris Yorgason; City Clerk Shelly Tilton; City Planning Administrator Shawn Nickel; Public Information Officer Dana Partridge; City Engineer Ryan Morgan; Star Police Chief Zach Hessing and Star Fire Chief Victor Islas.

4. PRESENTATIONS

There were no presentations.

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

- A. **Approval of Claims**
- B. **Approval of Minutes: December 17, 2024**
- C. **Approval of Minutes: January 21, 2025**
- D. **Lake Haven Subdivision Final Plat**
- E. **Milepost Commons #1 Subdivision Final Plat**
- F. ~~**Addington #1 Subdivision Final Plat**~~

Mayor Chadwick stated that item F. Addington #1 Subdivision Final Plat would need to be removed from the consent agenda.

- Council Member Salmonsens moved to approve the Consent Agenda consisting of 5A. Approval of Claims, 5B. Approval of Minutes: December 17, 2024, 5C. Approval of Minutes: January 21, 2025, 5D. Lake Haven Subdivision Final Plat and 5E. Milepost Commons #1 Subdivision Final Plat. Councilman Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

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6. PUBLIC HEARINGS: (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. PUBLIC HEARING: Pollard Elementary School Conditional Use Permit (CU-24-09) The Applicant is requesting approval of a Conditional Use Permit for a proposed new elementary school. The subject property is generally located on the west side of N. Pollard Lane, south of Beacon Light Road and adjacent to the Star Middle School. Ada County Parcel No. R7747350415. **(ACTION ITEM)**

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

City Planning Administrator Shawn Nickel reviewed the application for a new elementary school. The property is located on the north side of Pollard Lane adjacent to the Star Middle School. All legal requirements including noticing and site posting have been completed in compliance with the Unified Development Code. The application was reviewed for compliance with the Unified Development Code and Comprehensive Plan. A letter from a neighbor was received as a late exhibit. Staff is recommending a pathway be installed north of the school along the west side of Pollard Road to connect the sidewalk at River Creek. Staff is recommending approval of the application. Location and site plan maps were provided as well as elevations of the school.

David Reinhart with the West Ada School District discussed the application. West Ada School District has an elementary school in Star, which is approximately 105 students over capacity. Currently some students are bused to Eagle for elementary school. The intent of the school is to serve the community. Based on the plats they have received from the city the district anticipates adding 330 students in the next 3 years and would anticipate filling the new school in 4-5 years; the proposed school has been planned for expansion. The district purchased the property with plans to create a campus with an elementary, middle, high school and CTE center. He said the infrastructure was designed for that, but he acknowledged that Pollard Road is in need of widening. The school district has ranked this as one of the top priorities with ACHD. David said the district can't widen the road on its own. He said the district has listened to the concerns about Pollard Road, the district plans to build and pay for a walkway to the north. He said that neighbors to the west have concerns about drainage and screening that have been addressed; tree screening has been added on the west side and play space has been added. The schools will operate with staggered start and end times. The roundabouts were designed for traffic flow in anticipation of the elementary school. He believes the Fire District has evaluated the access in and out and found them to be adequate. They have worked on a design that is practical and cost effective. The school is being funded by House Bill 521. The design includes an outdoor classroom area and various play areas. The intention would be for the school to open in Fall of 2026. David discussed growth in the community.



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Toby Norskog with LKV Architects discussed the design of the building stating it would mimic the middle school. He reviewed the site plan and discussed access. He discussed the layout of the property.

Council Member Salmson asked how many students are bused to Eagle, David guessed there are approximately 100-150 students.

Council Member Nielsen asked about road widening and why the school district isn't able to do that. David said the school district may have to make some improvements to the road, but the district doesn't control the public right of way to do the work themselves. If the district requires them to put in a turn off lane or contribute to the road improvement the district does that, but they don't do road engineering or widening as it is in the domain of Ada County Highway District (ACHD). It was clarified that the West Ada School District does intend to do what is required by ACHD. Anything that the traffic study recommends and is required they do, but the district doesn't make the decisions about what is done with the road. He provided an example in Kuna where the district paid for a stop light and turn lane which widened the road. Council Member Nielsen said when Star Middle was approved the district said they could not cover the canal, that the Army Corp had told them they couldn't cover it but that wasn't true, so he wanted to ensure this wasn't the same situation. David believes the district can make the improvements as required but can't make the decisions.

Council Member Hershey asked about the staggered start times. Approximate times for the middle and elementary school start and end times were provided. The number of students at each school was discussed.

Council Member Wheelock asked about walking the path through the cemetery to the elementary being acceptable for students at both the middle and elementary schools. David expressed gratitude for the accessible path and ramp and said it will be designed as a safe pathway with crossing guards posted if needed on the private road, students on scooters and on foot are expected.

Tom Erlebach is in favor of the school, he feels it is needed. He asked questions about outdoor design and discussed concerns about Pollard Road. He hopes there is enough room for cars dropping off and picking up kids so cars aren't having to park in the surrounding neighborhoods like they do for the middle school. Mayor Chadwick discussed additional parking with a pathway for kids to walk to the school; he also discussed Pollard Road being on the school district's 5-year plan and also on the city's 5-year plan with ACHD. With the school being built the city will elevate Pollard on the list. The drainage ditch was discussed.

Ann Kuck is not opposed to a school, she knows it is needed but is opposed to the current design. She said the ditch and traffic are safety issues. She discussed access to the school. She wonders how stormwater drainage will be kept on site and off neighboring properties. She has a friend who pointed out that the parking lot is smaller than the lot at the current Star Elementary school. Mayor Chadwick stated there are more parking spaces than the current elementary school and parking at the Middle School is underutilized and he believes it will be shared; there are crosswalks and there will be crossing guards to allow kids to cross. City Engineer Ryan Morgan discussed underground seepage beds and drainage that are designed so that drainage will go back towards the school.

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MaryAnn Saunders has property that borders the school property. She asked about the bus drop off and has concerns about evacuation routes, she wants to ensure there is a plan for that. She discussed the landscape buffer zone and would like what is proposed taken further up to match the middle school. She appreciates the placement of the dumpster on the east side that will alleviate noise of the truck dumping it each early morning. She also asks for no excuse enforcement of construction work and dust abatement. Mayor Chadwick mentioned the new code enforcement officer that has been hired to address those concerns more. Noise ordinance hours and exemption for trash service were discussed.

Debbie Taylor-Cramer discussed safety concerns. She had a family emergency at her home last year where a family member needed urgent assistance, neither the ambulance nor the fire truck could get through the traffic. They had a difficult time finding an alternative route because it was during school start times and everything was blocked. She said that if it had taken any longer her family member wouldn't be here today. She watches school buses that take short cuts down Burham Avenue to beat the traffic, she said they are exceeding the speed limit. She asked that access to homes in the area be considered so there is access for emergencies. Mayor Chadwick asked Debbie to work with him to help encourage ACHD to get the changes made. Debbie's husband Rob Leedom helped explain the route buses take to get ahead of the lines. They have had neighbors back out of their driveways and have a school bus go racing by.

Mark Bastian lives across from the school. He is opposed to the school as he feels it is too much too close together but feels it is important to compromise. He previously lived in Eagle near Galileo and North Star schools. He said it is a nightmare but at least there is a controlled light, and a 4 way stop in the area for some traffic control. His suggestions to alleviate some issues here would be to widen Pollard, and have controlled traffic lights north at Beacon Light and South at Floating Feather. He discussed how hard it is at certain times each day to get out of his driveway, it is very unsafe. He wondered about additional ingress and egress. He feels traffic must be better and safer. There are a lot of issues with people parking in the subdivisions waiting for kids. He asked if there were any plans for open space in the area and asked about ingress and egress for the future high school.

Lori Billand likes the design of the school but would like an art room, science lab and indoor playroom added. She discussed security with the outside restrooms. Some are designed in a way that people can access the school building through those outside restrooms creating security concerns. She wondered about multi-use lanes somewhat separated from the roadway as have been done in other areas so that kids aren't biking within inches of cars driving by.

Darlene Kittredge lives near the school. She apologized to Debbie Taylor-Cramer for the situation she had regarding emergency access and traffic. She said when Pollard was changed from a 3 way stop to a one way stop it caused traffic flow issues. The traffic backs up from Floating Feather to the school, no one will let people in or out of the neighborhoods. People who live in the area have to plan work schedules and appointments around school times to be able leave their homes. This will be compounded with varying start and end times of two schools. The school may need to wait until the road gets widened or move the widening up on the list. Mayor Chadwick discussed stop signs and arterial roads. She said at least additional stop signs would get the traffic flowing.



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Cody Larson mentioned the tragedy that was barely avoided for Debbie Taylor-Cramer's family. He said when he mows his lawn, he sees many near misses at Beacon Light and Pollard. He spoke with someone at ACHD about it who said there wasn't the amount of traffic overall to justify a traffic light. Mayor Chadwick discussed a traffic study being needed so they aren't relying on old data. Cody feels the road will need to be even wider when the high school goes in.

Council Member Nielsen mentioned that when the middle school application came through there was much of the same concern over traffic safety, lack of sidewalks and drainage. He wasn't sure which agency had shared it but what was said at the time is there are canals along schools in Meridian that 4 to 5 cars go in each year and that isn't enough for them to do something about. He isn't going to make any decisions on any such pretense that safety will be thrown out the window, it will all have to be done.

David Reinhart discussed safety plans, lawn treatments, ingress/egress and emergency access planning. He will take care of the issue of the bus that is speeding. He thinks a traffic light is a good idea and will help to put full pressure on ACHD about that. He said the footprint of the building was reduced by over 10,000 square feet to save money; specials are done in the classroom. He said an early childhood outdoor play area is included; it has a cover to allow for play on rainy days. They will work the drainage ditch into their plan to ensure safe travel as much as possible.

Including an emergency exit from the property and additional trees for buffering were discussed.

Toby Norskog addressed the outdoor restroom security issue. He showed where access control doors are included to ensure security. He further discussed the buffer area and outdoor classroom and play areas. He said the roads are being reviewed with fire and police and a traffic study is being done. When those are complete, they will take the recommendations to ACHD and Idaho Transportation Department (ITD) and be on the same page with the city and the school district to make Pollard safe.

Council Member Nielsen discussed the suggestion of alternate access road to address issues that are coming up tonight as well as concerns that were brought up when the middle school went in that weren't addressed. Access options in the area were discussed. Council Member Nielsen mentioned the hearing for the middle school 9 years ago where he feels the wool was pulled over the council member's eyes; he is determined that it will not happen this time. He said at that hearing the council was told there wouldn't be a lot of parent drop offs because students would be bused to school; that is what was used to put everyone at ease but has caused a lot of the issues being seen now. He said that serious considerations need to be made addressing what impacts this application will have and also things that weren't done last time. He knows a school is needed, he wants it, but he isn't willing to get it sacrificing as was done last time.

Toby has driven and studied the area and agrees it is narrow. Currently the only access to the school district's property is on Pollard. Traffic engineers have been hired to propose ways to alleviate the congestion and safety concerns. They anticipate having the report in March.

Alternate access ideas were discussed. Council Member Salmonsens asked, with Pollard being a mess, is there another site that could make more sense for the school? David said there are not other sites available that are large enough for a school in Star, the alternative would be property the



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district has in Eagle. Council Member Salmonsensaid she knows a school is needed and without a bond or levy she appreciates that a way was found to fund the school, she hopes something can be worked out. She said she was shocked when her kids started going to the school as there isn't a safe way for kids to walk to the school on Pollard Lane which is why the city put in the safe route on Floating Feather. She discussed the congestion with the Middle School and how much more there will be with the Elementary School.

Mayor Chadwick discussed additional proposed entrances to the property that are included in the Star School Master Plan.

Council Member Hershey suggested that ACHD and ITD meet at the school at 9 am to see the issues. Council Member Wheelock discussed the 24-hour average of the traffic count rather than the count for the 2 hours when the gridlock occurs. Council Member Salmonsensaid if the council could add a requirement of a stop sign. Council Member Hershey would like to see the traffic study that will be completed in March.

City Attorney Chris Yorgason said the city can put conditions on the development, rather than adding conditions it may make more sense to table until the traffic study is completed. The council can add a condition for additional access or could require solutions and let the school district come back with solutions.

Traffic Flow was discussed.

Shawn Connor with The Land Group discussed access with right ins and right outs, he said they would be difficult and would impact the neighborhood across the street.

Council Member Nielsen stated that the job of the council is the health, safety and welfare of the citizens of Star, they can't allow the situation to become more unsafe. He doesn't want to deny the application; he would rather have the district come back with the solutions.

Council Member Salmonsensaid is not convinced that a solution limited to buses only will work.

Council Member Nielsen would like to see the numbers of students being bused versus those who are walking or being dropped off by parents.

The shared use of facilities between the city and school district was discussed. The city utilizes schools for sports and recreation activities. The city waived the fee for building permits due to double taxation. The district agrees to allow the city to use the facilities with no fees to avoid the double taxation coming back. David said a shared use agreement is used for these circumstances.

Mayor Chadwick closed the public hearing at 9:13 p.m. except for items to include a new drawing to show the new north access, not being for buses only, and a light at Floating Feather and Pollard. Clear zones will be discussed with ACHD.

- Council Member Nielsen moved table this application for two weeks to come back the 18th of February and direct the applicant, staff and whomever else to work with ACHD to work on plans for improved traffic flow and plans for a light at Floating Feather and Pollard. Councilman Wheelock seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsensaid – aye; Nielsen – aye. The motion carried.

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7. ACTION ITEMS:**A. Playground Equipment Replacement at Blake Park (ACTION ITEM)**

Mayor Chadwick discussed playground equipment that is cracked. It can't be repaired as it is unsafe. The cost of the replacement equipment is \$173,000, which will come out of general funds. Impact fees cannot be used for replacement.

City Attorney Chris Yorgason asked about the acquisition process for the equipment. Mayor Chadwick said that Sourcewell was used as an approved vendor.

- Council Member Hershey moved to approve the new playground non expansion at the price listed of \$173,007.94. Council member Salmonsén seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsén – aye; Nielsen – aye. The motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:18 p.m.

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1. CALL TO ORDER – Welcome/Pledge of Allegiance

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

2. INVOCATION – Cody Larson, Church of Jesus Christ of Latter-Day Saints

Cody Larson led the invocation.

3. ROLL CALL

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

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

4. PRESENTATIONS

A. **Sports & Recreation Update** Sports & Recreation Director Ryan Field discussed adult soccer and volleyball open play and youth basketball, volleyball and futsal activities. He said basketball participation was capped due to available space to play. The use of school gyms is appreciated. He discussed new registration systems, scheduling changes and upcoming activities. Ryan reviewed the before and after school program, highlighting successfulness for students. He discussed events and activities on the recreation side including Lego Minecraft coding and craft kits. He thanked the council for the bus that was purchased which has been put to great use in transporting kids to activities. It was used for the Mayor's Youth Council to travel to the capital building and camp activities when school is out. Parent's night out once a month allows parents to have an evening out while kids do projects. An adult paint and sip is planned. Country line dancing, drone activities, podcasting, spring break and sports camps are also upcoming. Ryan stated that the recreation program is running out of space. He made a request for space and invited council members to an upcoming meeting at the Meridian Home Court facility, a 49,000 square foot building on 4 acres. Ryan said this is the kind of facility that would accommodate recreation needs for the community.

Mayor Chadwick discussed revisions to impact fees to include parks and recreation to help fund community needs like this due to growth.

B. **Police Chief Report** Police Chief Zach Hessing provided the January police report. He reviewed offenses by type, noting that there were 12.5 crimes per 1000 people. He said the goal is to be under

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18, he is happy with this and contributes it to proactive policing as well as good people moving into the city. Calls for service and proactive policing calls as well as response times were discussed. Chief Hessing said that Juvenile activity calls were increased for the month.

- C. **Fire Chief Report** Fire Deputy Chief of Operations Matt Anderson provided a report for the combined Star and Middleton Fire Districts. Rick Arnold was introduced as a new Battalion Chief. January was a busy month with increased call volumes. Calls by incident type were reviewed including fire, explosion, rescue/EMS and hazardous materials. There was a 47% increase in number of calls from last January, Deputy Chief Anderson contributed that to growth. He discussed cooperative response when assistance is required by other fire agencies or when Star needs assistance with calls.

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

- A. **Approval of Claims**
- B. **Rosti Farms #8 Final Plat**
- C. **Addington Subdivision #1 Final Plat**
- ~~D. **Milepost Commons #2 Final Plat**~~
- ~~E. **Trapper Ridge #4 Final Plat**~~

- Council Member Salmonsens moved to approve the Consent Agenda consisting of item 5A the approval of claims, 5B Rosti Farms #8 Final Plat, item 5C Addington Subdivision #1 Final Plat and item 5D and E to be removed to update landscape plans and pathway conditions. Councilman Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

6. **PUBLIC HEARINGS:** (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. **PUBLIC HEARING: State & Main Streets Multiple Use Development Conditional Use Permit (CU-24-07)** The Applicant is requesting approval of a Conditional Use Permit for the development of a 46,800 square foot, multiple use building consisting of approximately 10,000 square feet of commercial space at ground level, and 30 residential units on the second and third floors with rooftop residential common area amenities. The project is located at 17 N. Main Street, and 10992, 11000, 11026, 11046, & 11070 W. State Street in Star, Idaho, and consists of .95 acres. **THIS ITEM WILL BE TABLED TO APRIL 1, 2025 (ACTION ITEM)**

Mayor Chadwick asked that this hearing be tabled, he said there will be a workshop held March 11th.

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- Council Member Salmonsens moved to table the State and Main Street Multiple Use Development Conditional Use Permit to April 1st. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

C. PUBLIC HEARING: Queen's Way Subdivision (CUP-24-09, RZ-24-02, PP-21-10, DA-24-10)The Applicant is requesting approval of a Rezone (C-1 to CBD), a Development Agreement, a Conditional Use Permit for a 20,000 square foot multiple use building consisting of 9 residential units and retail space, and a 19,300 square foot flex space building, and a Preliminary Plat for 3 lots. The property is located at 11735 W. State Street in Star, Ada County, Idaho. **THIS ITEM WILL BE TABLED INDEFINATELY (ACTION ITEM)**

Mayor Chadwick asked that this hearing be tabled indefinitely to allow for access issues to be worked out.

- Council Member Salmonsens moved to table Queen's Way Subdivision indefinitely. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Neilsen – aye. The motion carried.

B. PUBLIC HEARING: Pollard Elementary School Conditional Use Permit (CU-24-09) The Applicant is requesting approval of a Conditional Use Permit for a proposed new elementary school. The subject property is generally located on the west side of N. Pollard Lane, south of Beacon Light Road and adjacent to the Star Middle School. Ada County Parcel No. R7747350415. **(ACTION ITEM)**

Mayor Chadwick opened the hearing at 7:23 p.m. Council members have had no ex-parte communication.

City Planning Administrator Shawn Nickel stated this application was tabled from the previous meeting to allow the applicant and staff to review concerns raised during the meeting and to meet with the Ada County Highway District (ACHD) to discuss traffic options. The Star Transportation Committee met and voted to recommend that ACHD move up the Pollard Road improvements in their 5-year plan.

Mayor Chadwick discussed placement of items within the 2025 Star Prioritization Request Plan. He said there were concerns about people blocking intersections, ACHD will put boxes with signage to warn people not to block the intersections. The Problem-Oriented Policing (POP) Team will enforce that. Right turn only options are being looked at by ACHD. ACHD will also determine safety measures when the traffic study is completed. He discussed the parking lot to the south with a pathway to the school that has approximately 180 spaces for parents to park and drop kids off.

David Reinhart with the West Ada School District introduced School Board Chair Lori Frasure and Superintendent Dr. Derek Bub. He then reviewed the location for the new elementary school that they are hopeful of opening in Fall of 2026. He discussed partnership with the city using the school facilities for recreation activities. Access options were reviewed. If approved this school would have

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the most stacking, waiting area for parents to drop off and pickup, of schools in the area. David said that the district is working with ACHD on traffic and safety.

Shawn Conner discussed landscape architecture for the site. He reviewed access options including a new secondary option to the north.

Ron Wineger has concerns about traffic. Broken Arrow doesn't have another way to get out except on to Pollard, as it is with the middle school traffic it takes considerable time to get in and out of their home. He is encouraged by the efforts to work on the issues, but he strongly urges the council not to approve until things are put in place to make the impact less on those who live in the area.

Maxine McCombs discussed traffic jams that happen at the middle school on Pollard Lane. She asked about right turn only options with the road having two lanes. She suggested a light with a crosswalk light also to allow gauging for the flow of traffic. She has been with her daughter when picking up kids at the middle school and it is a rat race, parents don't follow the rules. She has seen parents parking in the bus lanes so buses couldn't get around. They have had to put up barrels to keep people from driving where they don't belong. Mayor Chadwick discussed the traffic study stating that ACHD would have to decide on a traffic light.

Cody Larson likes the changes that he sees after the discussions in the last couple of weeks. He would like to see things approved before final decisions are made by the council. There are many things to be considered, and he would like to see them done right. He likes to see progress, he hopes to see ACHD continue to be involved.

David Reinhart stated that this project is important for students going forward. He said the south parking lot with the sidewalk is important for the plan, solving a lot of traffic issues and is good for students and learning. It is understood that Pollard Road is crowded, and the district will fully cooperate with ACHD on any improvements.

Council Member Nielsen asked about the timeline for the funding available. David stated that House Bill 521 funding is being used, the funds don't expire.

Parent drop-off processes, stacking and safety were discussed. Mayor Chadwick stated that the middle school will have a School Resource Officer to help with enforcement.

Council Member Wheelock likes the north traffic option with more stacking.

Council Member Nielsen appreciates the work that has been done with ACHD. He said it is difficult to make decisions with so many unknowns. What is different in this hearing from other hearings is the increased amount of testimony relating to traffic. This testimony included a verifiable account of emergency services being unable to get quickly to a home due to blocked traffic, times of day of more near miss events than should be happening, people who can't leave their homes at certain times of the day. He said that nine years ago a school was approved, and traffic issues weren't put in place, they thought they had it taken care of with busing, but that wasn't the case, and it has weighed on his conscience. He said the application doesn't have a traffic study completed, only preliminary input from ACHD and funding that doesn't expire so he wonders why not wait until those things are figured out. Mr. Reinhart said they are trying to open the school by 2026 due to approximately 1/3 of Star students being bused to Eagle, they believe that makes it urgent.

The number of kids being bused to elementary school in Eagle was discussed.

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Mayor Chadwick said he sat on the same city council with Councilman Nielsen and agrees that what he is saying is accurate; however, he stated the issues won't be resolved before the need. He understands the safety concerns, which is why he worked on the easements to put the pathway in. He discussed the number of lots that are approved within the city that haven't had homes built yet. He said the school is a serious public need, there is the opportunity today to have funding for a school for the city without the need for a bond. He thinks ACHD should have required the developers of the subdivisions around the proposed school to widen the road as the subdivisions were developed. He doesn't see growth slowing down.

Council Member Nielsen agrees with everything Mayor Chadwick said, but said if the city is left holding the bag again the city wouldn't be able to overcome the challenges that this application will create. He does have faith that ACHD will come to the table. He encouraged members of the public to attend ACHD meetings to address the challenges.

Mayor Chadwick closed the hearing at 8:05 p.m.

Shawn Nickel stated that staff has provided recommendations and conditions of approval to include in the Conditional Use Permit. Those recommendations include the following: Recommend that ACHD expedite the review of the traffic study, currently being developed by the applicant, and determine the most appropriate measures necessary to make the intersection of Pollard Lane and Floating Feather Road function safely and effectively with the existing and new traffic that will be generated from the new school. Recommend that ACHD stripe and sign the intersections of Pollard Lane and W. Pickett Creek Street, Pollard Lane and W. Reynolds Creek Street, and Pollard Lane and W. Broken Arrow as "Do Not Block Intersection" areas as soon as possible. The city worked with ACHD and received a commitment to put the traffic squares in the road when weather permits. Recommend, through the Star Transportation Committee, that widening and improvements of N. Pollard Lane be moved up on the ACHD Five-Year Work Program as a top priority item. Condition CU-24-09 as follows: The applicant shall work with the city and ACHD on measures to improve the safety and functionality of the intersection of N. Pollard Lane and W. Floating Feather Road with regards to traffic and pedestrians. The applicant shall provide a secondary access point into the West Ada School District (WASD) campus north of the existing access point at W. Pickett Creek Street and design an appropriate directional plan to move bus and vehicle traffic in and out of the school area. The applicant shall work with the city staff on a plan. The applicant shall provide a pathway connection along N. Pollard Lane from the existing sidewalk stub on the south side of the Rivercreek Subdivision into the school campus. This pathway may be incorporated into the design of the secondary access point roadway. The applicant shall provide a landscape buffer similar to that of the middle school along the western boundary of the two sport field areas adjacent to the neighboring residential properties as illustrated on the approved site plan. No permits for construction shall be issued until ACHD has reviewed and made recommendations for the necessary improvements at Pollard Lane and Floating Feather Road. Other conditions as deemed appropriate by council.

Council Member Salmonsén stated this is difficult without input from ACHD, she wondered what kind of recommendations ACHD might make. She said many concerns have been addressed as far as what can be put in place to help mitigate the issues. Boxes painted in the intersections would be a huge help for safety. She has been to the middle school and has sat in the traffic, so she knows how



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painful it is, it has to be so hard for the neighbors, but the school is desperately needed. She sits on the transportation committee, she asks the public to provide their input to ACHD.

Council Member Hershey said it is vital to have a school due to growth to avoid school overcrowding. He said it is unfortunate that the city doesn't own the roads, the roads won't be built until the rooftops are there to bring in tax dollars. He said emergency vehicles being blocked due to traffic is a huge concern; however, he does see improvements and alternate access that will happen which will be a start. He wishes he could condition the application that if something unfavorable comes back from ACHD that the application wouldn't go through; however, the council is unable to restrict the decisions of other entities.

- Council Member Hershey moved to approve this school with these conditions as stated and all other conditions as stated that we had in the previous meeting on the 4th of February. Shawn verified that conditions from the previous meeting have been included. Council Member Wheelock seconded the motion. Council Member Wheelock made note that the traffic boxes be made a priority until traffic is flowing. Council Member Nielsen doesn't believe that the boxes are going to alleviate the traffic concern because traffic is stopped in both lanes, you can put boxes in but that won't clear a lane. He doesn't believe there is urgency, he knows and believes a school is needed but safety is also necessary, and the school could be opened later. He said there won't be a new rooftop with this application that taxes will be collected on. Council Member Wheelock would rather have kids in school in Star rather than being bused to Eagle. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – nay. The motion carried.

7. ACTION ITEMS:

A. Ada County Development Impact Fees (ACTION ITEM)

This item wasn't presented.

B. Ordinance 413-2025 Unified Development Code Amendment (ACTION ITEM)

City Planning Administrator Shawn Nickel discussed the Municipal Code Amendments that were presented and approved in December to amend Titles 3, 8 and 10 of Star Municipal Code pertaining to snow removal, fitness clubs and flood control.

- Council Member Hershey moved to introduce and pursuant to Idaho Code, Section 50-902, the rule requiring ordinances to be read on three different days, with one reading to be in full, be dispensed with and that Ordinance No. 413-2025 be considered after reading once by title only. Council member Salmonsens seconded the motion. Council ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

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- Council Member Salmonsens moved to approve Ordinance 413-2025 (Amending the Star City Municipal Code) An Ordinance of the City of Star, Ada and Canyon Counties, Idaho amending Titles 3, 8 & 10 of the Star City Municipal Code, Updating Health and Sanitation Definition to add snow removal, revising definitions and specific uses for fitness clubs and updating the floodplain variance process, and providing an effective date. Council Member Hershey seconded the motion. Council ROLL CALL VOTE: Nielsen – aye; Salmonsens – aye; Wheelock – aye; Hershey – aye. The motion carried.

C. Resolution 2025-01 City of Star Master Pathways Plan Adoption (ACTION ITEM)

Mayor Chadwick stated this is the plan that was previously approved and is now being finalized by resolution.

- Council Member Salmonsens moved to approve Resolution 2025-01 a Resolution of the City of Star adopting the City Pathway Master Plan. Council Member Wheelock seconded the motion. Council Member Salmonsens thanked those who were involved with the plan. Council ROLL CALL VOTE: Nielsen – aye; Salmonsens – aye; Wheelock – aye; Hershey – aye. The motion carried.

D. Ordinance 414-2025 Willowbrook Development Annexation Amended Legal Description (ACTION ITEM)

City Planning Administrator Shawn Nickel said there was an error in the legal description when the annexation was approved. Approximately 10 acres were left off, this ordinance clears up that mistake. Nothing else changes.

City Attorney Chris Yorgason stated that the legal description and the diagrams were part of the public hearing process, so nothing is being added that the public didn't see.

- Council Member Nielsen moved to introduce Ordinance 414-2025 and pursuant to Idaho Code, Section 50-902 the rule requiring ordinances to be read on three different days, with one reading to be in full, be dispensed with and that Ordinance No. 414-2025 be considered after reading once by title only. Council member Hershey seconded the motion. Council ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.
- Council Member Nielsen moved to approve Ordinance 412-2025 (Willowbrook Development Annexation – Legal Description Amendment) An Ordinance annexing to the City of Star certain real property located in the unincorporated area of Ada county, Idaho; more specifically located as described in Exhibit A, in Star, Idaho, and contiguous to the City of Star; the property is owned by Willowbrook Development, Inc; establishing the zoning classification of the annexed property as Residential with a Development Agreement (R-2-DA) of approximately 730.39 acres; directing that certified copies of this ordinance be filed as provided by law; providing for related matters; and providing for an effective date. Council Member Wheelock seconded the motion. Council ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.



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E. Cushing Terrell Fee Proposal for Freedom Park Community Event Center (ACTION ITEM)

Mayor Chadwick discussed a fee proposal from Cushing Terrell for architectural services for the Community Event Center at Freedom Park. He discussed the fee summary that includes schematic design, design development and construction documents for a total of \$263,241. It was clarified that Bidding Support and Construction Administration isn't included at this point.

- Council Member Nielsen moved to authorize the Mayor to spend \$263,241. Council member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 8:32 p.m.

DRAFT



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: February 18, 2025

FILE(S): FP-24-17, Final Plat, Milepost Commons Subdivision, Phase 2

REQUEST

The Applicant is seeking approval of a Final Plat for Milepost Commons Subdivision No. 2, consisting of 21 residential lots and 2 common lot on 7.47 acres. The property is located at 2400 N. Pollard Lane in Star, Ada County, generally located on the east side of N. Pollard Lane between W. Beacon Light Road and W. Broken Arrow Street. The Ada County Parcel Number is S0404244210.

APPLICANT/REPRESENTATIVE:

Van Elg
J-U-B Engineers, Inc.
2760 W. Excursion Lane, Ste. 400
Meridian, Idaho 83642

OWNER:

Toll West Inc.
3103 W. Sheryl Drive, Ste. 100
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation - Residential R-4-DA

Acres - **7.47** acres

Residential Lots - **21**

Common Lots - 2

Light Office Lots - 0

Commercial Lots - 0

HISTORY

The property was previously annexed into the City and zoned R-4 as part of the West Ada School District property. The property was subsequently sold to Toll Brothers.

March 5, 2024 Council approved applications for a Development Agreement Modification (DA-21-15-MOD) and Preliminary Plat (PP-23-05) for Milepost Commons Subdivision. Preliminary Plat was approved for a maximum of 72 residential lots on 19.93 acres for a density of 3.6 du.ac.

February 4, 2025 Council approved applications for the Final Plat of Milepost Commons, Phase 1. (FP-24-15). Phase 1 included 37 residential lots and 12 common lots on 11.65 acres.

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Milepost Commons Subdivision, Phase 2 consisting of 21 residential lots and 2 common lots on 7.47 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 contains 72 single family detached residential lots, and 11 common area lots on 19.93 acres. This equates to 3.6 dwelling units per acre. The lots will have access and frontage from public streets. The development has two lot widths, including 45, and 55 feet with depths ranging from 115 to 121 feet. Single family detached lots will range in size from 5,135 square feet to 10,827 square feet with the average buildable lot of 6,014 square feet. The submitted preliminary plat includes 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. Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk and 8-foot side landscape strip, except along W. Stillmore Street, where the sidewalks is proposed to be attached. The applicant is proposing 6.23 acres (31.3%) of open space and 4.04 acres (20.3%) of usable open space. These percentages satisfy the Unified Development Code requirement of 15% open space with 10% useable.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of three (3) site amenities. The applicant is proposing a 1.0-acre central park with a bocce ball court and landscaped pathways. There will also be additional large open areas with

seating and pathways. The residents of Milepost Commons will also have access to Milestone Ranch and their amenities, as the plan is to have this development also age restricted and an extension of Milestone Ranch.

Primary access to the development will be off N. Pollard Road via W. Stillmore Street, located south of the property. Milepost Commons will also provide stub streets on the south to Iron Mountain Vista Subdivision and the east to Milestone Ranch Subdivision.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be detached with an eight-foot (8') landscape strip. The sidewalk along W. Stillmore Street will be attached.
- Lighting
Streetlights shall reflect the "Dark Sky" criteria. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight location plan, **this needs to be submitted and approved prior to approval of the final plat.** The Applicant has provided a streetlight design/cut sheet, and the proposed fixture meets city requirements and is the preferred fixture for use throughout the City of Star. The streetlights should match those in Milestone Ranch Subdivision.
- Street Names Applicant has provided documentation from Ada County that the street names are acceptable and have been approved.
- Subdivision Name – The applicant has provided documentation from Ada County that the proposed development name has been approved for use 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 and detached sidewalks.
- Setbacks – **The applicant is requesting an interior side yard setback of five (5') which is consistent with the approved setbacks located in the Milestone Ranch Subdivision to**

the east. The remaining setbacks are proposed to satisfy the R-4 zone requirements of the Unified Development Code.

- Block lengths – All blocks meet the 750' block length requirement.
- Mailbox Cluster – Applicant has provided documentation from Mel Norton, Star Postmaster depicting the approved location for the mailbox cluster for the development. The approval is to add additional clusters to the Milestone Ranch mail clusters.
- Phasing – The development is scheduled to be built out in three (3) phases.
- Structure Height – Applicant is proposing that all residential structures will be single story.
- Additional Comments – Applicant is proposing this development will be an age 55 and older, active adult community.

Staff Analysis of Final Plat Submittal:

The approved preliminary plat consisted of a maximum of 72 residential lots. After Phase 2 is platted, 58 residential lots will be platted, leaving 14 residential lots for future phases.

Lot Layout – The density of Milepost Commons Subdivision, Phase 2 is 2.81 du/acre. The Final Plat indicates lot sizes range in size from 5,732 square feet to 11,950 square feet with the average lot size of 7,559 square feet. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – The development is proposing approximately 2.14 acres (18.4%) usable open space. Amenities include green space and walking paths and Bocce Ball courts. Residents also have access to the amenities in Milestone Ranch Subdivision.

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 appears to satisfy these requirements. If street trees are to be planted by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.**

Setbacks – The applicant has not been approved for any special setbacks and the development will comply with the standard setbacks of the R-4 zone as follows:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-4	35'	15' to living area 20' to garage face	15'	7.5'(2)	20'

Mailbox Cluster – Applicant has provided documentation from Mel Norton, Star Postmaster depicting the approved location for the mailbox cluster for the development. The approval is to add additional clusters to the Milestone Ranch mail clusters. The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. **All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times.** The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



Section 8-3B-3 of the Unified Development Code sets forth additional residential district standards in the City of Star.

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 designates 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.

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.

Street Names – The applicant has provided documentation from the Ada County Street Naming Committee that the proposed street names are approved.

Subdivision Name – The applicant has provided documentation that the proposed subdivision name has been approved by Ada County Development Services. The name is reflected accurately on the final plat.

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 that meets city standards. **Streetlights shall be the same as in Milepost Ranch.**

Fencing – **Applicant is proposing a solid 6’ tall vinyl fence throughout the development. Fence to be installed per plan.**

Sidewalks - Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk and 8-foot side landscape strip, except along W. Stillmore Street, where the sidewalks are proposed to be attached.

Floodplain – The property is located in a Flood Hazzard Area and will need to meet all related requirements prior to issuing building permits and/or as required by the Flood Plain Administrator or applicable agency or district.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on January 27, 2025.

Star City Engineer	February 3, 2025
DEQ	February 5, 2025

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

Conditions included in the Findings of Fact & Development Agreement.

1. Side yard setbacks shall be 7.5'. A waiver has not been granted as part of the DA Modification.
2. Council approves minimum rear yard setbacks of 10'.
3. A sidewalk/pathway shall be provided in the northwest corner of the Milepost Commons Development along Big Gulch Creek. The sidewalk/pathway shall be in alignment with the pathway installed to the south, between Big Gulch Creek and Iron Mountain Estates. This pathway would be located in the southwest portion of the project, at W Stillmore Street, and in the northwest portion of the project, near the end point of the 12' gravel access road.

Conditions Specific to Signature of Final Plat.

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 \$1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$72,000. \$21,000 is due (21 residential lots x \$1000) to be paid before signing the final plat of phase 2.**
2. **Prior to signing the final plat the connection of W. Stillmore Street needs to be finished at N. Pollard Lane or sufficient bonding in place according to the Unified Development Code. The connection of this roadway to N. Pollard is subject to approval of the Floodplain application/FEMA requirements.**
3. **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.
4. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signing the final plat.**
5. The applicant may be required to provide "No Construction Entrance" signs in neighboring subdivisions to deter cross-through construction traffic.

Additional Conditions of Approval

1. The approved Final Plat for Milepost Commons Subdivision, Phase 1 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to any development work on the property.**
3. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
4. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
5. All entrances into the subdivision (W. Stillmore Street and/or N. Sugar Loop Ave. & N. Kenora Avenue) shall be cleaned nightly to include dirt, dust, rocks, mud, and other debris. All trash shall be secured on site and trash receptacles emptied on a regular basis to avoid blowing debris.
6. During the entire construction process, dust from the site must be minimized as much as possible. Water trucks should be used as appropriate. Excess dust could result in fines and/ or work stoppage.
7. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. Even after installation, streetlights may require shielding to prevent light trespass.**
8. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
9. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
10. 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. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final**

plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.

11. All streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
12. 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.
13. 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. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
14. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
15. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
16. 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)
17. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
18. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
19. 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.)
20. 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.
21. A separate sign application is required for any subdivision sign.

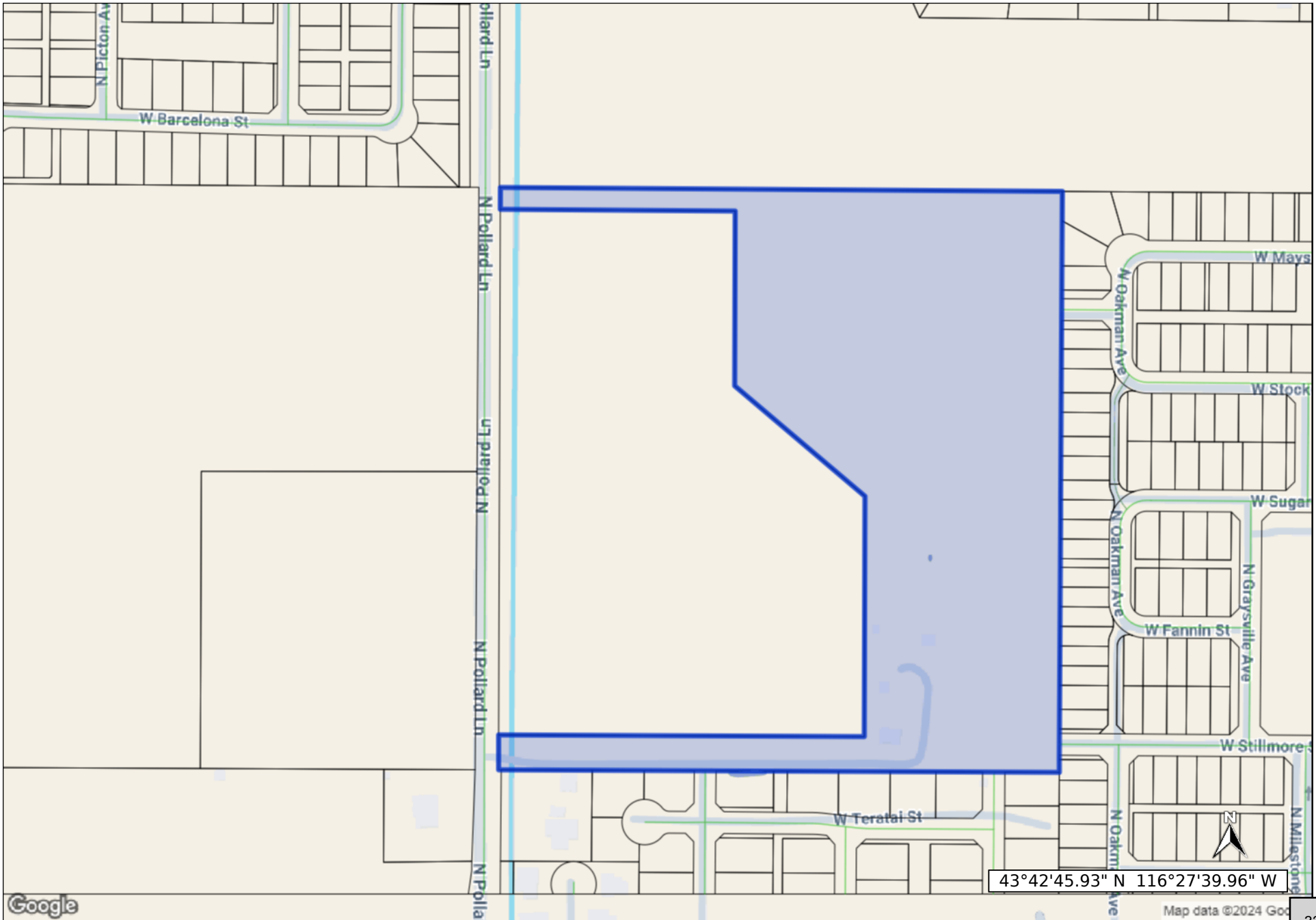
- 22. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
- 23. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
- 24. 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.
- 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 additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-24-17 Milepost Commons Subdivision, Phase 2
on _____, _____ 2025.

Milepost Commons No 2

Vicinity Map



Toll Brothers®

LAND DEVELOPMENT

Section 5, Item D.

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

December 2, 2024

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

RE: Milepost Commons Subdivision No. 2 – Final Plat

Dear Planning Staff,

On behalf of Toll West Inc., please accept for your review a Final Plat application for Milepost Commons Subdivision No. 2. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat of Milepost Commons Subdivision.

Milepost Commons No. 2 is located at 2400 N Pollard Ln., Star, Idaho 83669, in the SE ¼ of the NW ¼ of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, County of Ada, State of Idaho, parcel number S0404244210.

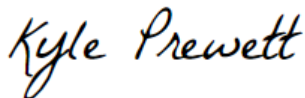
Phase 2 of Milepost Commons Subdivision will include 21 single-family residential lots and 2 common lots on 7.47 acres. The gross density of the phase is 2.81 dwelling units per acre. Lot sizes range from 5,732 SF to 102,066 SF with an average lot size of 12,532 SF.

Open space consists of 3.04 acres (40.6%) of the Phase and will include green space, walking paths, bocce ball courts, and shade structure. Please note that residents of Milepost Commons will have access to the amenities located in Milestone Ranch Subdivision, and vice-versa. Amenities in Milestone Ranch include a clubhouse, indoor pool, outdoor pool, pickleball courts, dog park, and walking paths.

The City Council has approved reduced minimum rear yard setbacks for this Subdivision. The approved rear yard setback of 10' is a reduction from the typical 15' for the R-4 zoning designation.

Construction of Phase 2 will be in compliance with the approved Preliminary Plat. Thank you for your time and consideration of this Final Plat application. If you have any questions or need further information, please don't hesitate to reach out to me at 208-576-3625 or kprewett@tollbrothers.com.

Respectfully Submitted,



Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers



FINAL PLAT APPLICATION

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

FILE NO.: FP-24-17
 Date Application Received: 12-06-2024 Fee Paid: \$2620.00
 Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Toll Brothers - Hannah Shurance
 Applicant Address: 3103 W Sheryl Drive, Ste 100 Meridian, ID Zip: 83642
 Phone: (520) 870-4501 Email: HSurance@tollbrothers.com

Owner Name: Toll West, Inc - Hannah Shurance
 Owner Address: 3103 W Sheryl Drive, Ste 100 Zip: 83642
 Phone: (520) 870-4501 Email: HShurance@tollbrothers.com

Representative (e.g., architect, engineer, developer):
 Contact: Keith Morse Firm Name: J-U-B Engineers, Inc.
 Address: 2760 W Excursion Lane, Ste 400 Meridian, ID Zip: 83642
 Phone: (208) 376-7330 Email: kmorse@jub.com

Property Information:

Subdivision Name: Milepost Commons Subdivision Phase: No 2

Parcel Number(s): S0404244210

Approved Zoning: R-4, DA Units per acre: 3.56

Total acreage of phase: 7.47 acres Total number of lots: 23

Residential: 21 Commercial: 0 Industrial: 0

Common lots: 2 Total acreage of common lots: 3.04 Percentage: 40.7%

Percent of common space to be used for drainage: 3.0% Acres: .09

Special Flood Hazard Area: total acreage 0.03 acres number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>72</u>	<u>21</u>
Number of Common Lots:	<u>11</u>	<u>2</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>7</u>	<u>4</u>

Amenities: Bocce Ball Pavilion

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

Subdivision Name: Milepost Commons Subdivision Phase: No 2

Special Flood Hazard Area: total acreage 0.03 acres number of homes 0

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0130J
 FIRM effective date(s): mm/dd/year 6/19/20
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: A
 Base Flood Elevation(s): AE .0 ft., etc.: None
- 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
	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.	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	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	
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	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 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.	BN
Noted	<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.	

Section 5 - Item D.

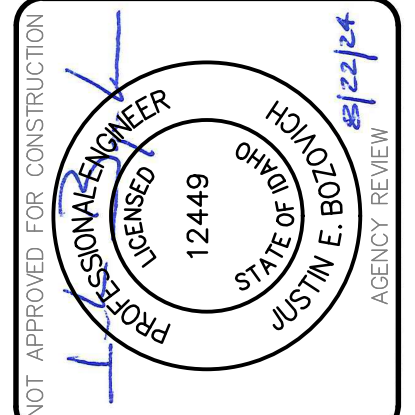
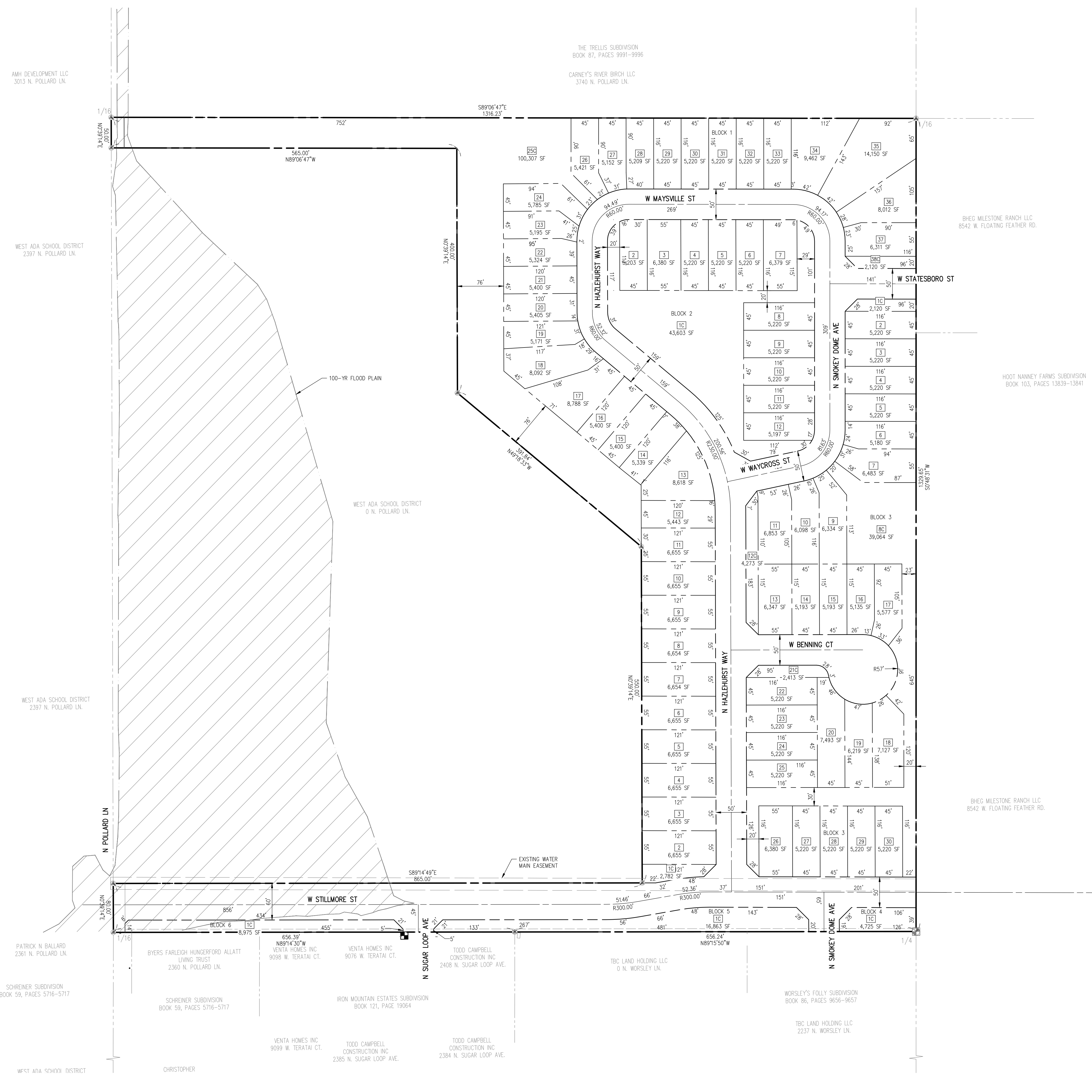
FEE REQUIREMENT:

*** 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.*

Kristen H. Morse
Applicant/Representative Signature

5 Dec 2024
Date

\\IDNASP01\ESE\PROJECTS\IDAHO\7832 - MILEPOST (MILESTONE RANCH)\ENGINEERING\PREL\7832-5-PLAN-PP-DWG-Daniel Rowett-6/22/2024 2:30 PM

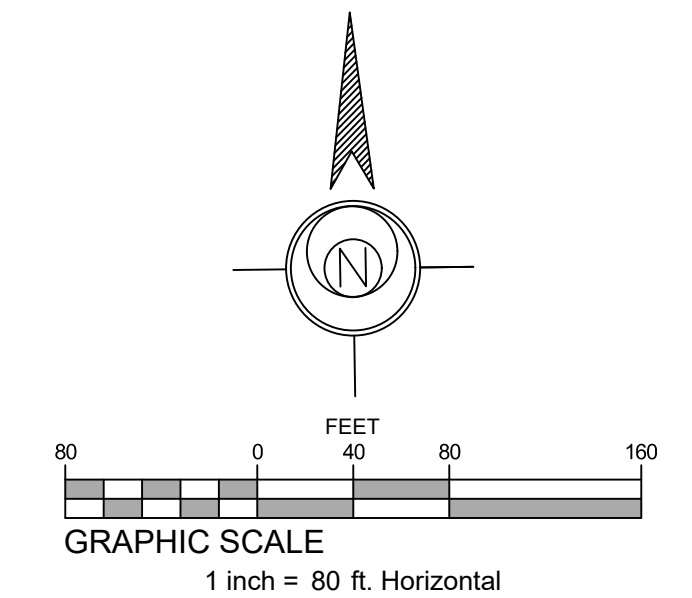


ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
 ESE Consultants, Inc.
 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
 T: 208-424-0020

REV.	DATE	DESCRIPTION	DR	DR	DR
B	8/22/24	AGENCY COMMENTS PRELAT SUBMITTAL			
A	12/17/23				

PRELIMINARY PLAT
MILEPOST COMMONS SUBDIVISION
 SEC. 4, T. 4N., R. 1W., B.M., STAR, ADA COUNTY, IDAHO

DATE:	02/21/2023	SCALE:	1" = 80'
DESIGN:	JEB	DRAWN:	PDL/MGF/DKR
JOB NO.:	7832	FILE NAME:	7832-5-PLAN-PP
REF. NO.:			
SHEET NO.:	3	OF	5

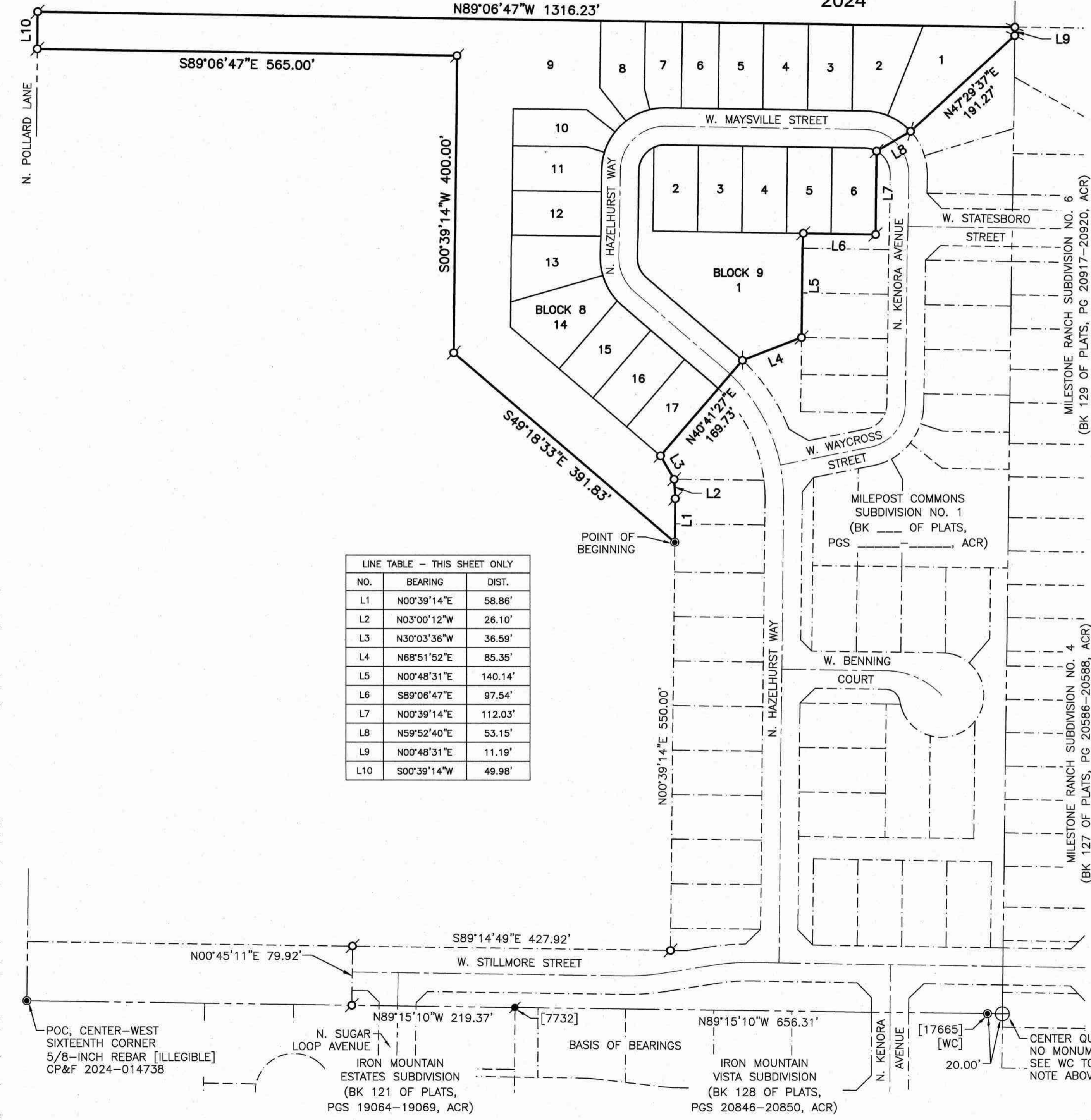


PLAT OF MILEPOST COMMONS SUBDIVISION NO. 2

SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO
2024

BOOK _____ OF PLATS, PAGE _____

THE TRELIS SUBDIVISION
(BK 87 OF PLATS, PGS 9991-9996, ACR)

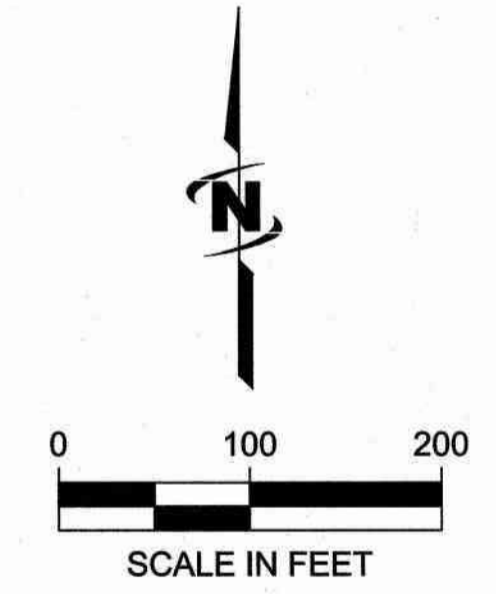


LINE TABLE - THIS SHEET ONLY

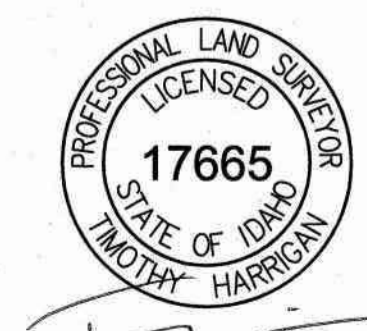
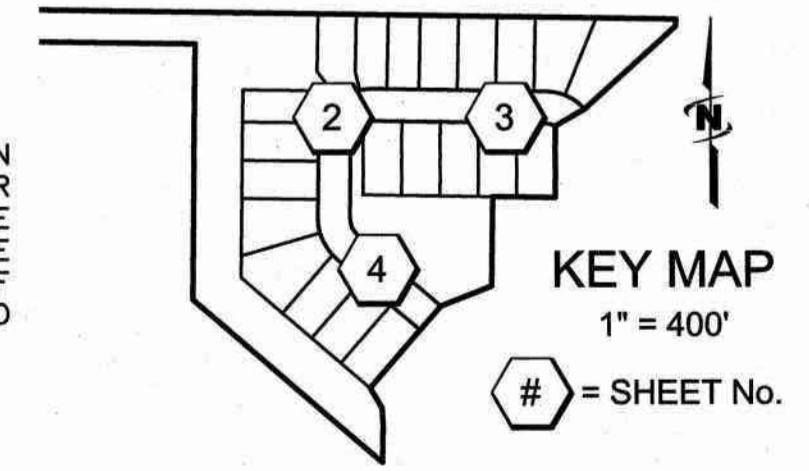
NO.	BEARING	DIST.
L1	N00°39'14"E	58.86'
L2	N03°00'12"W	26.10'
L3	N30°03'36"W	36.59'
L4	N68°51'52"E	85.35'
L5	N00°48'31"E	140.14'
L6	S89°06'47"E	97.54'
L7	N00°39'14"E	112.03'
L8	N59°52'40"E	53.15'
L9	N00°48'31"E	11.19'
L10	S00°39'14"W	49.98'

LEGEND

- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - CENTER LINE
 - - - ADJACENT PROPERTY LINE
 - - - TIE LINE
 - - - UTILITY EASEMENT LINE
 - - - TEMPORARY EASEMENT LINE
 - - - IRRIGATION EASEMENT LINE
 - - - PERMANENT ACHD EASEMENT LINE
-
- ⊕ - CENTER QUARTER CORNER (NOT SET)
 - ☆ - SET 1/2-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
 - ⊙ - SET 5/8-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
 - - FOUND 1/2-INCH REBAR AS NOTED
 - - FOUND 5/8-INCH REBAR AS NOTED
 - ⊙ - FOUND MONUMENT AS NOTED
 - - DIMENSION POINT - NOT FIELD LOCATED
 - C# - CURVE COURSE NUMBER (TYPICAL)
 - L# - LINE COURSE NUMBER (TYPICAL)
 - # - LOT NUMBER (TYPICAL)
 - [####] - PLS NUMBER FOUND ON MONUMENT
 - ACR - ADA COUNTY RECORDS
 - ORAC - OFFICIAL RECORDS ADA COUNTY
 - POC - POINT OF COMMENCEMENT
 - WC - WITNESS CORNER



CENTER QUARTER NOTE:
THE CENTER QUARTER CORNER FALLS IN AN EXISTING FENCEPOST. A WITNESS CORNER WAS FOUND ON THE EAST-WEST CENTERLINE OF THE SECTION, 20.00- FEET WEST OF THE CENTER QUARTER CORNER. SEE CP&F 2024-_____ FOR WITNESS CORNER TO THE CENTER QUARTER CORNER.



12/3/2024

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



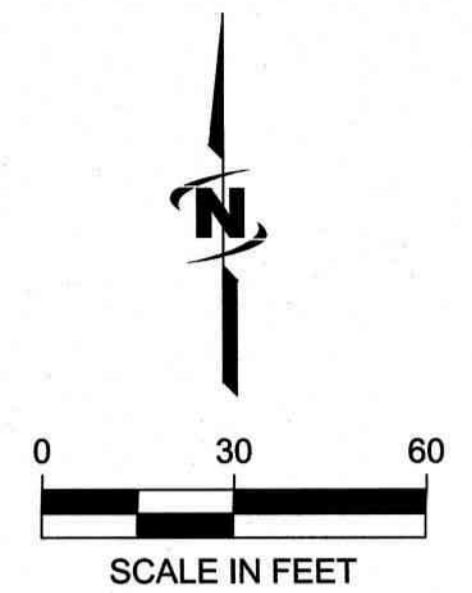
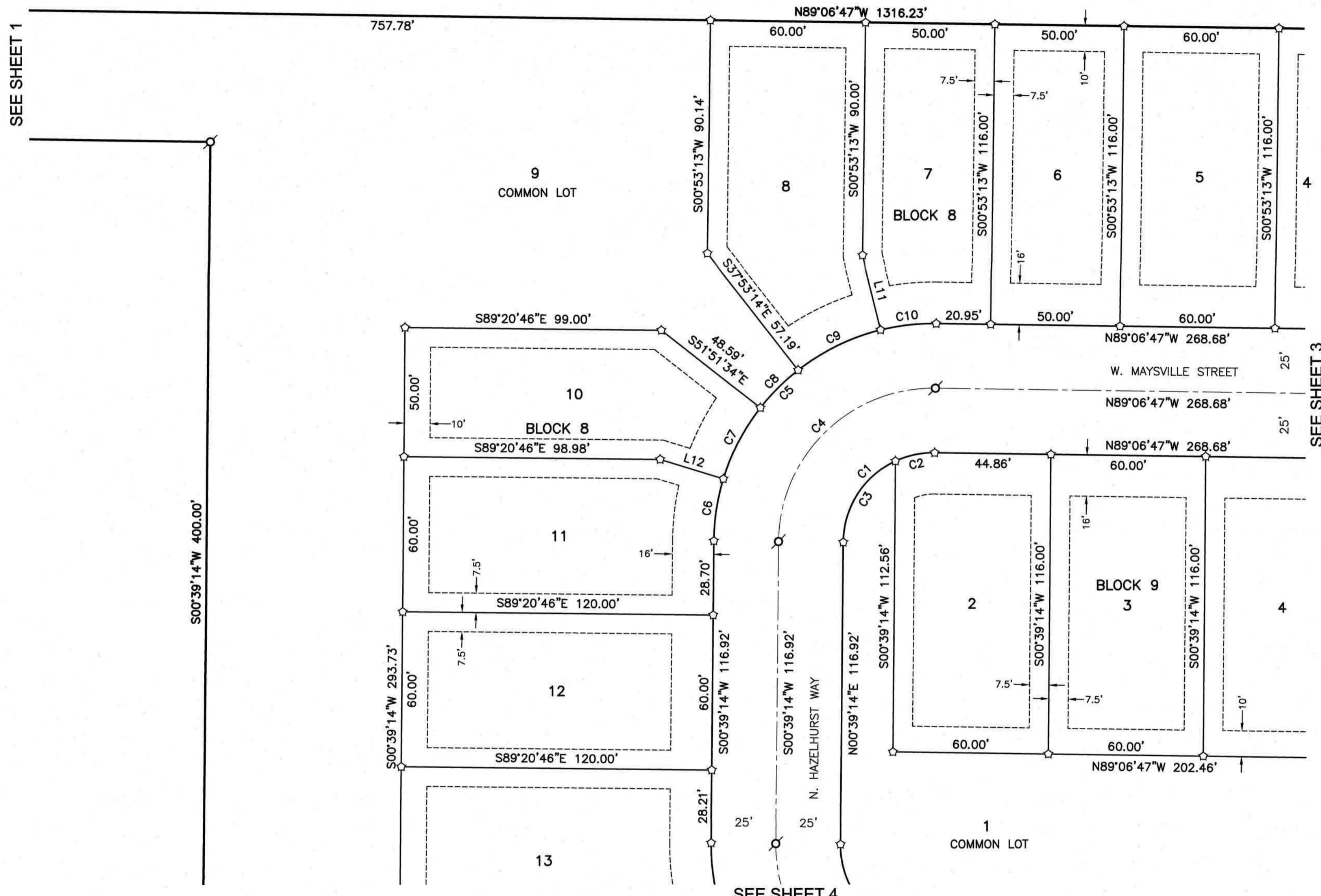
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p 208 376 7330 w www.jub.com
JOB No. 10-24-025

\\jub.com\central\Clients\Projects\10-24-025_Milepost2\Survey\DWG\10-24-025_LF_Milepost2.dwg, 12/03/24, 02:26:56pm, tharrigan

PLAT OF MILEPOST COMMONS SUBDIVISION NO. 2

BOOK _____ OF PLATS, PAGE _____

THE TRELIS SUBDIVISION
(BK 87 OF PLATS, PGS 9991-9996, ACR)

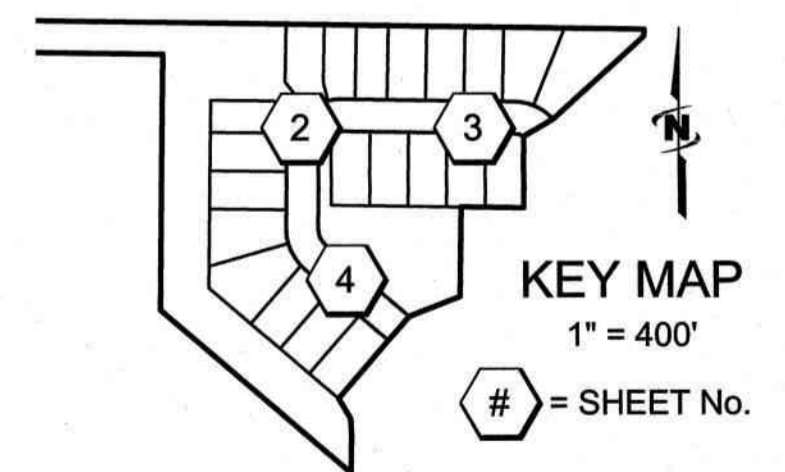


LINE TABLE - THIS SHEET ONLY

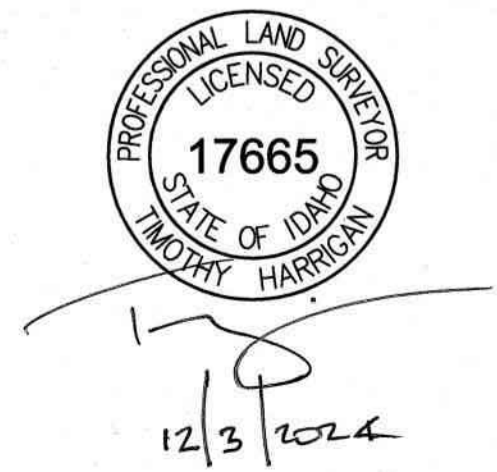
NO.	BEARING	DIST.
L11	S13°46'41"E	29.74'
L12	S72°53'59"E	25.54'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	35.00'	90°13'59"	55.12'	S45°46'14"W	49.60'
C2	35.00'	25°36'36"	15.64'	S78°04'55"W	15.51'
C3	35.00'	64°37'23"	39.48'	S32°57'56"W	37.42'
C4	60.00'	90°13'59"	94.49'	S45°46'14"W	85.03'
C5	85.00'	90°13'59"	133.86'	S45°46'14"W	120.45'
C6	85.00'	16°26'47"	24.40'	S08°52'38"W	24.32'
C7	85.00'	21°02'24"	31.21'	S27°37'13"W	31.04'
C8	85.00'	13°58'20"	20.73'	S45°07'36"W	20.68'
C9	85.00'	24°06'33"	35.77'	S64°10'02"W	35.50'
C10	85.00'	14°39'54"	21.76'	S83°33'16"W	21.70'



SEE SHEET 1 FOR LEGEND.
SEE SHEET 5 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

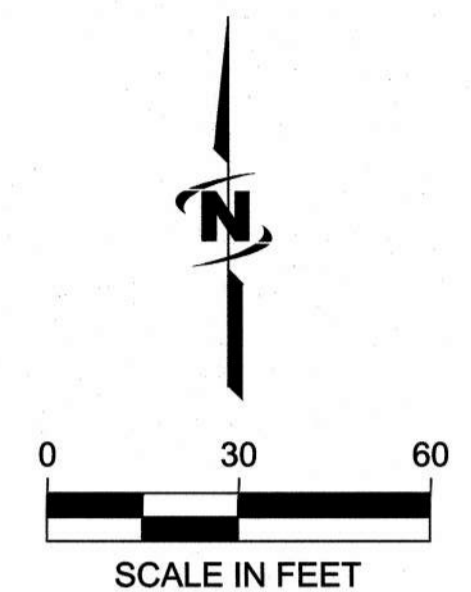
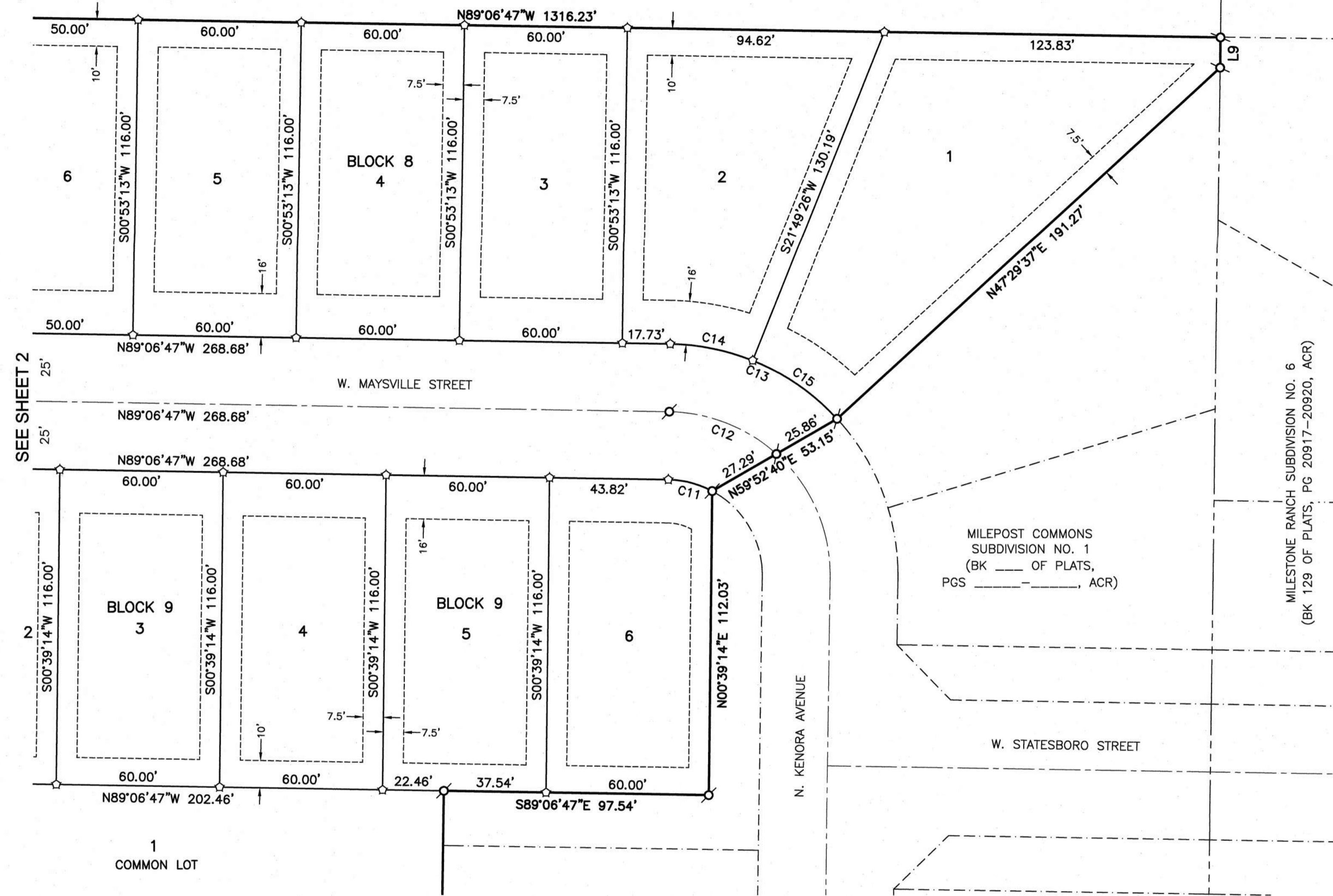


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p 208 376 7330 w www.jub.com SHEET 2 OF 7

PLAT OF MILEPOST COMMONS SUBDIVISION NO. 2

BOOK _____ OF PLATS, PAGE _____

THE TRELIS SUBDIVISION
(BK 87 OF PLATS, PGS 9991-9996, ACR)

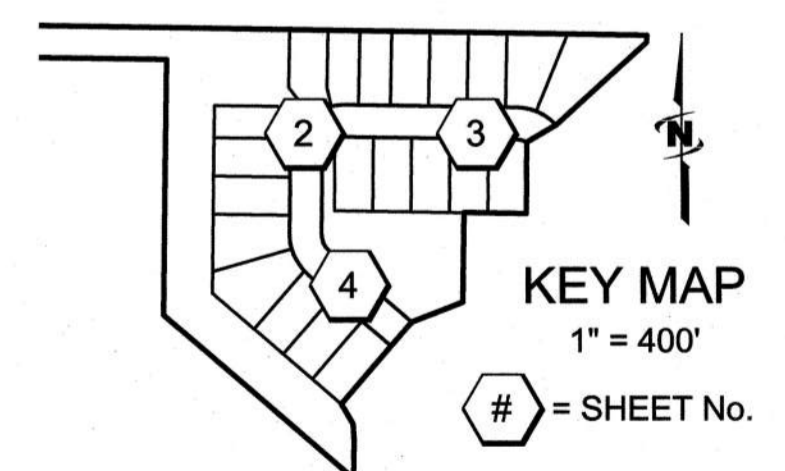


SEE SHEET 2

SEE SHEET 2

MILEPOST COMMONS
SUBDIVISION NO. 1
(BK _____ OF PLATS,
PGS _____, ACR)

MILESTONE RANCH SUBDIVISION NO. 6
(BK 129 OF PLATS, PG 20917-20920, ACR)



CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C11	35.00'	27°34'01"	16.84'	N75°19'47"W	16.68'
C12	60.00'	41°17'06"	43.23'	N68°28'14"W	42.30'
C13	85.00'	46°35'39"	69.12'	N65°48'58"W	67.23'
C14	85.00'	20°55'56"	31.05'	N78°38'49"W	30.88'
C15	85.00'	25°39'43"	38.07'	N55°21'00"W	37.75'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L9	N00°48'31"E	11.19'



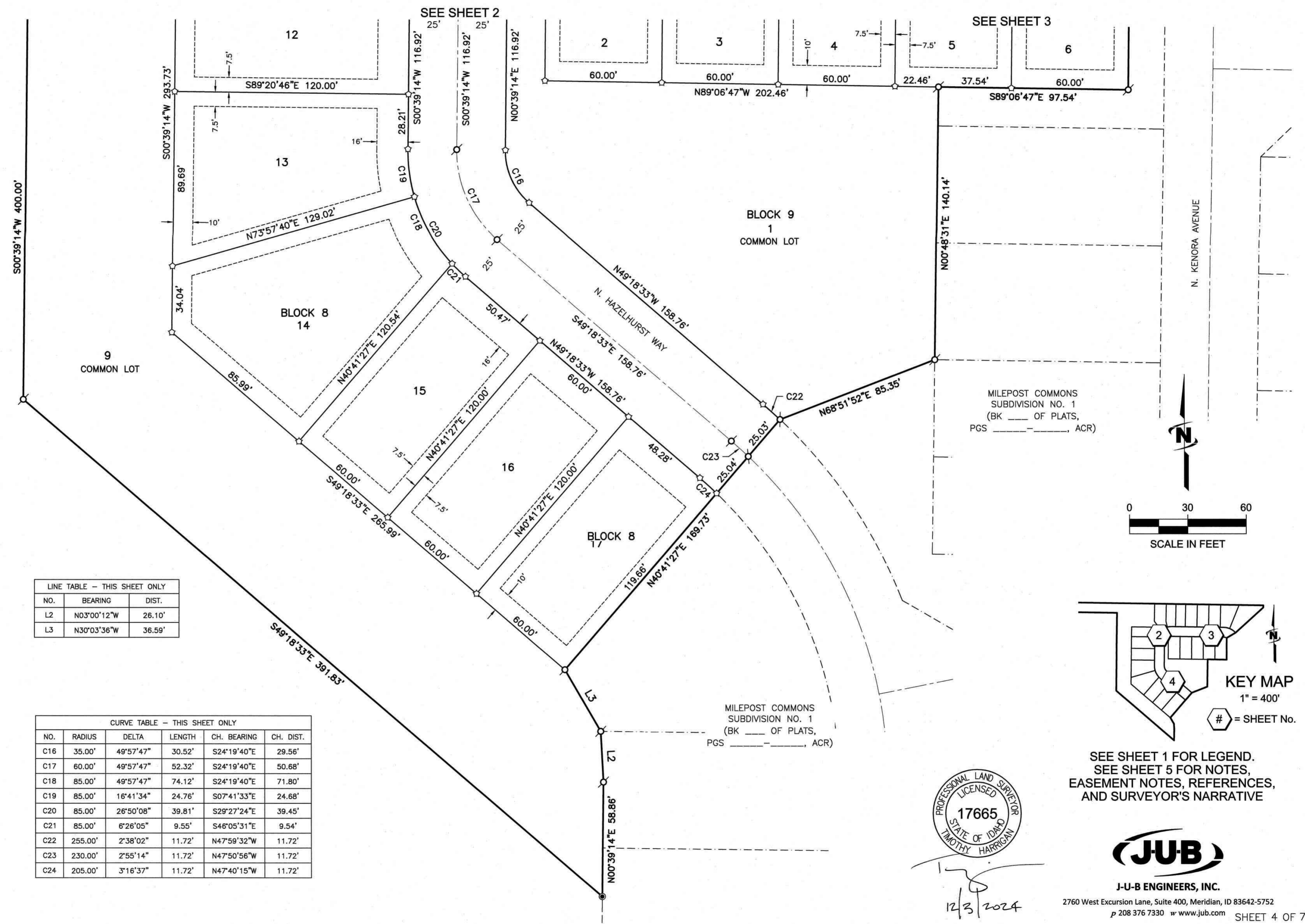
12/3/2024

SEE SHEET 1 FOR LEGEND.
SEE SHEET 5 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE



PLAT OF
MILEPOST COMMONS SUBDIVISION NO. 2

BOOK _____ OF PLATS, PAGE _____

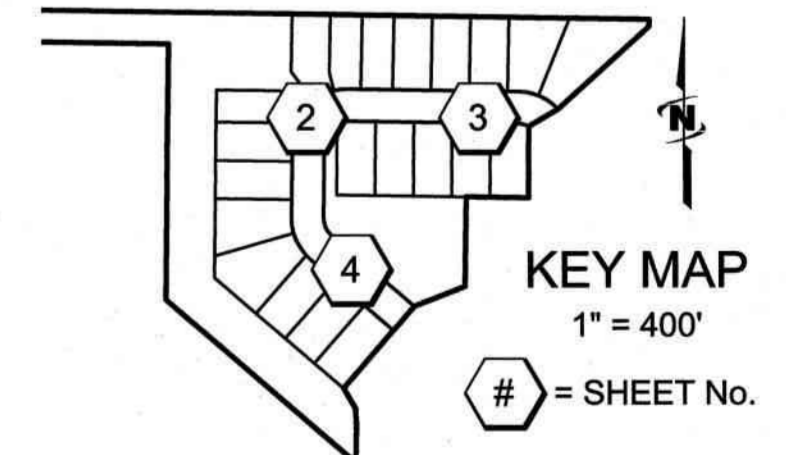
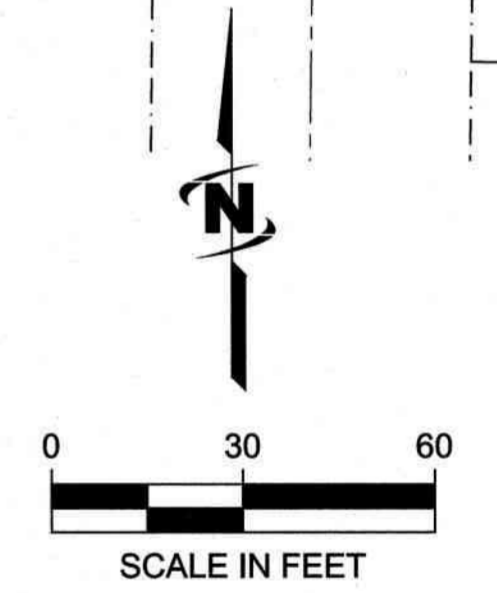


LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L2	N03°00'12"W	26.10'
L3	N30°03'36"W	36.59'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C16	35.00'	49°57'47"	30.52'	S24°19'40"E	29.56'
C17	60.00'	49°57'47"	52.32'	S24°19'40"E	50.68'
C18	85.00'	49°57'47"	74.12'	S24°19'40"E	71.80'
C19	85.00'	16°41'34"	24.76'	S07°41'33"E	24.68'
C20	85.00'	26°50'08"	39.81'	S29°27'24"E	39.45'
C21	85.00'	6°26'05"	9.55'	S46°05'31"E	9.54'
C22	255.00'	2°38'02"	11.72'	N47°59'32"W	11.72'
C23	230.00'	2°55'14"	11.72'	N47°50'56"W	11.72'
C24	205.00'	3°16'37"	11.72'	N47°40'15"W	11.72'



12/3/2024

SEE SHEET 1 FOR LEGEND.
SEE SHEET 5 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE



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PLAT OF
MILEPOST COMMONS SUBDIVISION NO. 2

BOOK _____ OF PLATS, PAGE _____

NOTES

1. LOT 9 OF BLOCK 8 AND LOT 1 OF BLOCK 9 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE MILESTONE RANCH SUBDIVISION HOMEOWNERS' ASSOCIATION.
2. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE MILESTONE RANCH SUBDIVISION HOMEOWNERS' ASSOCIATION. IRRIGATION WILL BE PROVIDED BY THE FARMERS UNION DITCH COMPANY. THE LOTS WITHIN THIS SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS FROM THE FARMERS UNION DITCH COMPANY.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
4. 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.
5. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
6. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
7. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH THE ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
8. 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."
9. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, CONTAINED IN INSTRUMENT NO. _____, ORAC, AND AS MAY BE AMENDED.
10. THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH ADA COUNTY HIGHWAY DISTRICT RECORDED AS INSTRUMENT NO. 20_____, ORAC.

EASEMENT NOTES

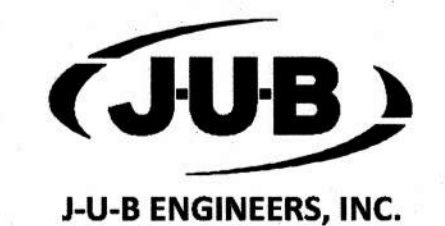
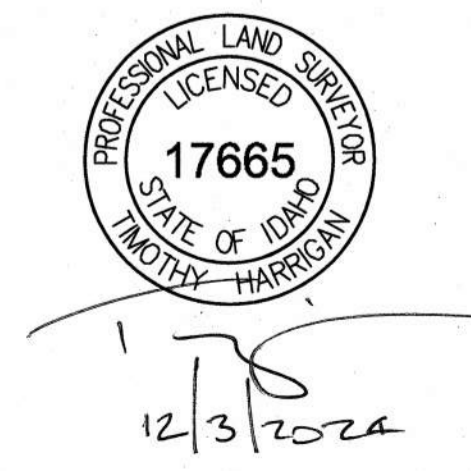
1. LOT 9 OF BLOCK 8 AND LOT 1 OF BLOCK 9 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET UTILITY EASEMENT OVER SAID LOTS.
2. ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF PUBLIC & PRIVATE UTILITIES, PRESSURIZED IRRIGATION, SEWER SERVICE, CABLE TELEVISION/DATA; APPURTENANCES THERETO; AND LOT DRAINAGE.
3. ALL SIDEWALK EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS PLATTED HEREON, AND ARE HEREBY RESERVED FOR INGRESS, EGRESS, AND THE INSTALLATION, OPERATION, USE, AND MAINTENANCE OF SIDEWALKS AND APPURTENANCES THERETO.
4. 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.
5. ALL EASEMENTS ARE PARALLEL WITH THE LINES, AND CONCENTRIC WITH THE CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
6. PORTIONS OF LOT 9 OF BLOCK 8 AND LOT 1 OF BLOCK 9 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.
7. UNLESS OTHERWISE SHOWN OR NOTED HEREON, ALL FRONT LOT LINES HAVE A 16-FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT, ALL REAR LOT LINES HAVE A 10-FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT, AND ALL SIDE LOT LINES HAVE A 7.5-FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT.
8. SEE INSTRUMENT NO. 2024-_____, OFFICIAL RECORDS OF ADA COUNTY FOR PERMANENT ACHD SIDEWALK EASEMENTS.

REFERENCE DOCUMENTS

SUBDIVISIONS: THE TRELIS SUBDIVISION (BK 87 OF PLATS, PGS 9991-9996, ACR), MILESTONE RANCH SUBDIVISION NO. 6 (BK 129 OF PLATS, PGS 20917-20920, ACR), MILEPOST COMMONS SUBDIVISION NO. 1 (BK _____ OF PLATS, PGS _____ - _____, ACR)
 SURVEYS: ROS NO. 12518
 DEEDS: 2020-121455, ORAC
 EASEMENTS: XXX, ORAC

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 ALONG ALIQUOT SECTION LINES, AND BY HOLDING THE MONUMENTS FOUND REPRESENTING THE CORNERS OF MILESTONE RANCH SUBDIVISION NO. 6 (BK 129 OF PLATS, PGS 20917-20920, ACR) AND MILEPOST COMMONS SUBDIVISION NO. 1 (BK _____ OF PLATS, PGS _____ - _____, ACR)



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PLAT OF
MILEPOST COMMONS SUBDIVISION NO. 2

BOOK _____ OF PLATS, PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT TOLL WEST INC. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS MILEPOST COMMONS 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 SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, 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 CENTER-WEST SIXTEENTH CORNER OF SAID SECTION 4; THENCE FROM SAID POINT OF COMMENCEMENT, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, THE FOLLOWING THREE (3) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 89°15'10" EAST, A DISTANCE OF 1,312.63 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4;
2. REVERSING COURSE, NORTH 89°15'10" WEST, COINCIDENT WITH THE NORTHERLY LINE OF THE PLAT OF IRON MOUNTAIN VISTA SUBDIVISION, RECORDED IN BOOK 128 OF PLATS, AT PAGES 20846 THROUGH 20850, ADA COUNTY RECORDS, A DISTANCE OF 656.31 FEET TO A 5/8-INCH REBAR MARKING THE NORTHWESTERLY CORNER OF SAID PLAT, AND
3. CONTINUING NORTH 89°15'10" WEST, COINCIDENT WITH THE NORTHERLY LINE OF THE PLAT OF IRON MOUNTAIN ESTATES SUBDIVISION, RECORDED IN BOOK 121 OF PLATS, AT PAGES 19064 THROUGH 19069, ADA COUNTY RECORDS, A DISTANCE OF 219.37 FEET;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 00°45'11" EAST, A DISTANCE OF 79.92 FEET TO A POINT ON THE SOUTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 2020-121455, OFFICIAL RECORDS OF ADA COUNTY, HEREINAFTER REFERRED TO AS THE "WEST ADA SCHOOL DISTRICT TRACT"; THENCE COINCIDENT WITH THE RESPECTIVE SOUTHERLY AND EASTERLY LINES OF SAID WEST ADA SCHOOL DISTRICT TRACT, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 89°14'49" EAST, A DISTANCE OF 427.92 FEET, AND
2. NORTH 00°39'14" EAST, A DISTANCE OF 550.00 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT IN SAID EASTERLY LINE, SAID ANGLE POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERLY LINE, THE FOLLOWING TEN (10) CONSECUTIVE COURSES AND DISTANCES:

1. CONTINUING NORTH 00°39'14" EAST, A DISTANCE OF 58.86 FEET,
2. NORTH 03°00'12" WEST, A DISTANCE OF 26.10 FEET,
3. NORTH 30°03'36" WEST, A DISTANCE OF 36.59 FEET,
4. NORTH 40°41'27" EAST, A DISTANCE OF 169.73 FEET,
5. NORTH 68°51'52" EAST, A DISTANCE OF 85.35 FEET,
6. NORTH 00°48'31" EAST, A DISTANCE OF 140.14 FEET,
7. SOUTH 89°06'47" EAST, A DISTANCE OF 97.54 FEET,
8. NORTH 00°39'14" EAST, A DISTANCE OF 112.03 FEET,
9. NORTH 59°52'40" EAST, A DISTANCE OF 53.15 FEET, AND
10. NORTH 47°29'37" EAST, A DISTANCE OF 191.27 FEET TO A POINT ON THE WESTERLY LINE OF THE PLAT OF MILESTONE RANCH SUBDIVISION NO. 6, RECORDED IN BOOK 129 OF PLATS, AT PAGES 20917 THROUGH 20920, ADA COUNTY RECORDS;

THENCE NORTH 00°48'31" EAST, COINCIDENT WITH SAID WESTERLY LINE, A DISTANCE OF 11.19 FEET TO THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 4; THENCE LEAVING SAID WESTERLY LINE, NORTH 89°06'47" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,316.23 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 4; THENCE LEAVING SAID NORTH LINE, SOUTH 00°39'14" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 49.98 FEET TO THE NORTHWESTERLY CORNER OF THE AFORESAID WEST ADA SCHOOL DISTRICT TRACT;

THENCE LEAVING SAID WEST LINE, COINCIDENT WITH THE RESPECTIVE NORTHERLY AND EASTERLY LINES OF SAID WEST ADA SCHOOL DISTRICT TRACT, THE FOLLOWING THREE (3) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 89°06'47" EAST, A DISTANCE OF 565.00 FEET,
2. SOUTH 00°39'14" WEST, A DISTANCE OF 400.00 FEET, AND
3. SOUTH 49°18'33" EAST, A DISTANCE OF 391.83 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7.47 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION.

**CERTIFICATE OF OWNERS
(CONTINUED)**

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 ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS SUBDIVISION ARE 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 THE SUBDIVISION. IRRIGATION WATER HAS BEEN PROVIDED BY THE FARMERS UNION DITCH COMPANY 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 THE FARMERS UNION DITCH COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND:

TOLL WEST INC.

BY: _____
RYAN HAMMONS, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss.

ON THIS _____ DAY OF _____, IN THE YEAR 20 _____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY APPEARED RYAN HAMMONS, KNOWN OR IDENTIFIED TO ME TO BE THE DIVISION PRESIDENT OF TOLL WEST INC., THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT TOLL WEST INC. EXECUTED THE SAME.

NOTARY PUBLIC FOR _____
MY COMMISSION NO. _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, TIMOTHY HARRIGAN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT OF MILEPOST COMMONS 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.

TIMOTHY HARRIGAN PLS 17665
12/3/2024
DATE
PROFESSIONAL LAND SURVEYOR
LICENSED
17665
STATE OF IDAHO
TIMOTHY HARRIGAN



J-U-B ENGINEERS, INC.
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752
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PLAT OF
MILEPOST COMMONS SUBDIVISION NO. 2

BOOK _____ OF PLATS, 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



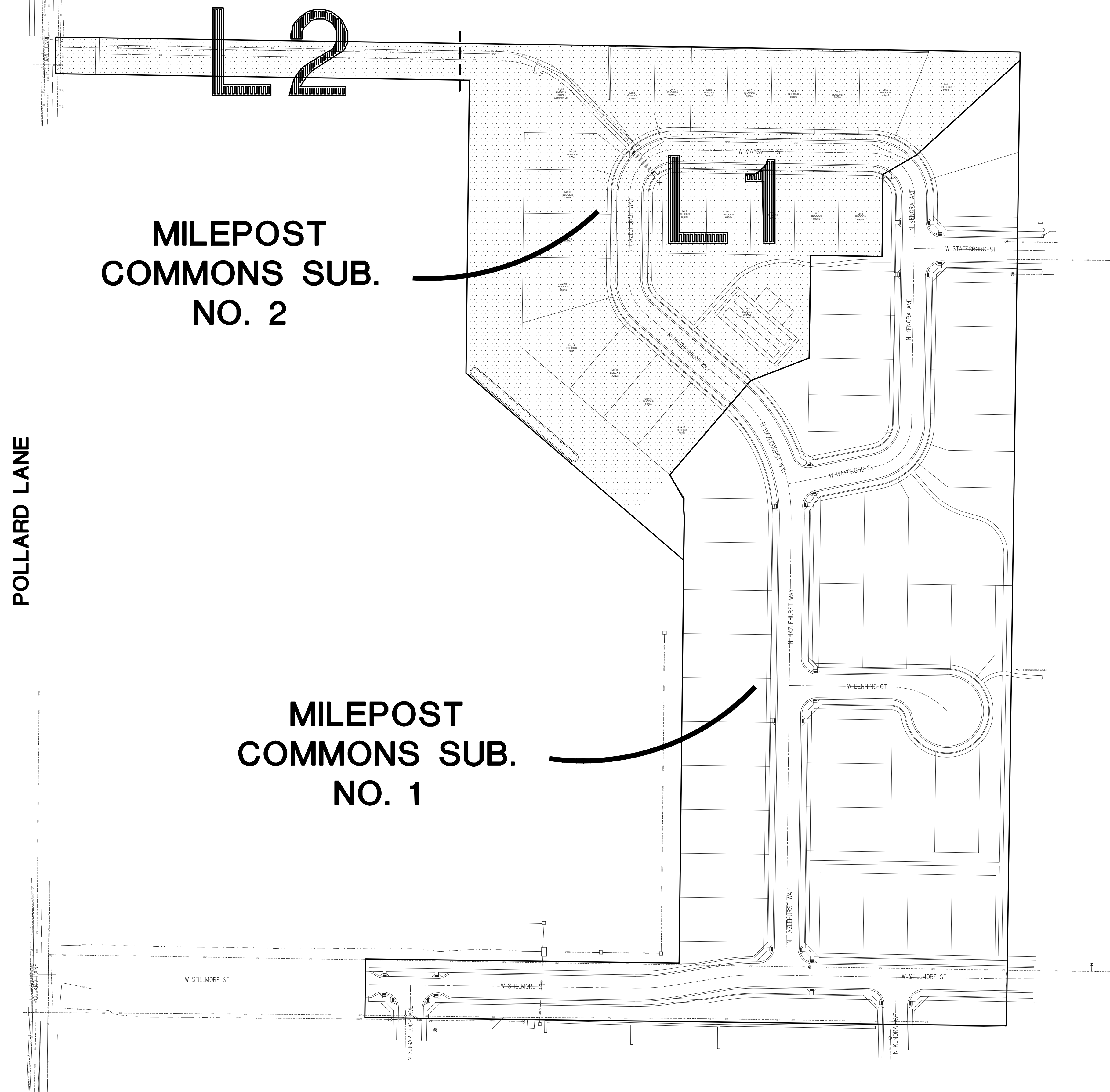
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12/3/2024



J-U-B ENGINEERS, INC.

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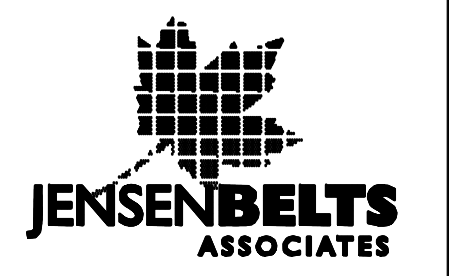
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NOTES

1. REFER TO INDIVIDUAL SHEET L1 & L2 FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFER TO SHT L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
3. REFER TO SHT L4 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

Issue Description	Date
ISSUE	12-5-24
FENCE REV	1-24-25
BASE REVISIONS	2-14-25



Site Planning
Landscape Architecture
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Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

MILEPOST COMMONS No.2
STAR, IDAHO
FINAL PLAT LANDSCAPE PLAN

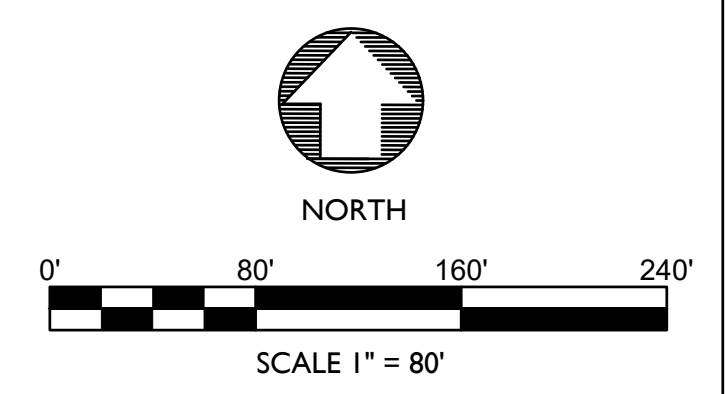
Job Number 2210

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Checked KCS

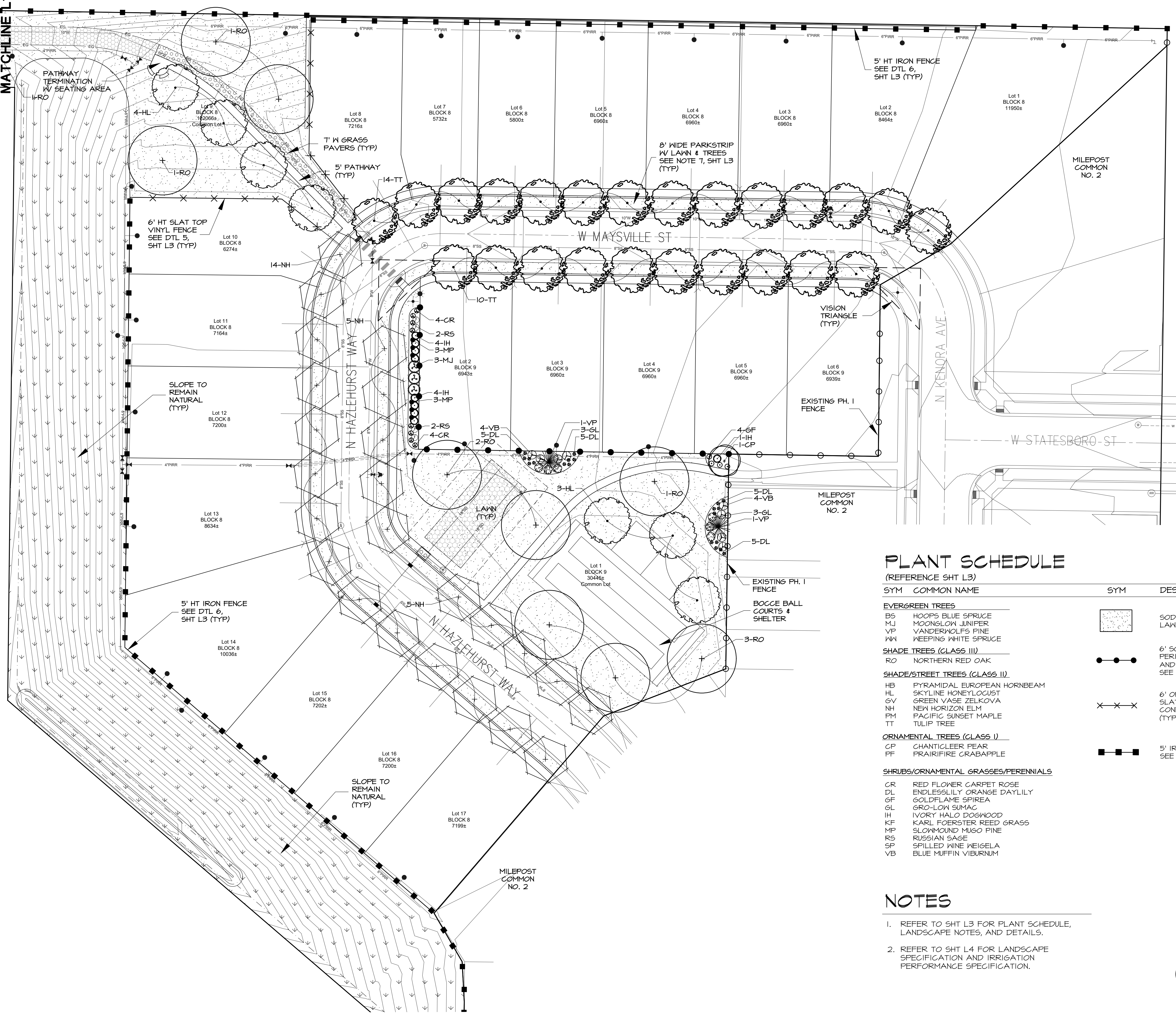
Scale AS SHOWN

Sheet Title
OVERALL LANDSCAPE PLAN

Sheet Number
LO
1 of 6 Sheets



MATCHLINE L2
MATCHLINE L1



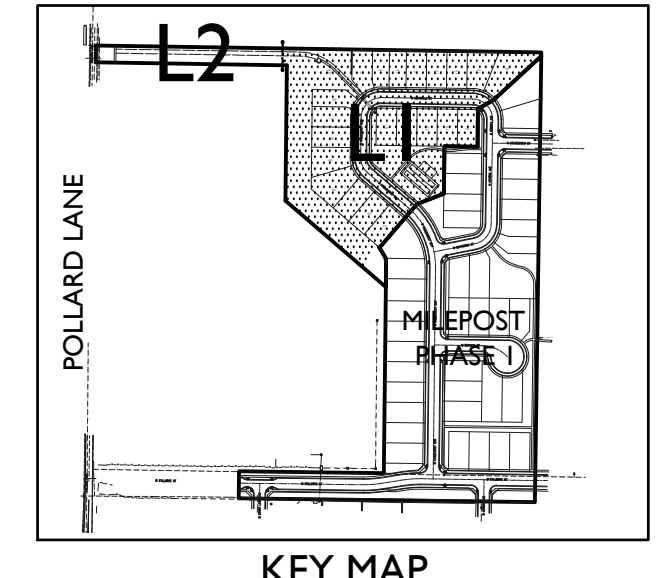
PLANT SCHEDULE

(REFERENCE SHT L3)

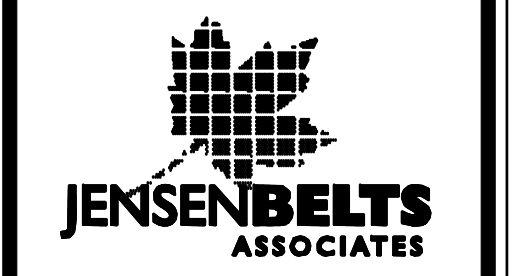
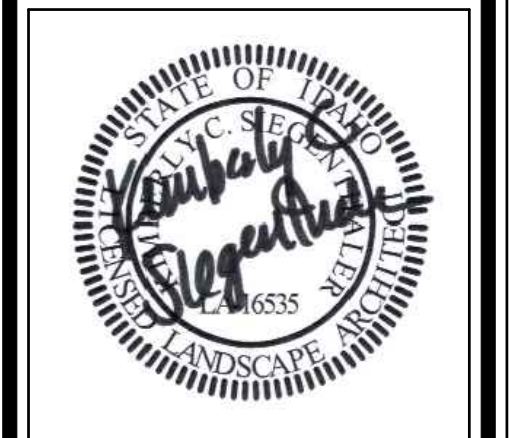
SYM	COMMON NAME	SYM	DESCRIPTION
EVERGREEN TREES			
BS	HOOPS BLUE SPRUCE	[Symbol]	SOD LAWN
MJ	MOONGLOW JUNIPER		
VP	VANDERWOLFS PINE		
WN	WEeping WHITE SPRUCE		
SHADE TREES (CLASS III)			
RO	NORTHERN RED OAK	[Symbol]	6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES, AND END LOTS (TYP) SEE DTL 4, SHT L3.
SHADE/STREET TREES (CLASS II)			
HB	PYRAMIDAL EUROPEAN HORNBEAM	[Symbol]	6' OPEN VISION VINYL SLAT TOP FENCE ALONG CONNECTION PATHWAYS (TYP) SEE DTL 5, SHT L3.
HL	SKYLINE HONEYLOCUST		
GV	GREEN VASE ZELKOVA		
NH	NEW HORIZON ELM		
FM	PACIFIC SUNSET MAPLE		
TT	TULIP TREE		
ORNAMENTAL TREES (CLASS I)			
CP	CHANTICLEER PEAR	[Symbol]	5' IRON FENCE (TYP) SEE DTL 6, SHT L3.
PF	PRAIRIFIRE GRABAPPLE		
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
CR	RED FLOWER CARPET ROSE	[Symbol]	EXISTING PH. I FENCE
DL	ENDLESSLY ORANGE DAYLILY		
GF	GOLDFLAME SPIREA		
GL	GRO-LOW SUMAC		
IH	IVORY HALO DOGWOOD		
KF	KARL FOERSTER REED GRASS		
MP	SLOWMOUND MUGO PINE		
RS	RUSSIAN SAGE		
SP	SPILLED WINE WEIGELA		
VB	BLUE MUFFIN VIBURNUM		

NOTES

- REFER TO SHT L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
- REFER TO SHT L4 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.



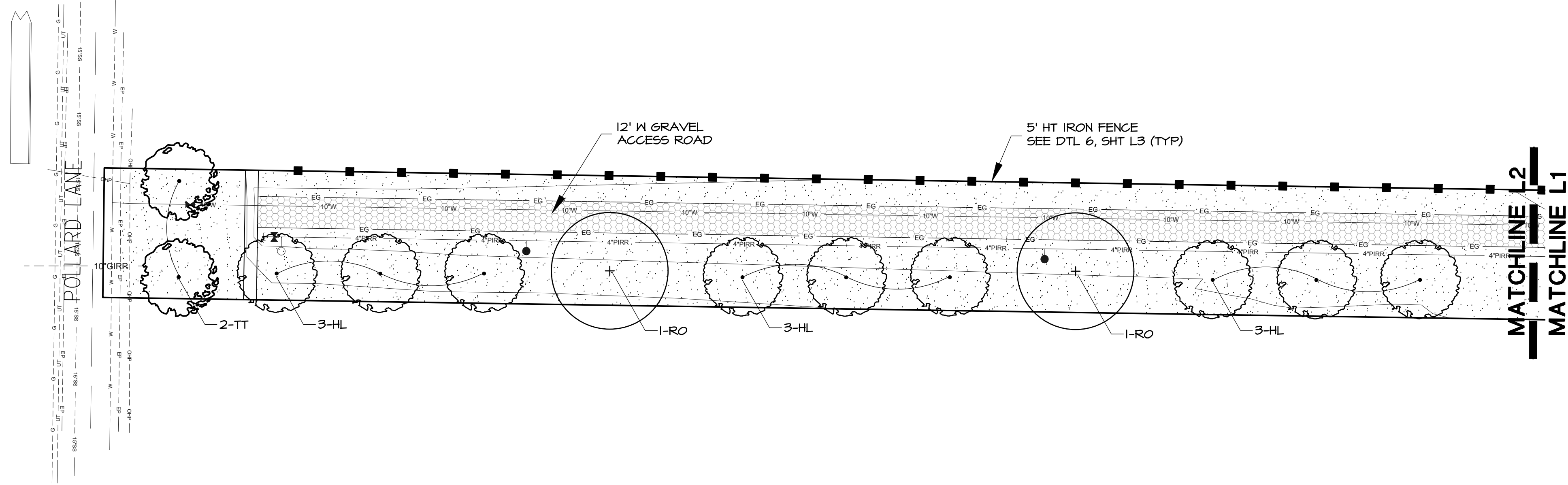
Issue	Description	Date
ISSUE		12-5-24
FENCE REV		1-24-25
BASE REVISIONS		2-14-25



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MILEPOST COMMONS NO.2 STAR, IDAHO FINAL PLAT LANDSCAPE PLAN

Job Number	2210
Drawn	Checked
KCS	KCS
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Sheet Title	LANDSCAPE PLAN
Sheet Number	L1
	2 of 5 Sheets



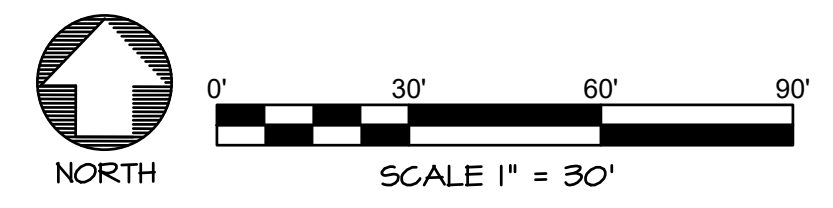
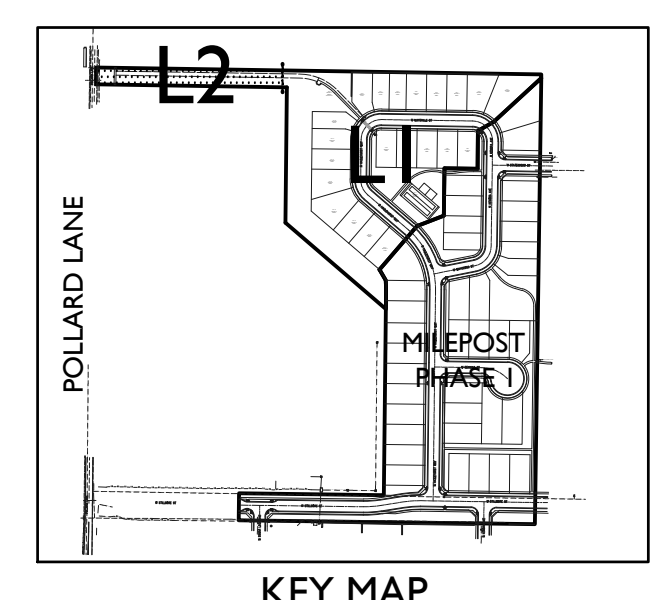
PLANT SCHEDULE

(REFERENCE SHT L3)

SYM	COMMON NAME	SYM	COMMON NAME	SYM	DESCRIPTION
EVERGREEN TREES			ORNAMENTAL TREES (CLASS I)		
B5	HOOPS BLUE SPRUCE	CP	CHANTICLEER PEAR	[Pattern]	SOD
MJ	MOONGLOW JUNIPER	FF	PRAIRIFIRE GRABAPPLE	[Pattern]	LAWN
VP	VANDERWOLFS PINE			[Line]	6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES, AND END LOTS (TYP) SEE DTL 4, SHT L3.
WN	WEEPING WHITE SPRUCE	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
SHADE TREES (CLASS III)			CR	RED FLOWER CARPET ROSE	[Line]
RO	NORTHERN RED OAK	DL	ENDLESSLILY ORANGE DAYLILY	[Line]	
SHADE/STREET TREES (CLASS II)			GF	GOLDFLAME SPIREA	[Line]
HL	SKYLINE HONEYLOCUST	GL	GRO-LOW SUMAC	[Line]	
GV	GREEN VASE ZELKOVA	IH	IVORY HALO DOGWOOD	[Line]	
NH	NEW HORIZON ELM	KF	KARL FOERSTER REED GRASS	[Line]	
PM	PACIFIC SUNSET MAPLE	MP	SLOWMOUND MUGO PINE	[Line]	
TT	TULIP TREE	RS	RUSSIAN SAGE	[Line]	
		SP	SPILLED WINE WEIGELA	[Line]	
		VB	BLUE MUFFIN VIBURNUM	[Line]	
				[Line]	6' OPEN VISION VINYL SLAT TOP FENCE ALONG CONNECTION PATHWAYS (TYP) SEE DTL 5, SHT L3.
				[Line]	5' IRON FENCE (TYP) SEE DTL 6, SHT L3.

NOTES

- REFER TO SHT L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
- REFER TO SHT L4 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.



Issue Description	Date
ISSUE	12-5-24
FENCE REV	1-24-25
BASE REVISIONS	2-14-25



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MILEPOST COMMONS No.2
STAR, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2210

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Checked KCS

Scale AS SHOWN

Sheet Title

LANDSCAPE PLAN

Sheet Number

L2

3 of 5 Sheets

Issue Description	Date
ISSUE	12-5-24
FENCE REV	1-24-25
BASE REVISIONS	2-14-25



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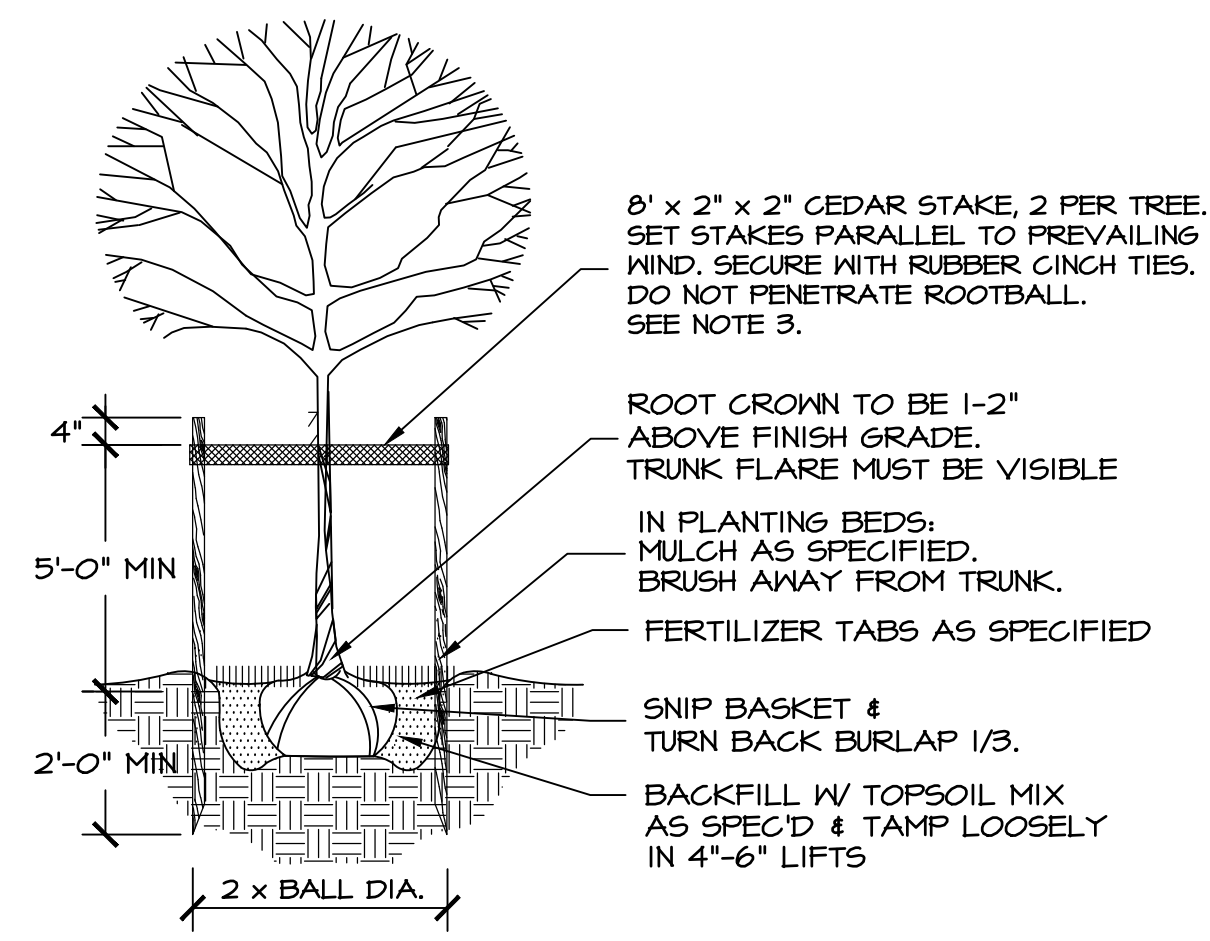
MILEPOST COMMONS No.2
STAR, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2210

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Sheet Title	

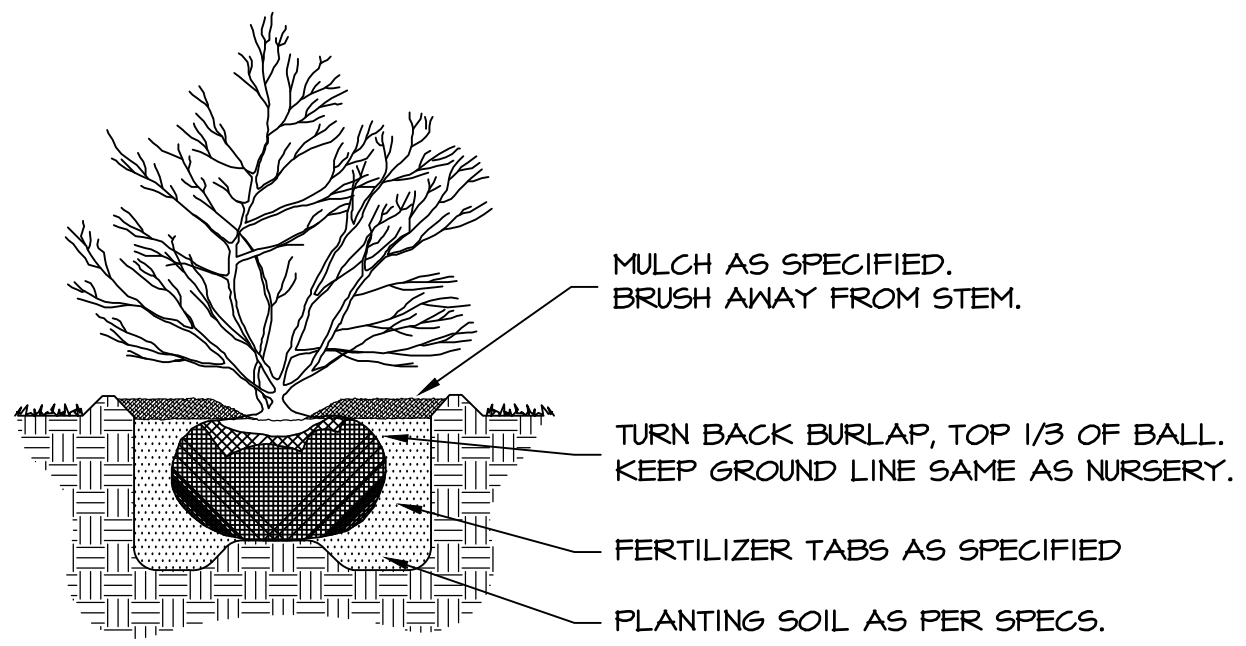
LANDSCAPE DETAILS

Sheet Number
L3
4 of 5 Sheets



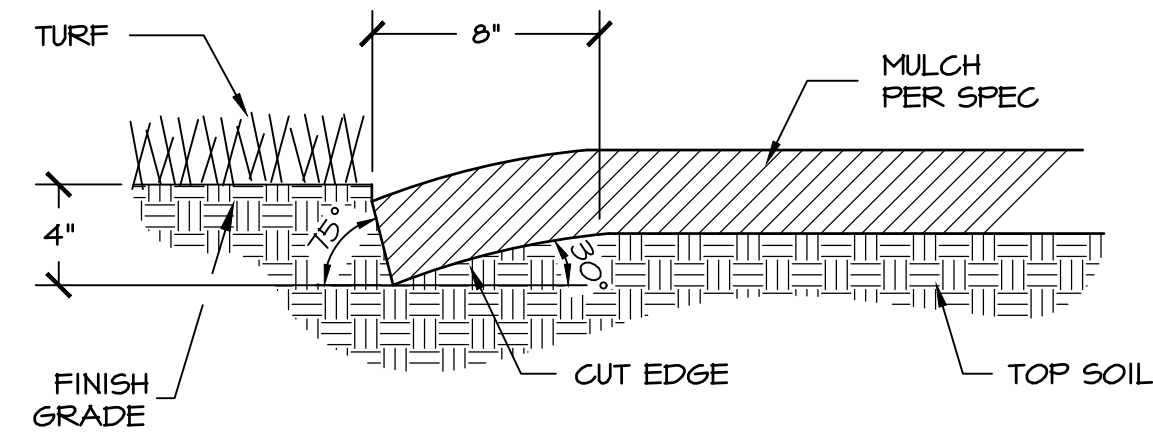
- NOTES:**
- REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 - REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 - STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
 - TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

① TREE PLANTING/STAKING NOT TO SCALE

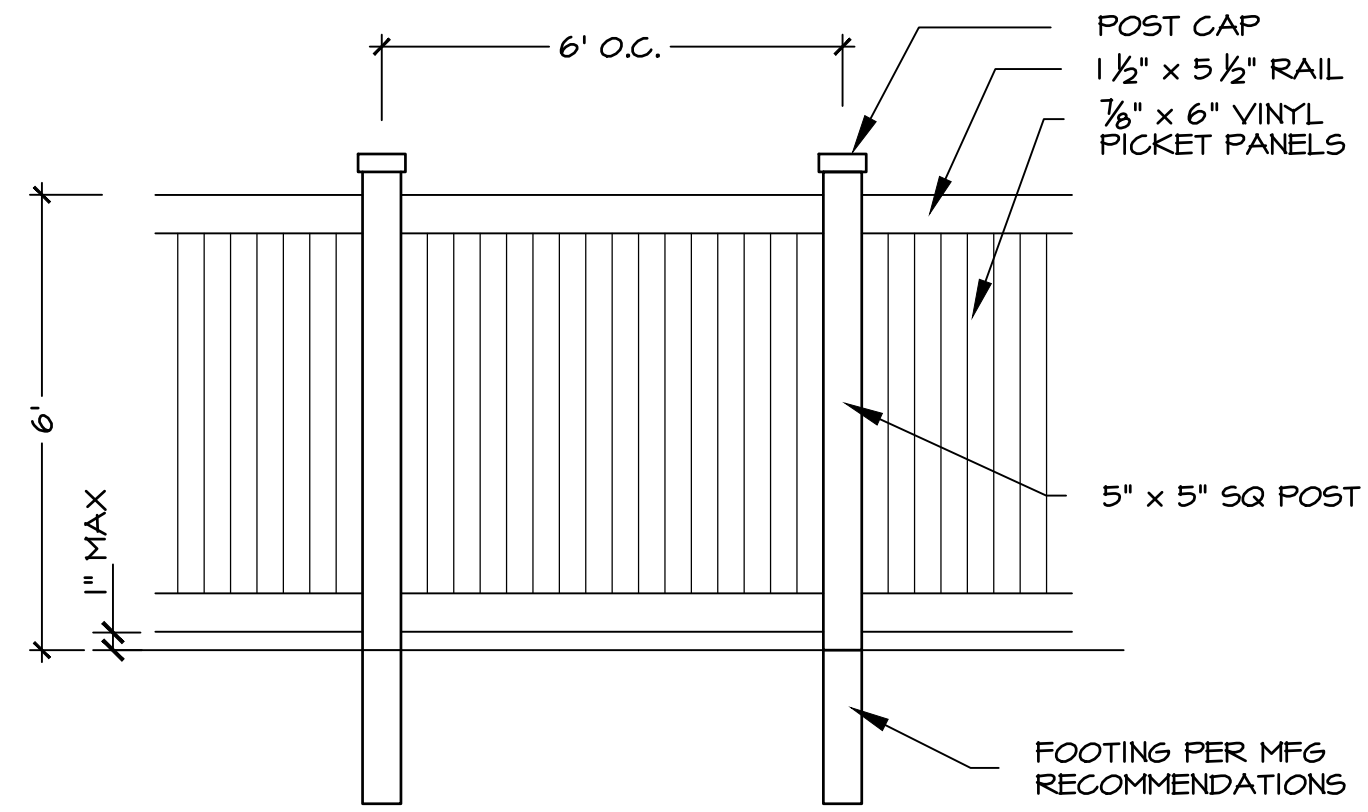


NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

② SHRUB PLANTING NOT TO SCALE

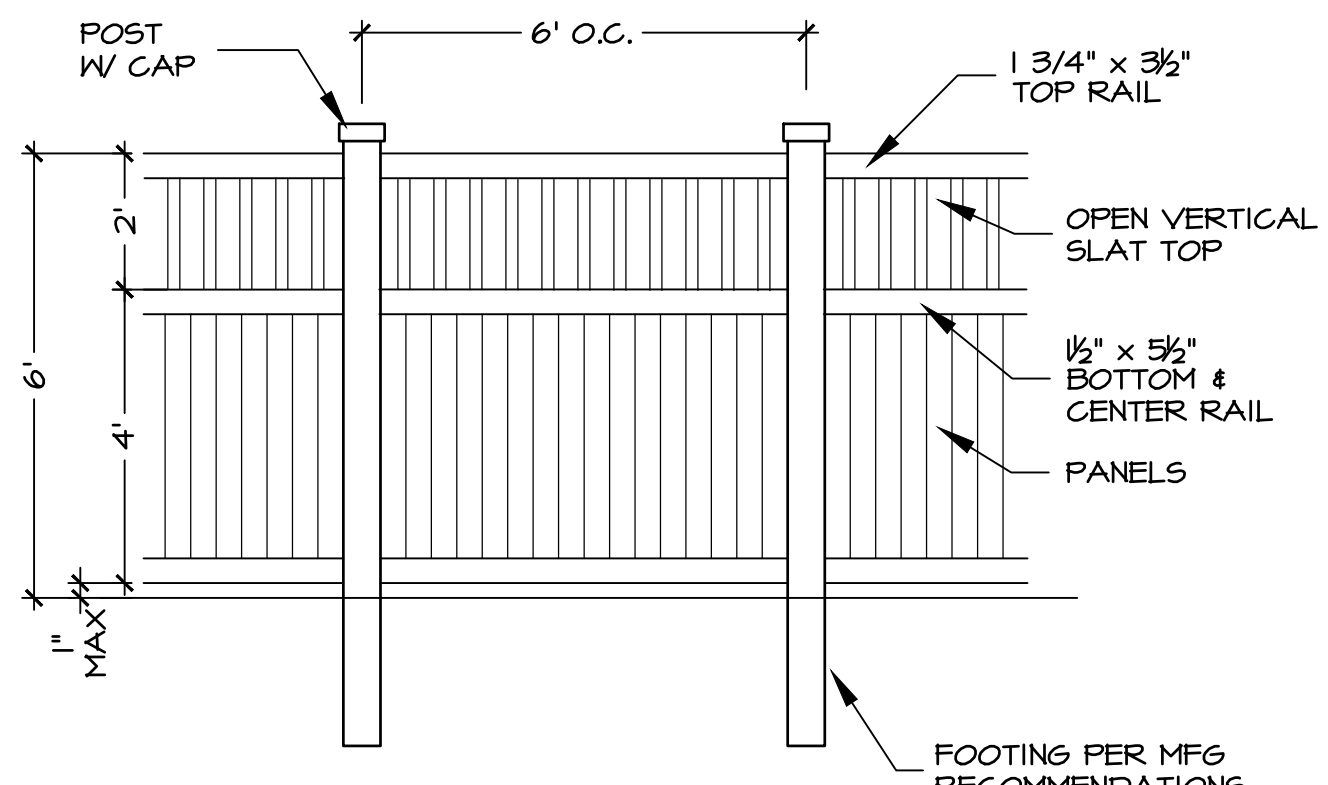


③ PLANTER CUT BED EDGE NOT TO SCALE



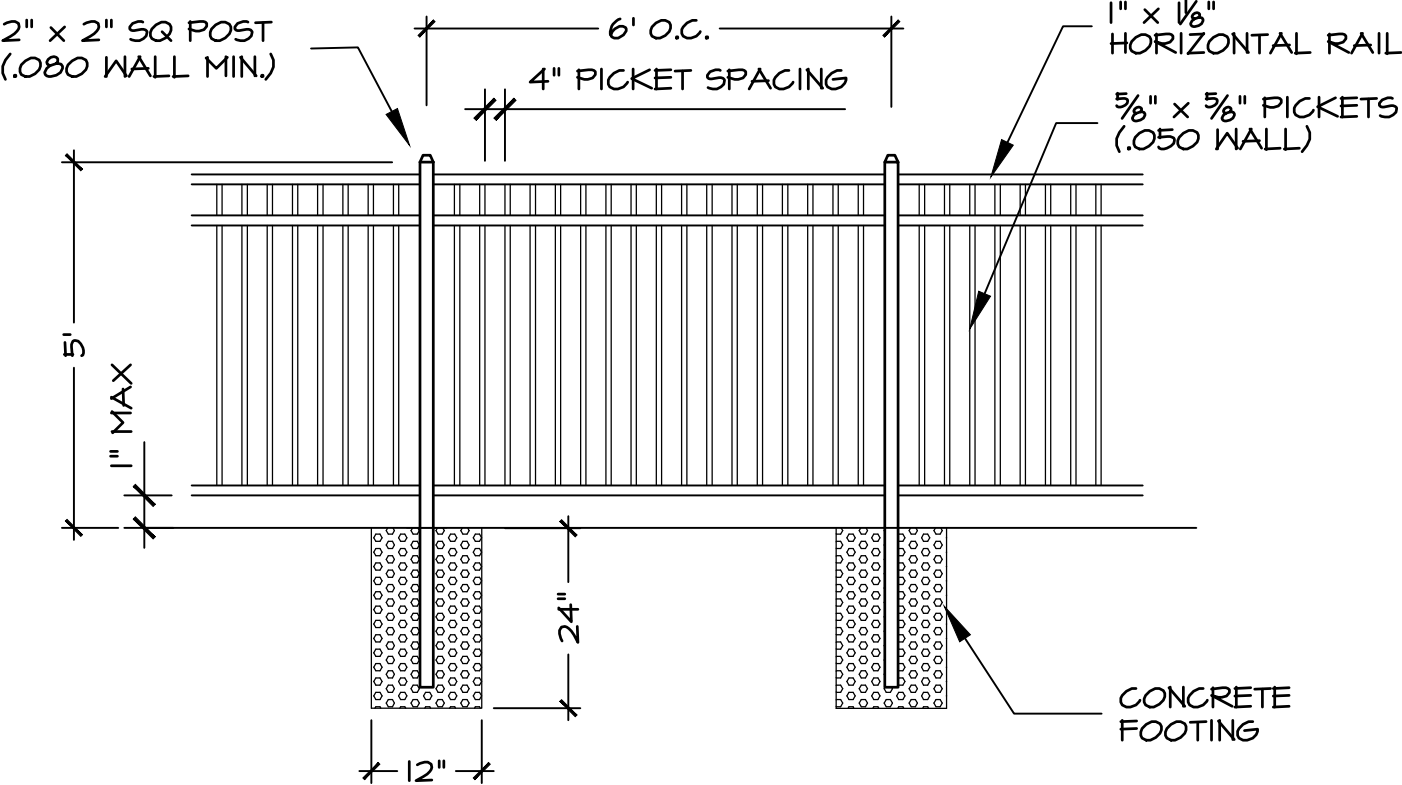
- NOTES:**
- FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 - VINYL FENCE STYLE MAY VARY SLIGHTLY.

④ VINYL PRIVACY FENCE NOT TO SCALE



- NOTES:**
- VINYL FENCE STYLE MAY VARY SLIGHTLY.
 - FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 - 6" WIDE ROCK MULCH MON STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

⑤ OPEN VISION VINYL SLAT TOP FENCE NOT TO SCALE

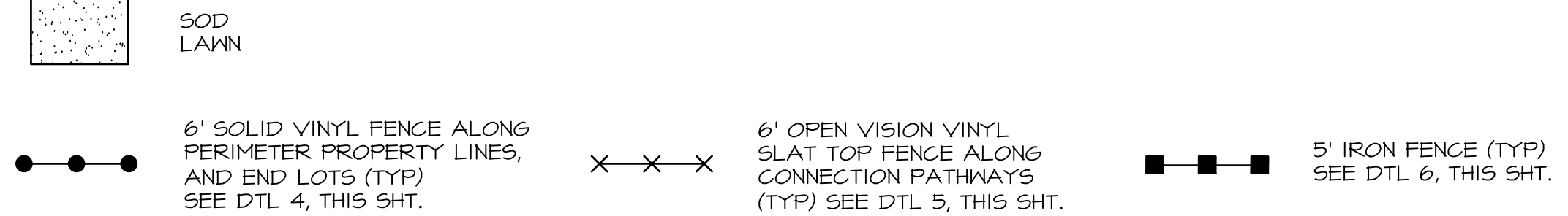


- NOTES:**
- IRON FENCE STYLE MAY VARY SLIGHTLY. ALL GALVANIZED & POWDERCOATED BLACK.

⑥ IRON FENCE NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
BS	HOOPS BLUE SPRUCE	PICEA PUNGENS 'HOOPSII'	6-8' HT B4B
MJ	MOONGLOW JUNIPER	JUNIPERUS SCOPLULORUM 'MOONGLOW'	6-8' HT B4B
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B
WN	WEeping WHITE SPRUCE	PICEA GLAUGA 'PENDULA'	6-8' HT B4B
SHADE TREES (CLASS III)			
RO	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL B4B
SHADE/STREET TREES (CLASS II)			
HB	PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2" CAL B4B
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE'	2" CAL B4B
GV	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL B4B
NH	NEW HORIZON ELM	ULMUS JAPONICA x PUMILA 'NEW HORIZON'	2" CAL B4B
PM	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B4B
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B4B
ORNAMENTAL TREES (CLASS I)			
GP	GHANTICLEER PEAR	PYRUS CALLERYANA 'GLENS FORM'	2" CAL B4B
PF	PRAIRIFIRE CRABAPPLE	MALUS x 'PRAIRIFIRE'	2" CAL B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL
DL	ENDLESSLY ORANGE DAYLILY	HEMEROCALLIS FULVA 'DHEMORANGE'	1 GAL
GF	GOLDFLAME SPIREA	SPIRAEA x 'BUMALDA 'GOLDFLAME'	5 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
MP	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL
RS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	2 GAL
SP	SPILLED WINE WEIGELA	WEIGELA FLORIDA 'BOKRASPIINI'	3 GAL
VB	BLUE MUFFIN VIBURNUM	VIBURNUM DENTATUM 'CHRISTOM'	5 GAL



NOTES

- ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF STAR CODE. REFER TO SHEET L4 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L4 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
- LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS, ACHD STORMWATER BASINS AND SWALES SHALL BE LANDSCAPED ACCORDING TO THE 'ADA COUNTY HIGHWAY DISTRICT STORMWATER MANAGEMENT BASIN REVEGETATION GUIDANCE MANUAL' (OCTOBER 2017) IN APPENDIX D.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
- TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS.
- PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- ALL EXISTING TREES ON SITE TO BE REMOVED.

LANDSCAPE CALCULATIONS

NUMBER OF TREES PROVIDED ON RESIDENTIAL PARKSTRIPS:	38
NUMBER OF TREES PROVIDED ON COMMON LOTS:	45
TOTAL NUMBER OF TREES:	83



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: February 18, 2025

FILE(S) #: FP-25-01, Final Plat, Trapper Ridge Subdivision – Phase 4

REQUEST

Applicant is seeking approval of a Final Plat for Trapper Ridge Subdivision, Phase 4, consisting of 42 residential lots and 2 common lots on 12.59 acres. The phase is the northern portion of the preliminary plat, north of W. New Hope Road in Star, Idaho. The subject property is located west of N. Cherry Laurel Way and north of W. Mountain Iris Street. Ada County Parcel Numbers R6046660220, R6046660100 & R6046660317.

Applicant/Representative:

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

Owner

Endurance Holdings
1977 E. Overland Rd
Meridian, ID 83642

PROPERTY INFORMATION

Land Use Designation - Residential R-3

Acres - 12.59 acres

Residential Lots - 42

Common Lots - 2

HISTORY

May 7, 2019 The Rezone (RZ-18-06) and Preliminary Plat (PP-18-05) for Trapper Ridge Subdivision was approved by the Council.

July 16, 2019 The Final Plat (FP-19-05) for Trapper Ridge Subdivision, Phase 1 was approved by the Council.

April 21, 2020 The Final Plat (FP-20-06) for Trapper Ridge Subdivision, Phase 2 was approved by the Council.

August 17, 2021 The Final Plat (FP-21-16) for Trapper Ridge Subdivision, Phase 3 was approved by the Council.

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Trapper Ridge Subdivision, Phase 4 consisting of 42 residential lots and 2 common lots on 12.59 acres.

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

Original Preliminary Plat Review:

- Site Data: All Phases
- Total Acreage of Site – 68.42 acres
- Total Number of Lots – 207 lots
- Total Number of Residential Lots – 200 lots
- Total Number of Common Lots – 7 lots
- Total Number of Commercial Lots – None
- Type of Units – Single Family Units
- Dwelling Units Per Gross Acre – 2.92 Units per acre
- Total Acreage of Common Lots – 14.11 acres
- Percent of Site as Common Area – 20.62%

General Site Design Features:

Landscaping

The landscape plan submitted was approved as far as the locations. However, the UDC, Chapter 4, Section B-7 C-3 Street Trees, states that a minimum density of one (1) tree per thirty-five (35) linear feet is required. The submitted landscape plan appears to satisfy this requirement.

Open Space

Open space for the subdivision comes in the form of passive green space with amenities.

Street Design:

Public Streets

The development is proposing to have 36-foot-wide streets from back of curb to back of curb. This satisfies UDC Section 8-6B-2.

Sidewalks

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

Streetlights

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. **The applicant did not originally submit a plan or design/cuts sheet for streetlights. Working with City Staff, the Applicant has agreed to change the streetlight design in the development to downward facing lights. Applicant also changed the streetlights along W. New Hope Road to match the current downward facing, city preferred fixture. The remaining phases will need to adhere to the current downward facing**

Staff Analysis of Final Plat Submittal:

The approved preliminary plat consisted of a maximum of 200 residential lots. Once Phase 4 is platted, this will be the last phase of the original 200 residential lots approved.

Lot Layout – The density of Trapper Ridge Subdivision, Phase 4 is 3.33 du/acre. The Final Plat indicates lot sizes range in size from 7,626 square feet to 12,788 square feet. The average buildable lot size is 8,668 square feet. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – This phase will have a pocket park and a micro pathway. Previous phases contain a tot lot and 1.4-acre park. A future phase will contain an 11-acre natural habitat park.

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

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

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

R-3	35'	15' to living area 20' to garage face	15'	5' per story	20'
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Mailbox Clusters – Applicant has provided documentation from Mel Norton, Star Postmaster depicting the approved location for the mailbox cluster for the development. The approval is to add additional clusters to the Trapper Ridge mail clusters. The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. **All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times.** The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



Section 8-3B-3 of the Unified Development Code sets forth additional residential district standards in the City of Star.

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 designates 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

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.

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.

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

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

Fencing – Applicant is proposing a solid 6' tall vinyl fence along the perimeter of the development. There will also be a 5' tall wrought iron fence along the north back of the lots. All Fencing to be installed per plan.

Sidewalks – Sidewalks are proposed to be attached, 5-foot-wide, concrete throughout the development. This development was approved prior to detached sidewalks becoming required by code.

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 that meets city standards.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on January 26, 2025.

ITD
DEQ

February 11, 2025
February 5, 2025

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

Conditions included in the Findings of Fact & Development Agreement.

- 1. Side yard setbacks shall be 5' per story. A waiver has not been granted as part of the Development Agreement.

Conditions Specific to Signature of Final Plat.

- 1. **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.
- 2. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signing the final plat.**

Additional Conditions of Approval

1. The approved Final Plat for Trapper Ridge Subdivision, Phase 4 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
3. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
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. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
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 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.**

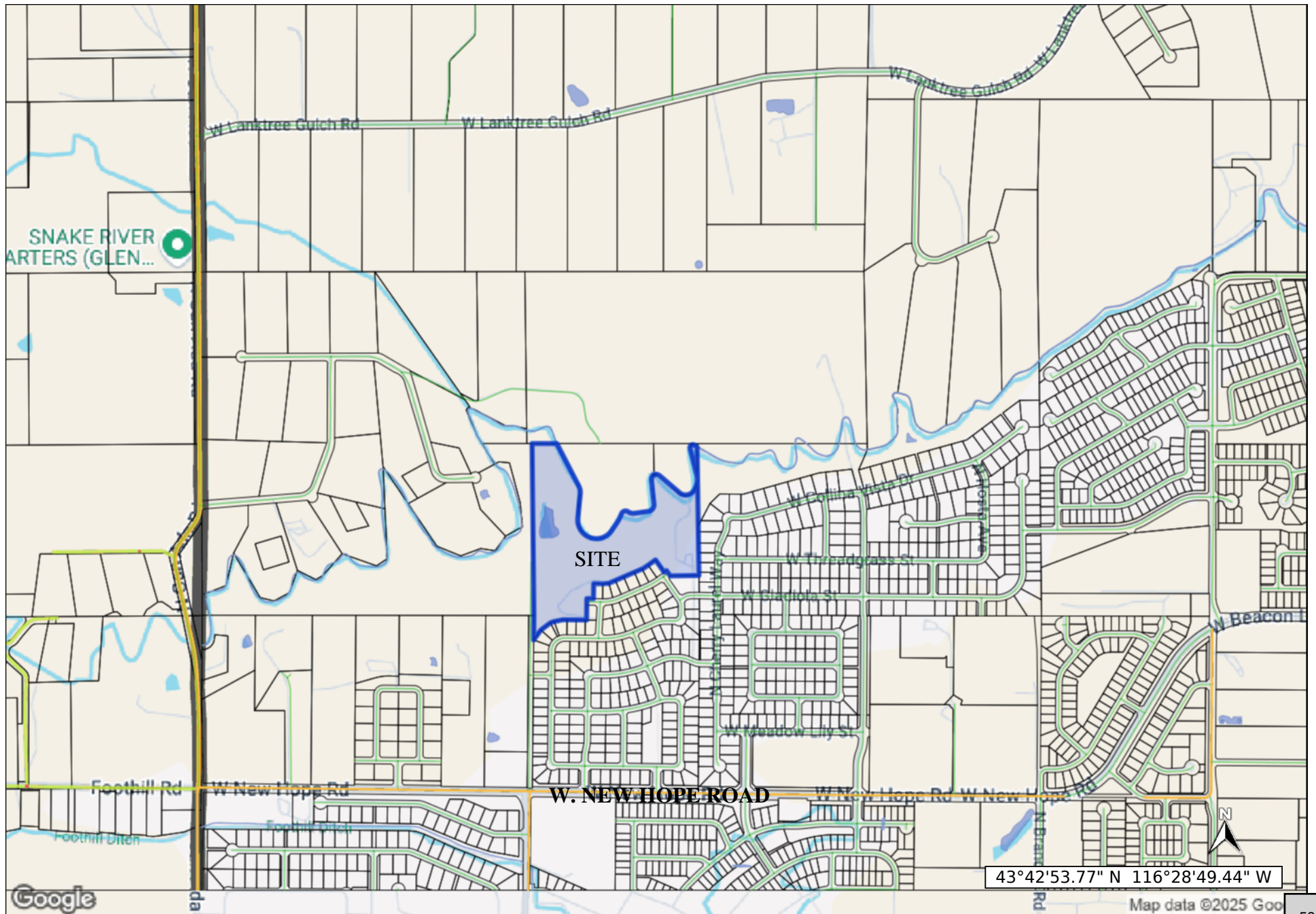
- 12. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
- 13. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer 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 form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
- 15. A separate sign application is required for any subdivision sign.
- 16. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
- 17. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
- 18. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
- 19. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
- 20. All common areas shall be maintained by the Homeowners Association.
- 21. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
- 22. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- 23. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
- 24. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-25-01 Trapper Ridge Subdivision, Phase 4 Final Plat, on _____, 2025.

Trapper Ridge Subdivision No 4

Vicinity Map



KENT BROWN PLANNING SERVICES

January 27, 2025

Star City Council
PO Box 130
Star, ID 83669

RE: Final Plat for Trapper Ridge Subdivision No. 4

Dear Mayor and Council:

On behalf of Endurance Holdings, please accept this request for Final Plat approval. The lot count for Trapper Ridge No. 4 is 42 single-family residential and 2 common lots. This subdivision is generally located near the northeast corner of New Hope Road and Munger Road.

- Trapper Ridge Subdivision No.4 is in compliance with the original preliminary plat (RZ18-06 &PP18-05) and meets all requirements of conditions.
- Trapper Ridge Subdivision No. 4 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 Trapper Ridge Subdivision:

APPROVED PRELIMINARY SUBDIVISION	PHASE FOUR
Total Residential lots -200	Total Residential lots -42
Range of residential lots – 7,033- 14,076	Range of residential lots – 7,626- 12788
Gross Density – 2.92	Gross Density -1.9
OPEN SPACE	Average lot size 8668.5
Qualified open space – 14.11 acres (21.7%)	Qualified open space – 11.59 acres (52.58%)
AMENITIES: Tot lot and 1.4 ac park-(phase one) and pathways connections to neighborhood and 11+ ac natural habitat park-(Phase four) .	AMENITIES: Micro pathway and pocket of park and 1.59 ac natural habitat park-(Phase four) .

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

Sincerely,



Kent Brown, Planner



FINAL PLAT APPLICATION

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

FILE NO.: FP/25/01
 Date Application Received: 1/13/2025 Fee Paid: \$2740.00
 Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

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

Owner Name: Endurance Holdings LLC
 Owner Address: 1977 E Overland Road Meridian Idaho Zip: 83642
 Phone: 208-871-6842 Email: kentlkb@gmail.com

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

Property Information:

Subdivision Name: Trapper Ridge Subdivision Phase: Four

Parcel Number(s): R6046660110

Approved Zoning: R-3 Units per acre: 1.9

Total acreage of phase: 22.04 Total number of lots: 44

Residential: 42 Commercial: 0 Industrial: 0

Common lots: 2 Total acreage of common lots: 12.59 Percentage: 52.58

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

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

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>42</u>	<u>42</u>
Number of Common Lots:	<u>2</u>	<u>2</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>2</u>	<u>2</u>

Amenities: micro pathway and small park
large natural space along the northern plat boundary

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

Subdivision Name: Trapper Ridge Subdivision No 4 Phase: Four

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.: 16027C300 & 16027C275
 FIRM effective date(s): mm/dd/year 03/23/2011
 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	BN
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.	BN
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. 	BN
KB	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	BN
KB	Electronic copy of current recorded warranty deed for the subject property	BN
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.	BN
KB	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
KB	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
KB	Electronic copy of vicinity map showing the location of the subject property	BN
KB	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	BN
KB	One (1) 11" X 17" paper copy of the Final Plat	BN
KB	Electronic copy of the Final landscape plan**	BN

KB	One (1) 11" X 17" copy of the Final landscape plan	
KB	Electronic copy of site grading & drainage plans**	BN
KB	Electronic copy of originally approved Preliminary Plat**	BN
KB	Electronic copy of a Plat with all phases marked with changes, if applicable**	BN
KB	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	BN
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
KB	Electronic copy of streetlight design and location information	BN
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
KB	Electronic copy of all easement agreements submitted to the irrigation companies	BN
KB	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	BN
KB	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	BN
	<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.*

Kent Brown
Applicant/Representative Signature

January 6, 2025
Date

PRELIMINARY PLAT FOR TRAPPER RIDGE SUBDIVISION

A PORTION OF THE NE 1/4 OF SECTION 6, T.4N., R.1W., AND A PORTION OF THE SE 1/4 OF SECTION 31, T.5N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO 2018



VICINITY MAP
1"=500'

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	200.00	83.74			
C2	108.92	62.97	62.10	S101°16'36"E	33°07'35"
C3	143.00	377.47	277.04	S69°22'16"E	151°14'26"
C4	305.81	79.69	79.46	N27°32'23"E	14°55'47"
C5	68.87	51.58	50.38	S75°36'31"E	42°54'32"
C6	50.00	76.90	69.54	N38°30'44"E	88°07'06"
C7	100.00	92.85	72.46	N62°43'29"E	136°33'04"
C8	150.57	126.69	122.99	N101°46'00"E	48°12'38"
C9	34.25	63.01	64.48	N72°46'47"E	105°24'01"
C10	74.82	102.61	107.97	N81°55'47"E	82°21'44"
C11	22.00	50.72	40.21	N52°42'10"E	132°05'23"

Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length
C1	200.00	83.74	C37	1000.00	65.76	C66	100.00	59.48	C109	22.00	50.72
C2	50.00	75.93	C38	885.00	70.64	C67	300.00	61.27	C110	150.57	126.69
C3	300.00	353.13	C39	885.00	67.02	C68	50.50	39.86	C111	74.82	102.61
C4	50.00	90.01	C40	885.00	67.02	C69	55.50	31.89	C112	39.00	62.94
C5	300.00	125.61	C41	885.00	67.02	C70	50.50	31.89	C113	50.00	76.89
C6	580.00	118.48	C42	885.00	62.38	C71	50.50	35.58	C114	68.87	51.58
C7	100.00	97.60	C43	25.00	39.38	C72	32.00	39.16	C115	34.25	63.01
C8	200.00	56.73	C44	1115.00	71.36	C73	25.00	45.32	C116	100.00	92.85
C9	50.00	78.54	C45	1115.00	74.72	C74	325.00	32.98	C117	143.00	377.47
C10	50.00	78.81	C46	1115.00	73.60	C75	275.00	38.27	C118	118.00	62.98
C11	34.25	63.01	C47	1115.00	73.60	C76	275.00	29.40	C119	108.92	62.98
C12	22.00	50.72	C48	1115.00	73.60	C77	75.00	10.51	C120	125.00	41.58
C13	22.00	50.72	C49	1115.00	73.60	C78	75.00	10.51	C121	125.00	41.58
C14	22.00	50.72	C50	1115.00	73.60	C79	75.00	10.51	C122	125.00	41.58
C15	50.00	78.33	C51	50.00	78.54	C80	1165.00	50.06	C123	125.00	15.88
C16	100.00	157.67	C52	50.00	78.54	C81	1165.00	50.06	C124	125.00	44.58
C17	100.00	157.67	C53	100.00	61.79	C82	325.00	30.42	C125	75.00	8.47
C18	100.00	157.67	C54	100.00	61.79	C83	325.00	30.42	C126	50.00	35.16
C19	100.00	157.67	C55	100.00	61.79	C84	325.00	30.42	C127	50.00	35.16
C20	100.00	157.67	C56	100.00	61.79	C85	325.00	30.42	C128	50.00	35.16
C21	100.00	157.67	C57	50.00	78.76	C86	325.00	30.42	C129	50.00	40.11
C22	100.00	157.67	C58	860.00	360.07	C87	1140.00	28.08	C130	50.00	40.11
C23	100.00	157.67	C59	860.00	360.07	C88	1140.00	28.08	C131	50.00	40.11
C24	100.00	157.67	C60	860.00	360.07	C89	1140.00	28.08	C132	50.00	17.13
C25	100.00	157.67	C61	860.00	360.07	C90	275.00	21.67	C133	50.00	17.13
C26	100.00	157.67	C62	860.00	360.07	C91	275.00	21.67	C134	50.00	17.13
C27	100.00	157.67	C63	860.00	360.07	C92	275.00	21.67	C135	50.00	17.13
C28	100.00	157.67	C64	860.00	360.07	C93	275.00	21.67	C136	50.00	17.13
C29	100.00	157.67	C65	860.00	360.07	C94	275.00	21.67	C137	50.00	17.13
C30	100.00	157.67	C66	860.00	360.07	C95	275.00	21.67	C138	50.00	17.13
C31	100.00	157.67	C67	860.00	360.07	C96	275.00	21.67	C139	50.00	17.13
C32	100.00	157.67	C68	860.00	360.07	C97	275.00	21.67	C140	50.00	17.13
C33	100.00	157.67	C69	860.00	360.07	C98	275.00	21.67	C141	50.00	17.13
C34	100.00	157.67	C70	860.00	360.07	C99	275.00	21.67	C142	50.00	17.13
C35	100.00	157.67	C71	860.00	360.07	C100	125.00	37.18			
C36	100.00	157.67	C72	860.00	360.07	C101	125.00	37.18			

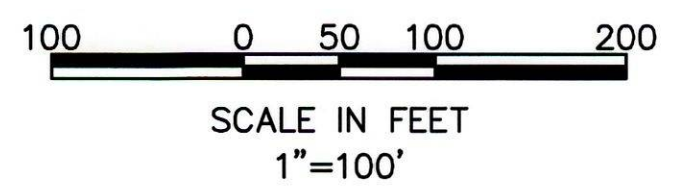
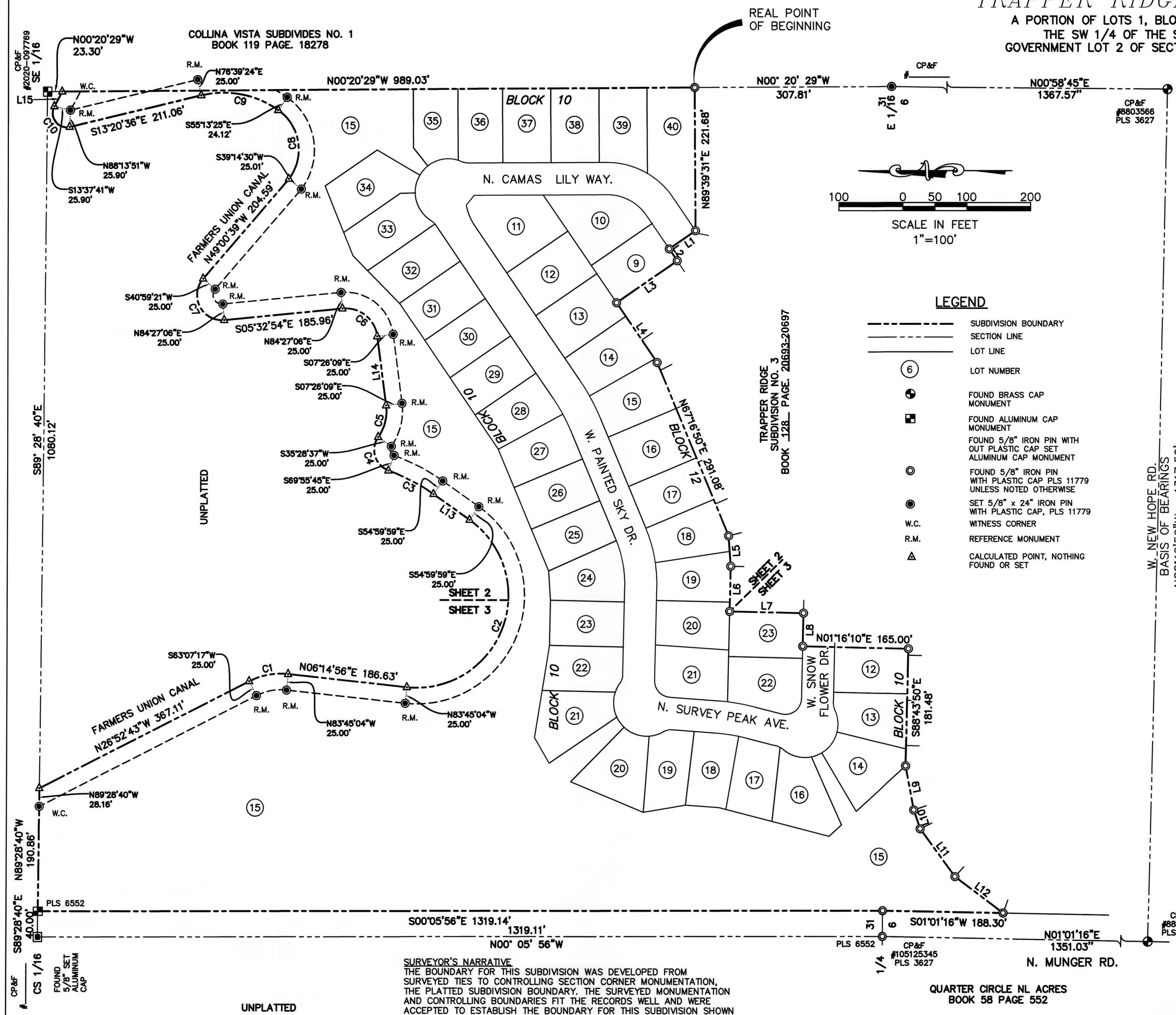
Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length
C143	55.00	44.79	C223	325.00	28.37	C301	605.00	26.76	C325	75.00	29.41
C144	55.00	20.11	C224	325.00	38.01	C302	75.00	118.14	C326	75.00	46.34
C145	175.00	27.12	C225	25.00	39.27	C303	55.00	13.20	C327	605.00	86.15
C146	125.00	49.01	C226	175.00	40.34	C304	55.00	68.13	C328	605.00	37.41
C147	175.00	48.25	C227	175.00	27.12	C305	55.00	63.32	C329	325.00	7.43
C148	175.00	20.36	C228	225.00	55.67	C306	55.00	27.18	C330	325.00	58.48
C149	175.00	20.36	C229	225.00	38.53	C307	835.00	64.08	C331	325.00	53.00
C150	175.00	20.36	C230	225.00	66.37	C308	835.00	77.87	C332	325.00	65.33
C151	175.00	20.36	C231	225.00	72.26	C309	835.00	78.78	C333	325.00	87.19
C152	225.00	27.75	C232	1165.00	110.51	C310	835.00	91.19	C334	555.00	50.56
C153	55.00	22.64	C233	125.00	17.51	C311	125.00	60.91	C335	225.00	7.52
C154	55.00	48.83	C234	25.00	39.40	C312	125.00	61.09	C336	225.00	74.29
C155	55.00	48.50	C235	325.00	37.96	C313	125.00	69.74	C337	225.00	11.26
C156	55.00	41.82	C236	325.00	14.94	C314	125.00	17.49	C338	225.00	39.27
C157	50.50	1.67	C237	325.00	42.62	C315	50.50	41.31	C339	720.00	37.41
C158	50.50	55.79	C238	25.00	45.00	C316	50.50	44.56			
C159	50.50	33.83	C239	275.00	76.20	C317	50.50	53.39			
C160	50.50	48.17	C240	275.00	38.94	C318	115.00	72.36			
C161	55.00	41.67	C241	555.00	40.39	C319	225.00	18.16			
C162	55.00	23.28	C242	555.00	70.05	C320	225.00	62.82			
C163	240.00	71.38	C243	555.00	2.92	C321	225.00	10.99			
C164	240.00	71.38	C244	605.00	65.94	C322	225.00	9.02			
C165	75.00	73.20	C245	605.00	62.03	C323	225.00	71.72			
C166	75.00	32.67	C246	605.00	62.03	C324	225.00	7.48			

Parcel #	Area	Perimeter	Parcel #	Area	Perimeter	Parcel #	Area	Perimeter	Parcel #	Area	Perimeter
BLOCK 1 Lot 1	9116	382	BLOCK 2 Lot 20	7952	370	BLOCK 5 Lot 13	14404	455	BLOCK 9 Lot 3	8063	371
BLOCK 1 Lot 2	8050	370	BLOCK 2 Lot 21	8243	374	BLOCK 5 Lot 14	10687	503	BLOCK 9 Lot 4	8523	396
BLOCK 1 Lot 3	8753	393	BLOCK 2 Lot 22	8050	370	BLOCK 5 Lot 15	7963	363	BLOCK 9 Lot 5	10402	413
BLOCK 1 Lot 4	8529	390	BLOCK 3 Lot 1	10266	402	BLOCK 5 Lot 16	8050	370	BLOCK 9 Lot 6	9189	384
BLOCK 1 Lot 5	8033	377	BLOCK 3 Lot 2	10350	410	BLOCK 5 Lot 17	8684	375	BLOCK 9 Lot 7	8066	370
BLOCK 1 Lot 6	9167	391	BLOCK 3 Lot 3	11629	444	BLOCK 5 Lot 18	8628	374	BLOCK 9 Lot 8	8043	370
BLOCK 1 Lot 7	8050	370	BLOCK 3 Lot 4	13442	555	BLOCK 5 Lot 19	8050	370	BLOCK 9 Lot 9	8021	369
BLOCK 1 Lot 8	8050	370	BLOCK 3 Lot 5	17304	589	BLOCK 5 Lot 20	8050	370	BLOCK 9 Lot 10	9349	385
BLOCK 1 Lot 9	8050	370	BLOCK 3 Lot 6	11785	491	BLOCK 5 Lot 21	8050	370	BLOCK 9 Lot 11	8740	382
BLOCK 1 Lot 10	9350	387	BLOCK 3 Lot 7	8798	406	BLOCK 5 Lot 22	8050	370	BLOCK 9 Lot 12	8740	382
BLOCK 1 Lot 11	8753	376	BLOCK 3 Lot 8	7974	369	BLOCK 5 Lot 23	8050	370	BLOCK 9 Lot 13	8740	382
BLOCK 1 Lot 12	8050	370	BLOCK 3 Lot 9	7452	363	BLOCK 5 Lot 24	8470	366	BLOCK 9 Lot 14	8740	382
BLOCK 1 Lot 13	8191	375	BLOCK 3 Lot 10	14076	472	BLOCK 6 Lot 1	8952	377	BLOCK 9 Lot 15	8740	382
BLOCK 1 Lot 14	9101	390	BLOCK 3 Lot 11	8408	394	BLOCK 6 Lot 2	8144	372	BLOCK 10 Lot 1	8856	378
BLOCK 1 Lot 15	9376	403	BLOCK 3 Lot 12	8656	384	BLOCK 6 Lot 3	8208	373	BLOCK 10 Lot 2	8740	382
BLOCK 1 Lot 16	8103	372	BLOCK 3 Lot 13	11539	427	BLOCK 6 Lot 4	8208	373	BLOCK 10 Lot 3	8740	382
BLOCK 1 Lot 17	7853	363	BLOCK 3 Lot 14	9170	383	BLOCK 6 Lot 5	8208	373	BLOCK 10 Lot 4	8970	386
BLOCK 1 Lot 18	7967	371	BLOCK 3 Lot 15	8050	370	BLOCK 6 Lot 6	10286	403	BLOCK 10 Lot 5	10438	414
BLOCK 1 Lot 19	8868	398	BLOCK 3 Lot 16	9067	382	BLOCK 6 Lot 7	7725	356	BLOCK 10 Lot 6	7853	373
BLOCK 1 Lot 20	9363	396	BLOCK 3 Lot 17	9401	398	BLOCK 6 Lot 8	8028	370	BLOCK 10 Lot 7	8253	362
BLOCK 1 Lot 21	8182	370	BLOCK 3 Lot 18	8376	376	BLOCK 6 Lot 9	8028	370	BLOCK 10 Lot 8	7590	362
BLOCK 1 Lot 22	8050	370	BLOCK 3 Lot 19	8422	386	BLOCK 6 Lot 10	8028	370	BLOCK 10 Lot 9	7360	358
BLOCK 1 Lot 23	8261	372	BLOCK 3 Lot 20	11162	444	BLOCK 6 Lot 11	8150	372	BLOCK 10 Lot 10	7590	362
BLOCK 1 Lot 24	7886	367	BLOCK 4 Lot 1	8669	378	BLOCK 6 Lot 12	8230	373	BLOCK 10 Lot 11	7360	358
BLOCK 1 Lot 25	8050	370	BLOCK 4 Lot 2	7423	357	BLOCK 6 Lot 13	8974	380	BLOCK 10 Lot 12	7590	362
BLOCK 1 Lot 26	8045	369	BLOCK 4 Lot 3	7732	363	BLOCK 6 Lot 14	9116	382	BLOCK 10 Lot 13	7590	362
BLOCK 1 Lot 27	8714	381	BLOCK 4 Lot 4	7590	362	BLOCK 6 Lot 15	8050	370	BLOCK 10 Lot 14	7816	357
BLOCK 1 Lot 28	8050	370	BLOCK 4 Lot 5	7590	362	BLOCK 6 Lot 16	8050	370	BLOCK 10 Lot 15	8512	392
BLOCK 1 Lot 29	8050	370	BLOCK 4 Lot 6	6052	370	BLOCK 6 Lot 17	8050	370	BLOCK 10 Lot 16	9610	423
BLOCK 1 Lot 30	8050	370	BLOCK 4 Lot 7	8041	366	BLOCK 6 Lot 18	8050	370	BLOCK 10 Lot 17	10222	441
BLOCK 1 Lot 31	9589	397	BLOCK 4 Lot 8	8598	391	BLOCK 6 Lot 19	8050	370	BLOCK 10 Lot 18	9715	428
BLOCK 1 Lot 32	8906	385	BLOCK 4 Lot 9	9267	407	BLOCK 6 Lot 20	8050	370	BLOCK 1		

PLAT SHOWING

TRAPPER RIDGE SUBDIVISION NO. 4

A PORTION OF LOTS 1, BLOCK 1 OF NEW HOPE SUBDIVISION LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 31, T.5N., R.1W. AND GOVERNMENT LOT 2 OF SECTION 6, T.4N., R.1W., B.M., ADA COUNTY, IDAHO 2025



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- ⑥ LOT NUMBER
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH OUT PLASTIC CAP SET ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 11779 UNLESS NOTED OTHERWISE
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT
- △ CALCULATED POINT, NOTHING FOUND OR SET

- NOTES:
1. A TEN (10) FOOT WIDE PRESSURE IRRIGATION EASEMENT IN FAVOR OF THE TRAPPER RIDGE HOMEOWNER'S ASSOCIATION AND A PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALONG ALL REAR LOT LINES. A FIVE (5) FOOT WIDE PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.
 2. PORTIONS OF LOTS 11 & 12 AND 15-18, BLOCK 12 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MAY 8, 2009 AS INSTRUMENT NO. 109053259 AND 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. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF STAR.
 3. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
 4. 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 DISTRICT. IRRIGATION WATER HAS BEEN PROVIDED BY FARMER'S UNION DITCH CO. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM FARMER'S UNION DITCH CO.
 5. LOT 15, BLOCK 10 CONTAINS A 25' WIDE FARMERS UNION CANAL EASEMENT PER NEW HOPE SUBDIVISION. IRRIGATION DISTRICT MAY CLAIM A WIDER EASEMENT.
 6. LOT 15, BLOCK 10 AND LOT 16, BLOCK 12 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE TRAPPER RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT, PROPERTY DRAINAGE EASEMENT AND IRRIGATION EASEMENT.
 7. VACATION OF HOPE RIDGE EASEMENTS - SEE INST.
 8. ACHD LICENSE AGREEMENT - SEE INST.
 9. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICATION ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
 10. EXISTING ACHD SIDEWALK EASEMENT - SEE INST. NO.

SURVEYOR'S NARRATIVE
 THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARY, THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



CODY M. MCCAMMON, PLS 11779
 IDAHO SURVEY GROUP
 9955 W. EMERALD ST
 BOISE, ID 83704

SHEET 1 OF 6

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 CIVIL ENGINEERING | PLANNING | CADD

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QUARTER CIRCLE NL ACRES
 BOOK 58 PAGE 552

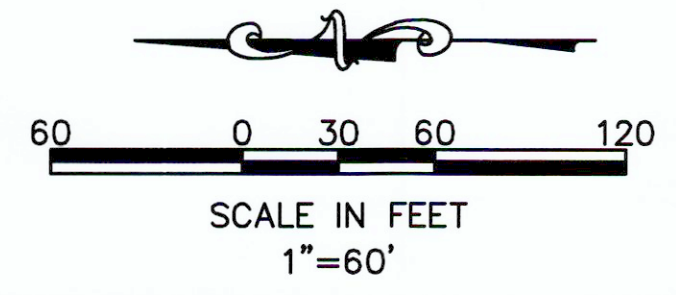
NOTE:
 SEE SHEET 4 OF 6 FOR LINE
 AND CURVE TABLES.

COLLINA VISTA SUBDIVIDES NO. 1 TRAPPER RIDGE SUBDIVISION NO. 4



LEGEND

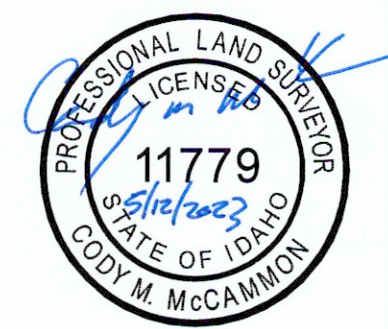
- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- EASEMENT LINE (SEE NOTE 1)
- EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- LOT NUMBER
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 11779 UNLESS NOTED OTHERWISE
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT
- CALCULATED POINT, NOTHING FOUND OR SET
- ACHD STORM DRAIN EASEMENT SEE NOTE 2



TRAPPER RIDGE SUBDIVISION NO. 3

MATCH SHEET 3

MATCH SHEET 5



CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD ST
BOISE, ID 83704

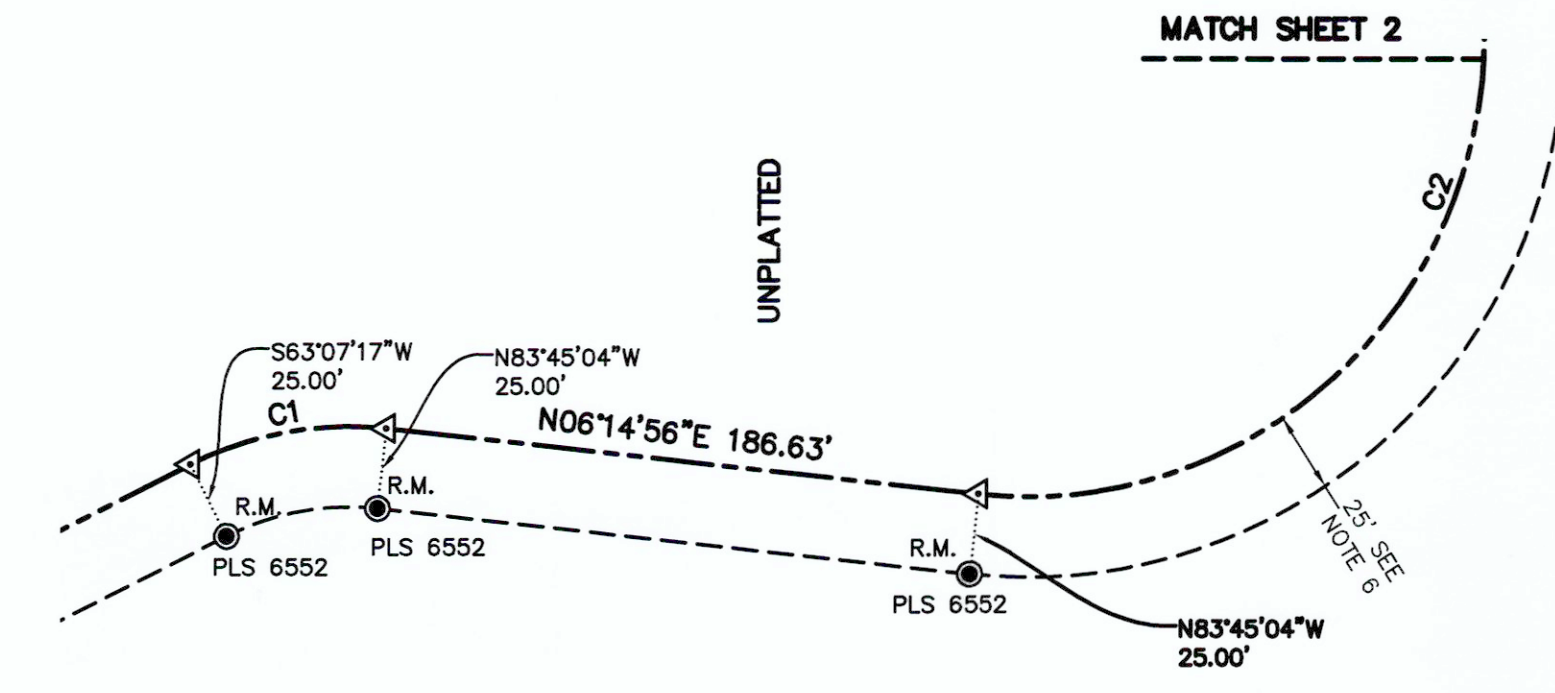
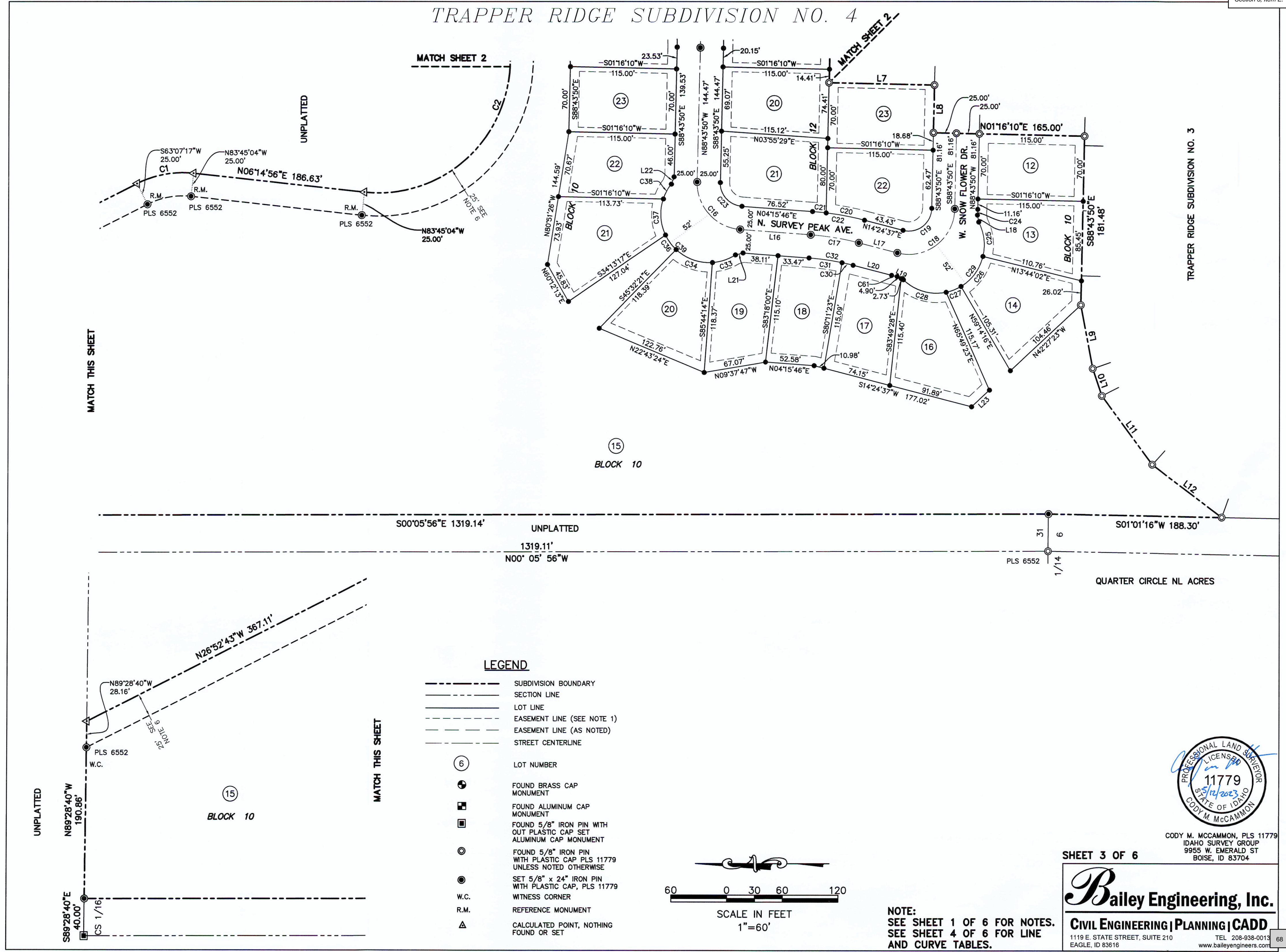
SHEET 2 OF 6

Bailey Engineering, Inc.
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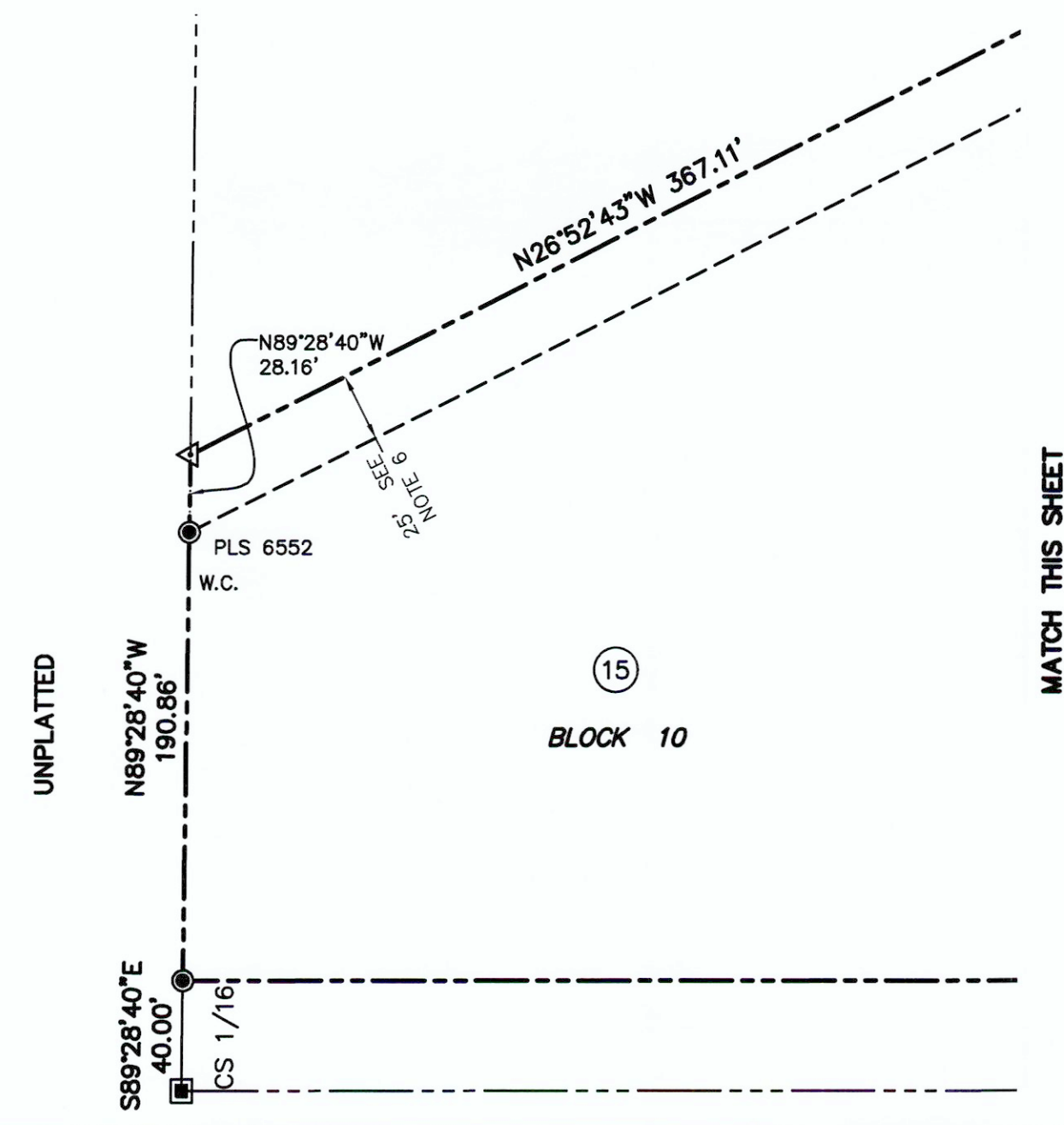
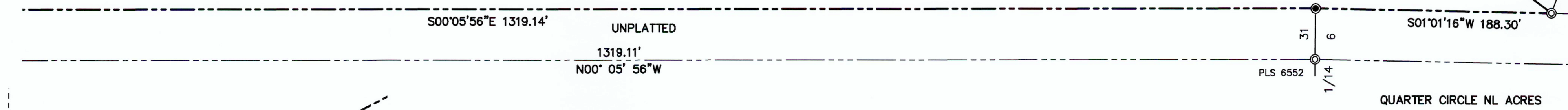
1119 E. STATE STREET, SUITE 210 TEL 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

NOTE:
SEE SHEET 1 OF 6 FOR NOTES.
SEE SHEET 4 OF 6 FOR LINE
AND CURVE TABLES.

TRAPPER RIDGE SUBDIVISION NO. 4

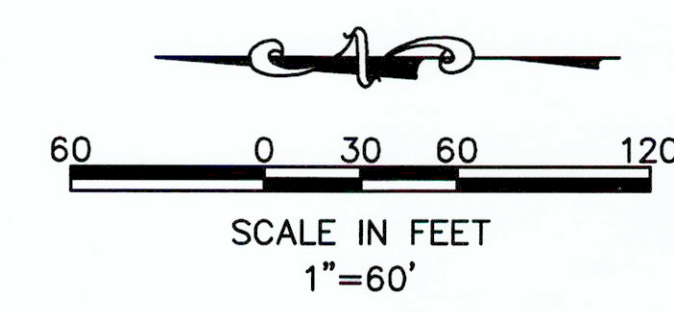


MATCH THIS SHEET



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- EASEMENT LINE (SEE NOTE 1)
- EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- LOT NUMBER
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH OUT PLASTIC CAP SET ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 11779 UNLESS NOTED OTHERWISE
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT
- CALCULATED POINT, NOTHING FOUND OR SET



NOTE:
 SEE SHEET 1 OF 6 FOR NOTES.
 SEE SHEET 4 OF 6 FOR LINE
 AND CURVE TABLES.



CODY M. MCCAMMON, PLS 11779
 IDAHO SURVEY GROUP
 9955 W. EMERALD ST
 BOISE, ID 83704

SHEET 3 OF 6

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 EAGLE, ID 83616 www.baileyengineers.com

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	108.92'	62.98'	62.10'	N10°18'53"W	33°07'39"
C2	143.00'	377.49'	277.04'	N69°22'31"W	151°14'55"
C3	305.81'	79.68'	79.46'	S27°32'08"W	14°55'46"
C4	34.25'	63.01'	54.49'	S72°46'26"W	105°24'22"
C5	68.87'	51.58'	50.38'	N75°58'46"W	42°54'46"
C6	50.00'	76.89'	69.54'	S38°30'29"W	88°06'45"
C7	39.00'	92.94'	72.46'	S62°43'14"W	136°32'15"
C8	74.82'	120.61'	107.97'	S81°02'32"W	92°21'44"
C9	150.57'	126.69'	122.99'	S10°45'45"W	48°12'38"
C10	22.00'	50.72'	40.21'	S52°41'55"W	132°05'02"
C11	100.00'	97.60'	93.77'	N27°37'07"E	55°55'13"
C12	38.00'	65.74'	57.84'	N49°54'12"W	99°07'25"
C13	100.00'	43.56'	43.21'	S68°03'24"W	24°57'22"
C14	300.00'	61.27'	61.16'	N61°25'47"E	11°42'07"
C15	200.00'	83.74'	83.13'	N79°16'30"E	23°59'20"
C16	50.00'	75.93'	68.84'	S47°45'58"W	87°00'24"
C17	300.00'	53.13'	53.06'	N09°20'11"E	10°08'51"
C18	50.00'	90.01'	78.34'	S37°09'36"E	103°08'27"
C19	25.00'	45.00'	39.17'	N37°09'36"W	103°08'27"
C20	325.00'	42.62'	42.59'	N10°39'11"E	7°30'52"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C21	325.00'	14.94'	14.93'	N05°34'46"E	2°37'59"
C22	325.00'	57.56'	57.48'	S09°20'11"W	10°08'51"
C23	25.00'	37.96'	34.42'	N47°45'58"E	87°00'24"
C24	75.00'	6.19'	6.18'	S86°22'04"E	4°43'32"
C25	52.00'	38.00'	37.16'	N82°47'48"E	41°52'29"
C26	52.00'	41.30'	40.22'	S53°30'51"E	45°30'13"
C27	52.00'	17.30'	17.22'	S21°13'54"E	19°03'41"
C28	52.00'	50.39'	48.44'	S16°03'35"W	55°31'18"
C29	52.00'	146.99'	102.71'	S37°09'36"E	161°57'40"
C30	275.00'	12.46'	12.46'	S13°06'44"W	2°35'45"
C31	275.00'	36.24'	36.22'	S08°02'19"W	7°33'06"
C32	275.00'	48.70'	48.64'	N09°20'11"E	10°08'51"
C33	52.00'	26.33'	26.05'	S18°29'34"E	29°00'32"
C34	52.00'	42.69'	41.50'	S19°31'46"W	47°02'08"
C36	52.00'	19.52'	19.41'	S53°48'10"W	21°30'39"
C37	52.00'	39.83'	38.86'	S86°30'07"W	43°53'16"
C38	52.00'	18.23'	18.13'	N61°30'44"W	20°05'01"
C39	52.00'	146.60'	102.65'	S47°45'58"W	161°31'36"
C40	225.00'	38.53'	38.48'	N86°21'49"E	9°48'42"
C41	225.00'	55.67'	55.53'	N74°22'09"E	14°10'38"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C42	225.00'	94.20'	93.52'	S79°16'30"W	23°59'20"
C43	325.00'	38.01'	37.99'	N63°55'49"E	6°42'02"
C44	325.00'	28.37'	28.36'	N58°04'46"E	5°00'05"
C45	325.00'	66.38'	66.26'	S61°25'47"W	11°42'07"
C46	75.00'	32.67'	32.41'	N68°03'24"E	24°57'22"
C47	75.00'	73.20'	70.33'	S27°37'07"W	55°55'13"
C48	125.00'	55.36'	54.91'	N42°53'29"E	25°22'28"
C49	125.00'	66.64'	65.85'	N14°55'53"E	30°32'45"
C50	125.00'	122.00'	117.21'	N27°37'07"E	55°55'13"
C51	52.00'	8.27'	8.26'	N21°56'12"E	9°06'51"
C52	52.00'	50.81'	48.81'	N10°36'37"W	55°58'46"
C53	52.00'	19.01'	18.91'	N49°04'32"W	20°57'05"
C54	52.00'	28.73'	28.36'	N75°22'41"W	31°39'12"
C55	52.00'	54.50'	52.04'	S58°46'10"W	60°03'07"
C56	52.00'	161.32'	103.98'	N62°22'53"W	177°45'02"
C57	275.00'	28.08'	28.07'	S58°30'15"W	5°51'04"
C58	275.00'	28.08'	28.07'	S64°21'19"W	5°51'04"
C59	275.00'	56.17'	56.07'	S61°25'47"W	11°42'07"
C60	175.00'	73.27'	72.74'	S79°16'30"W	23°59'20"
C61	75.00'	6.19'	6.18'	S12°02'51"W	4°43'32"

Line Table		
Line #	Direction	Length
L1	S34°25'17"E	50.00'
L2	N55°34'43"E	22.33'
L3	S34°25'17"E	115.00'
L4	N55°34'43"E	112.17'
L5	N85°44'40"E	47.22'
L6	S88°43'50"E	70.00'
L7	N01°16'10"E	115.00'
L8	S88°43'50"E	51.32'
L9	N79°20'07"E	69.41'
L10	N71°11'46"E	30.77'
L11	N53°34'53"E	91.91'
L12	N36°37'12"E	94.43'
L13	S35°00'01"W	69.29'
L14	S82°33'51"W	107.85'
L15	N61°15'34"W	25.96'
L16	S04°15'46"W	76.52'
L17	S14°24'37"W	43.43'
L18	N78°55'38"E	7.63'
L19	S26°45'09"W	7.63'
L20	S14°24'37"W	43.43'

Line Table		
Line #	Direction	Length
L21	S14°22'02"E	8.31'
L22	N70°06'02"W	8.31'
L23	N42°27'23"W	26.52'
L24	S49°54'12"E	19.79'
L25	N13°04'34"E	6.03'
L27	S51°24'00"W	35.49'
L28	S01°12'16"E	23.00'
L29	S42°09'40"W	6.03'



CODY M. MCCAMMON, PLS 11779
 IDAHO SURVEY GROUP
 9955 W. EMERALD ST
 BOISE, ID 83704

SHEET 4 OF 6

Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1119 E. STATE STREET, SUITE 210 TEL 208-938-0013
 EAGLE, ID 83616 www.baileyengineers.com

NOTE:
 SEE SHEET 1 OF 6 FOR NOTES.

TRAPPER RIDGE SUBDIVISION NO. 4

CERTIFICATE OF OWNERS

Know all men by these presents: That Challenger Development Inc., an Idaho Corporation is the owner of the property described as follows:

A portion of Lot 1, Block 1 of New Hope Subdivision as filed in Book 74 of Plats at Pages 7,640 and 7,641, records of Ada County, Idaho located in the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 5 North, Range 1 West and Government Lot 2 of Section 6, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Southeast corner of said Government Lot 2 from which the Southwest corner of said Government Lot 2 bears North 88°42'59" West, 1317.56 feet; thence on the east boundary line of said New Hope Subdivision, North 00°58'45" East, 1367.57 feet to the Northeast corner of said Government Lot 2; thence continuing on said east boundary line, North 00°20'29" West, 307.81 feet to the Northeast corner of Trapper Ridge Subdivision No. 3 as filed in Book of Plats at Pages and , records of Ada County, Idaho, and the **REAL POINT OF BEGINNING**;

thence on the northerly boundary line of said Trapper Ridge Subdivision No. 3 the following sixteen (16) courses and distances:

- South 89°39'31" West, 221.68 feet;
- North 34°25'17" West, 50.00 feet;
- South 55°34'43" West, 22.33 feet;
- North 34°25'17" West, 115.00 feet;
- South 55°34'43" West, 112.17 feet;
- South 67°16'50" West, 291.08 feet;
- South 85°44'40" West, 47.22 feet;
- North 88°43'50" West, 70.00 feet;
- South 01°16'10" West, 115.00 feet;
- North 88°43'50" West, 51.32 feet;
- South 01°16'10" West, 165.00 feet;
- North 88°43'50" West, 181.48 feet;
- South 79°20'07" West, 69.41 feet;
- South 71°11'46" West, 30.77 feet;
- South 53°34'53" West, 91.91 feet;
- South 36°37'12" West, 94.43 feet to the west boundary line of said New Hope Subdivision;

thence on said west boundary line the following two (2) courses and distances:

- North 01°01'16" East, 188.30 feet;
- North 00°05'56" West, 1,319.14 feet to the north boundary line of said New Hope Subdivision coincident with the north boundary line of the Southwest 1/4 of the Southeast 1/4 of said Section 31;

thence on said north boundary lines, South 89°28'40" East, 190.86 feet to the centerline of the Farmer Union Canal;

thence on said centerline and continuing on the northerly boundary line of said New Hope Subdivision the following eighteen (18) courses and distances:

- South 26°52'43" East, 367.11 feet;
- 62.98 feet on the arc of a curve to the right having a radius of 108.92 feet, a central angle of 33°07'39", and a long chord which bears South 10°18'53" East, 62.10 feet;
- South 06°14'56" West, 186.63 feet;
- 377.49 feet on the arc of a curve to the left having a radius of 143.00 feet, a central angle of 151°14'55", and a long chord which bears South 69°22'31" East, 277.04 feet;
- North 35°00'01" East, 69.29 feet;
- 79.68 feet on the arc of a curve to the left having a radius of 305.81 feet, a central angle of 14°55'46", and a long chord which bears North 27°32'08" East, 79.46 feet;
- 63.01 feet on the arc of a reverse curve to the right having a radius of 34.25 feet, a central angle of 105°24'22", and a long chord which bears North 72°46'26" East, 54.49 feet;
- 51.58 feet on the arc of a reverse curve to the left having a radius of 68.87 feet, a central angle of 42°54'46", and a long chord which bears South 75°58'46" East, 50.38 feet;
- North 82°33'51" East, 107.85 feet;
- 76.89 feet on the arc of a curve to the left having a radius of 50.00 feet, a central angle of 88°06'45", and a long chord which bears North 38°30'29" East, 69.54 feet;
- North 05°32'54" West, 185.96 feet;
- 92.94 feet on the arc of a curve to the right having a radius of 39.00 feet, a central angle of 136°32'15", and a long chord which bears North 62°43'14" East, 72.46 feet;
- South 49°00'39" East, 204.59 feet;
- 120.61 feet on the arc of a non tangent curve to the left having a radius of 74.82 feet, a central angle of 92°21'44", and a long chord which bears North 81°02'32" East, 107.97 feet;
- 126.69 feet on the arc of a non tangent curve to the left having a radius of 150.57 feet, a central angle of 48°12'38", and a long chord which bears North 10°45'45" East, 122.99 feet;
- North 13°20'36" West, 211.06 feet;
- 50.72 feet on the arc of a curve to the right having a radius of 22.00 feet, a central angle of 132°05'02", and a long chord which bears North 52°41'55" East, 40.21 feet;
- South 61°15'34" East, 25.96 feet to the east boundary line of said New Hope Subdivision coincident with the west boundary line of Collina Vista Subdivision No. 1 as filed in Book 119 of Plats at Pages 18278 through 18284, records of Ada County, Idaho;

thence on said east boundary line, South 00°20'29" East, 989.03 feet to the **POINT OF BEGINNING**.

Containing 22.044 acres, more or less.

CERTIFICATE OF OWNERS CONTD..

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

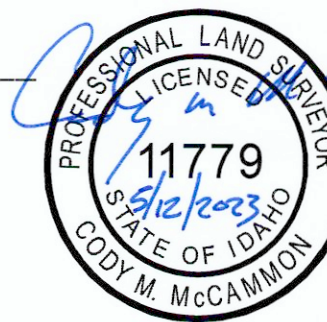
Challenger Development, Inc.

Corey D. Barton, President

CERTIFICATE OF SURVEYOR

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

Cody M. McCammon



P.L.S. No. 11779

ACKNOWLEDGMENT

State of Idaho)
) s.s.
County of Ada)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the president of Challenger Development, Inc., the corporation which executed the within instrument and acknowledged to me that he 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

Notary Public for Idaho
Residing in _____, Idaho



CIVIL ENGINEERING | PLANNING | CADD

1119 E. STATE STREET, SUITE 210 TEL 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

TRAPPER RIDGE SUBDIVISION NO. 4

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 the 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.

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_____.

ACHD President

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 Date

APPROVAL OF CITY COUNCIL

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

City Clerk, Star, Idaho Date

CERTIFICATE OF COUNTY SURVEYOR

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

County Surveyor

CERTIFICATE OF COUNTY TREASURER

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

Date County Treasurer

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of _____ at _____ Minutes past _____ O'clock _____ .M. on this _____ day of _____, 20_____, in Book _____ of plats at Pages _____.

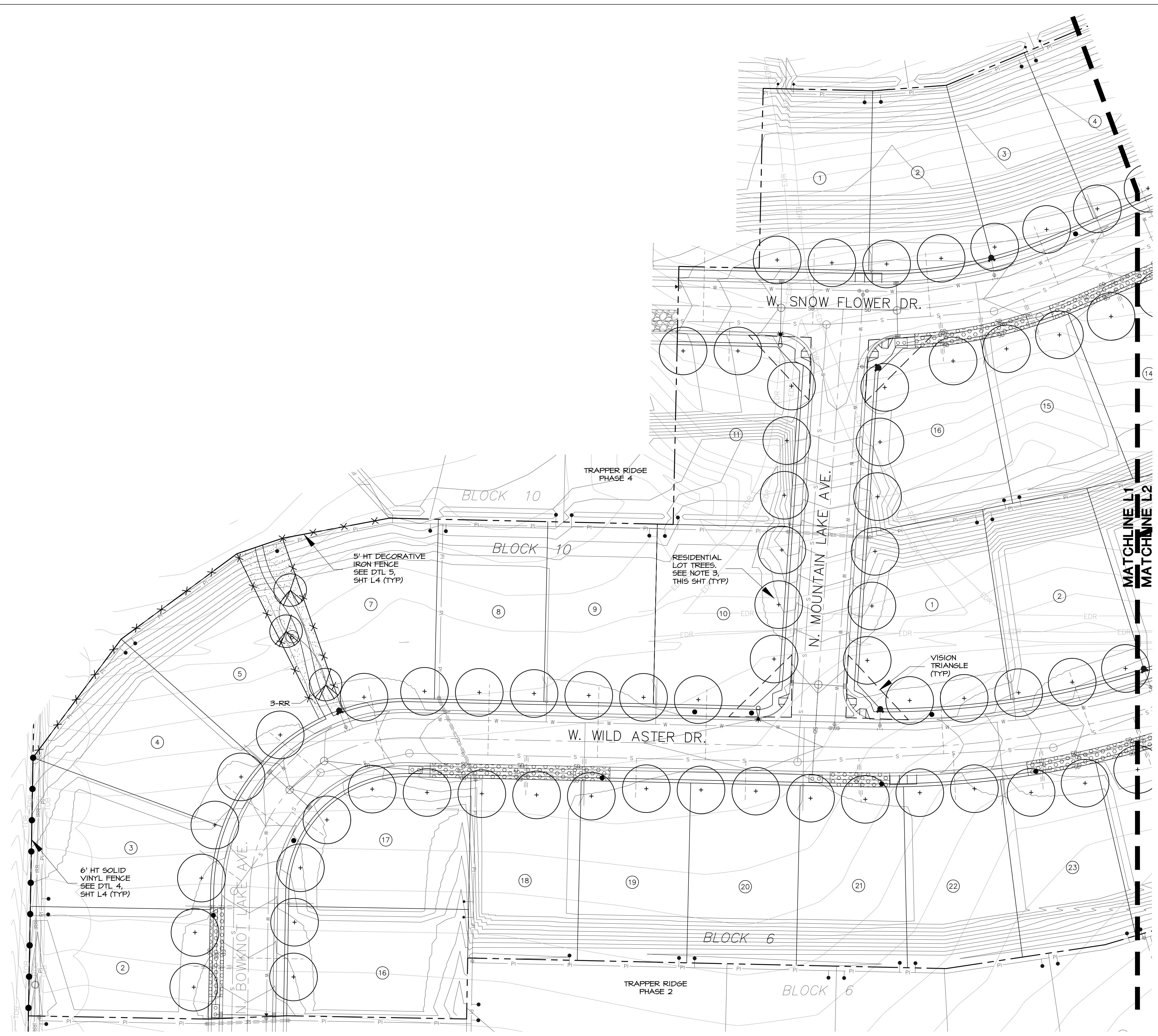
Instrument No. _____

Deputy Ex-Officio Recorder



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EAGLE, ID 83616 www.baileyengineers.com 71



PLANT SCHEDULE (REFERENCE SHEET L4)

SYM	COMMON NAME
EVERGREEN TREES	
AP	AUSTRIAN PINE
BH	BLACK HILLS SPRUCE
MJ	MOONGLOW JUNIPER
SHADE TREES (CLASS III)	
RO	RED OAK
SHADE/STREET TREES (CLASS II)	
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
AM	FLAME AMUR MAPLE
RR	ROYAL RAINDROPS GRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BL	DARK PURPLE BLOOMERANG LILAC
BO	BLUE OAT GRASS
CR	RED FLOWER CARPET ROSE
GF	GOLDFLAME SPIREA
IH	IVORY HALO DOGWOOD
SN	SUMMERWINE NINEBARK
SH	SPILLED NINE WEIGELA

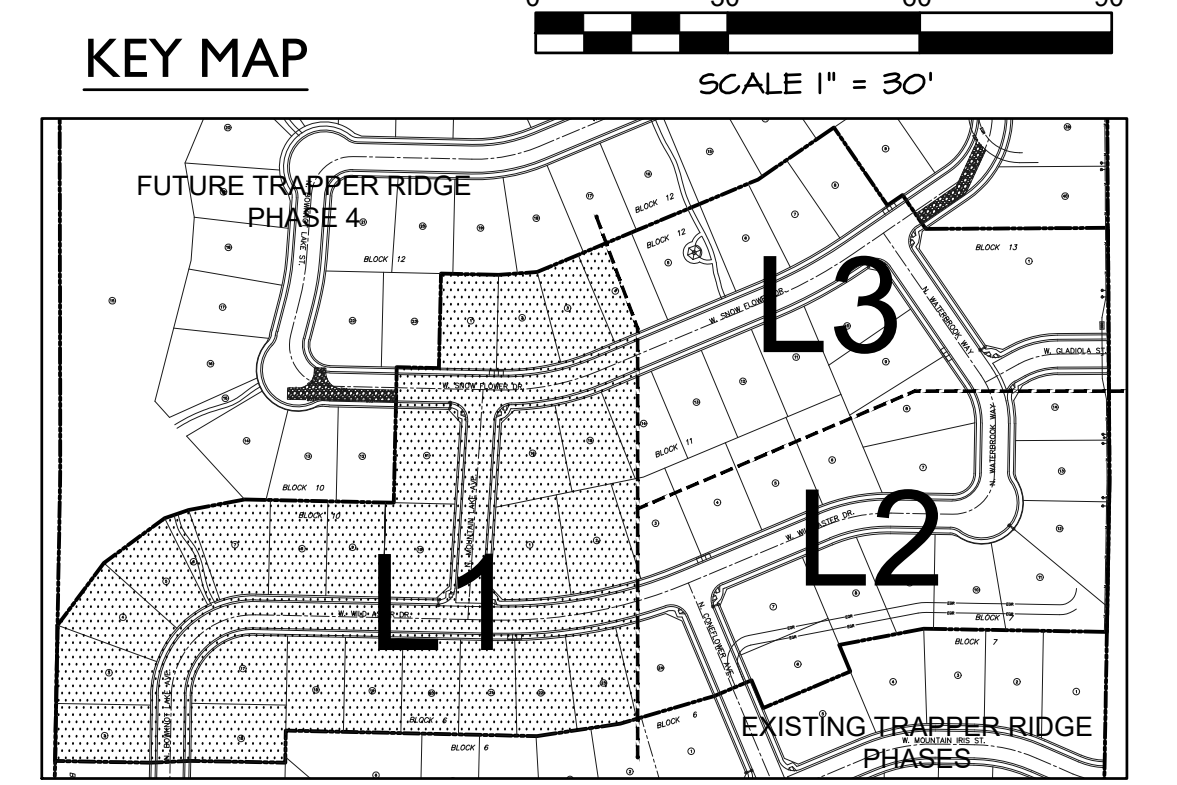
- LAWN
- 6' VINYL FENCE ALONG EAST & WEST PERIMETER BACK OF LOT LINES & COMMON AREAS (TYP) SEE DTL 4, SHT L4
- 5' DECORATIVE IRON FENCE ALONG NORTH BACK OF LOTS (TYP) SEE DTL 5, SHT L4
- EXISTING 6' VINYL FENCE TO REMAIN ALONG EAST PROPERTY LINE (TYP)

NOTES

- REFERENCE SHEET L4 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
- REFERENCE SHEET L5 FOR LANDSCAPE AND IRRIGATION (PERFORMANCE) SPECIFICATIONS.
- BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS. TREES TO BE SELECTED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON SHT L4.

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1809 Tyrrel Lane, Ste 190 Boise, ID 83708
Ph: (208) 849-7176 www.jensensbelts.com

NORTH
0' 30' 60' 90'
SCALE 1" = 30'



Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL: 208-838-0013
WWW.BAILEYENGINEERS.COM

CHECKED BY:
KCS
DRAWN BY:
JUN

REVISED	NO.	DATE	DESCRIPTION
	1	5/2/20	STREET TREES
	2	10/16/23	A.C.H.D. COMMENTS

FINAL PLAT LANDSCAPE PLAN

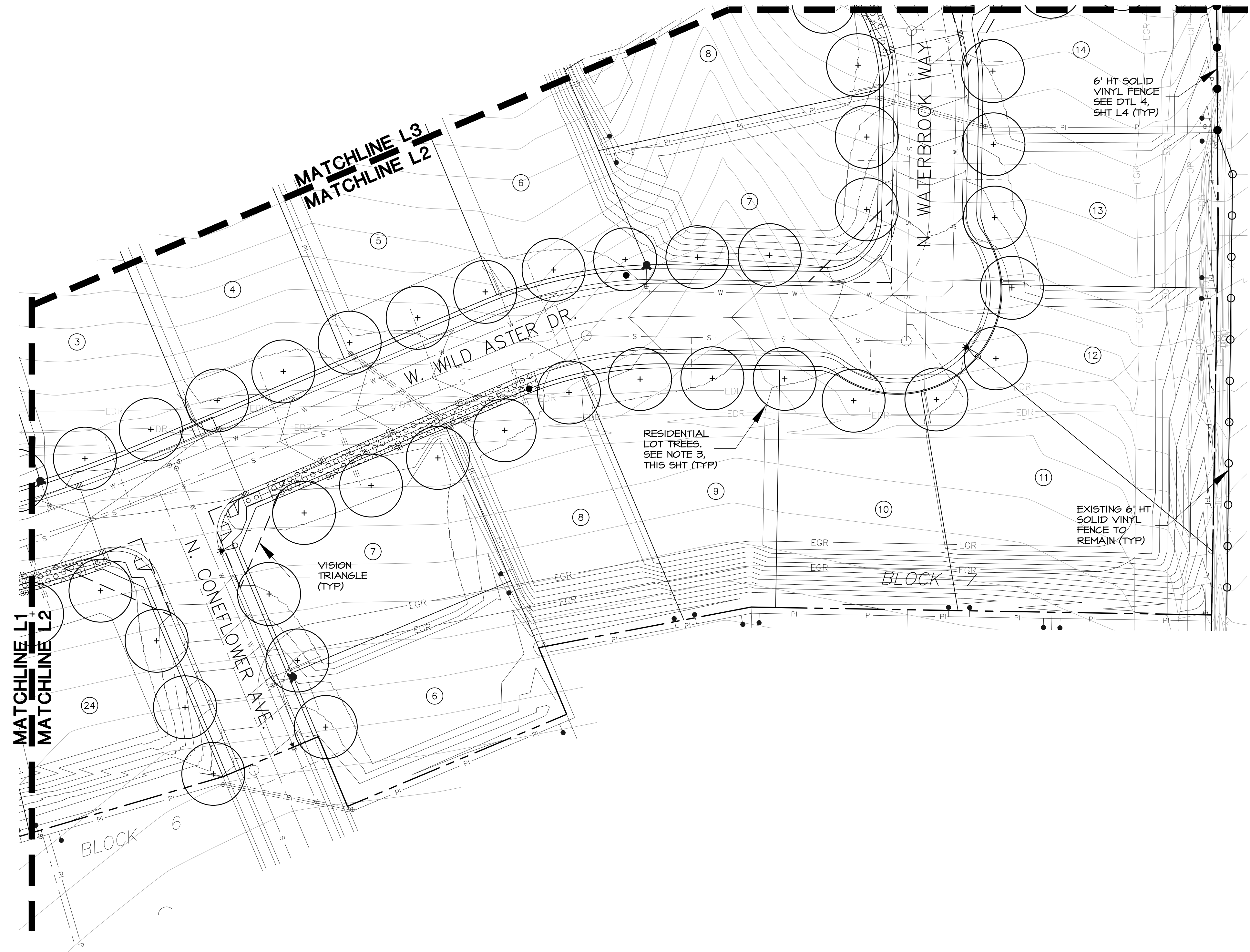
TRAPPER RIDGE SUBDIVISION NO. 3

TRIOLOGY DEVELOPMENT, INC.

DATE:
04-04-20

PROJECT:
JBA-2040

SHEET
L1



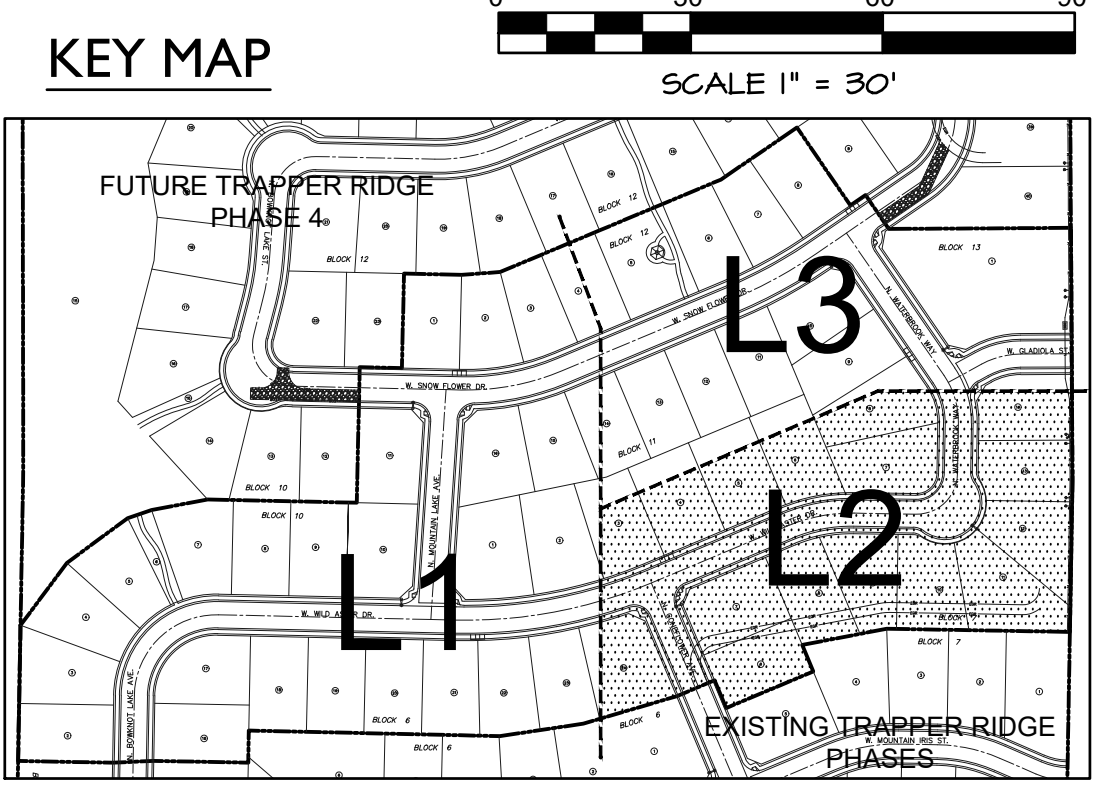
PLANT SCHEDULE (REFERENCE SHEET L4)

SYM	COMMON NAME
EVERGREEN TREES	
AP	AUSTRIAN PINE
BH	BLACK HILLS SPRUCE
MJ	MOONGLOW JUNIPER
SHADE TREES (CLASS III)	
RO	RED OAK
SHADE/STREET TREES (CLASS II)	
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
AM	FLAME AMUR MAPLE
RR	ROYAL RAINDROPS GRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BL	DARK PURPLE BLOOMERANG LILAC
BO	BLUE OAT GRASS
CR	RED FLOWER CARPET ROSE
GF	GOLDFLAME SPIREA
IH	IVORY HALO DOGWOOD
SN	SUMMERWINE NINEBARK
SN	SPILLED NINE WEIGELA

- LAWN
- 6' VINYL FENCE ALONG EAST & WEST PERIMETER BACK OF LOT LINES & COMMON AREAS (TYP) SEE DTL 4, SHT L4
- 5' DECORATIVE IRON FENCE ALONG NORTH BACK OF LOTS (TYP) SEE DTL 5, SHT L4
- EXISTING 6' VINYL FENCE TO REMAIN ALONG EAST PROPERTY LINE (TYP)

NOTES

- REFERENCE SHEET L4 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
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 CIVIL ENGINEERING | PLANNING | CADD
 1110 E. STATE STREET, SUITE 210
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 TEL. 208.838.0013
 www.baileyengineers.com



REVISIONS	NO.	DATE	DESCRIPTION
	1	5/2/20	STREET TREES
	2	10/16/23	ACHD COMMENTS

FINAL PLAT LANDSCAPE PLAN
 TRAPPER RIDGE SUBDIVISION NO. 3
 TRILOGY DEVELOPMENT, INC.




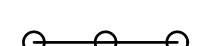
DATE: 04-04-20
 PROJECT: JBA-2040

SHEET
L2

PLANT SCHEDULE

(REFERENCE SHEET L4)

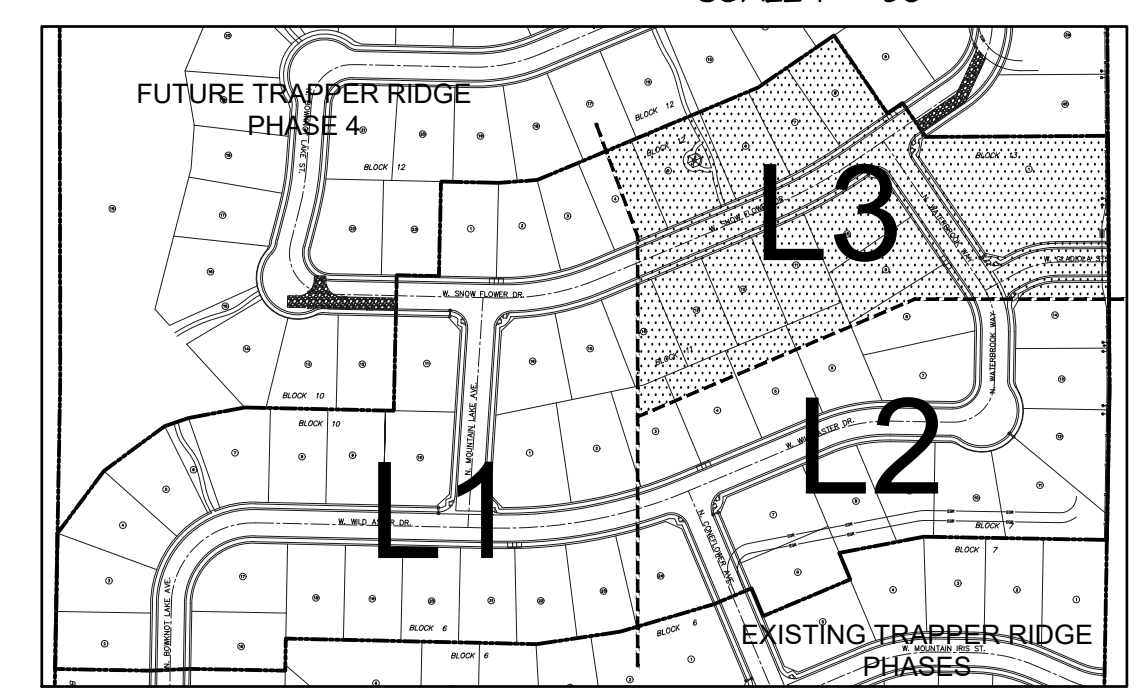
SYM	COMMON NAME
EVERGREEN TREES	
AP	AUSTRIAN PINE
BH	BLACK HILLS SPRUCE
MJ	MOONGLOW JUNIPER
SHADE TREES (CLASS III)	
RO	RED OAK
SHADE/STREET TREES (CLASS II)	
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AM	FLAME AMUR MAPLE
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SN	SPILLED NINE WEIGELA

-  LAWN
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-  5' DECORATIVE IRON FENCE ALONG NORTH BACK OF LOTS (TYP) SEE DTL 5, SHT L4
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NOTES

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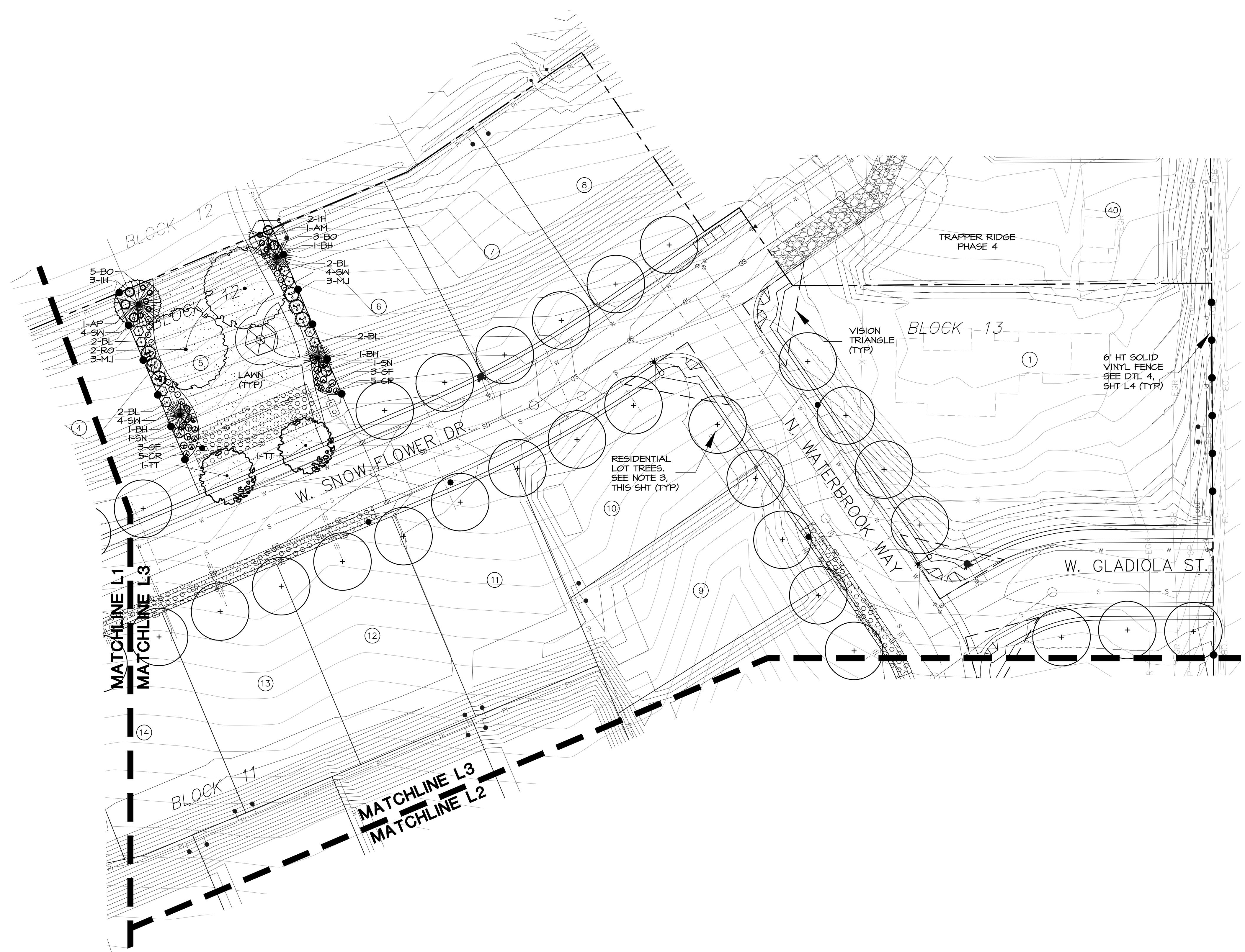
KEY MAP



JENSENBELTS ASSOCIATES
 Site Planning / Landscape Architecture
 1509 Tyrrel Lane, Ste 150 Boise, ID 83708
 Ph. (208) 849-7175 www.jensensbelts.com

NORTH

SCALE 1" = 30'



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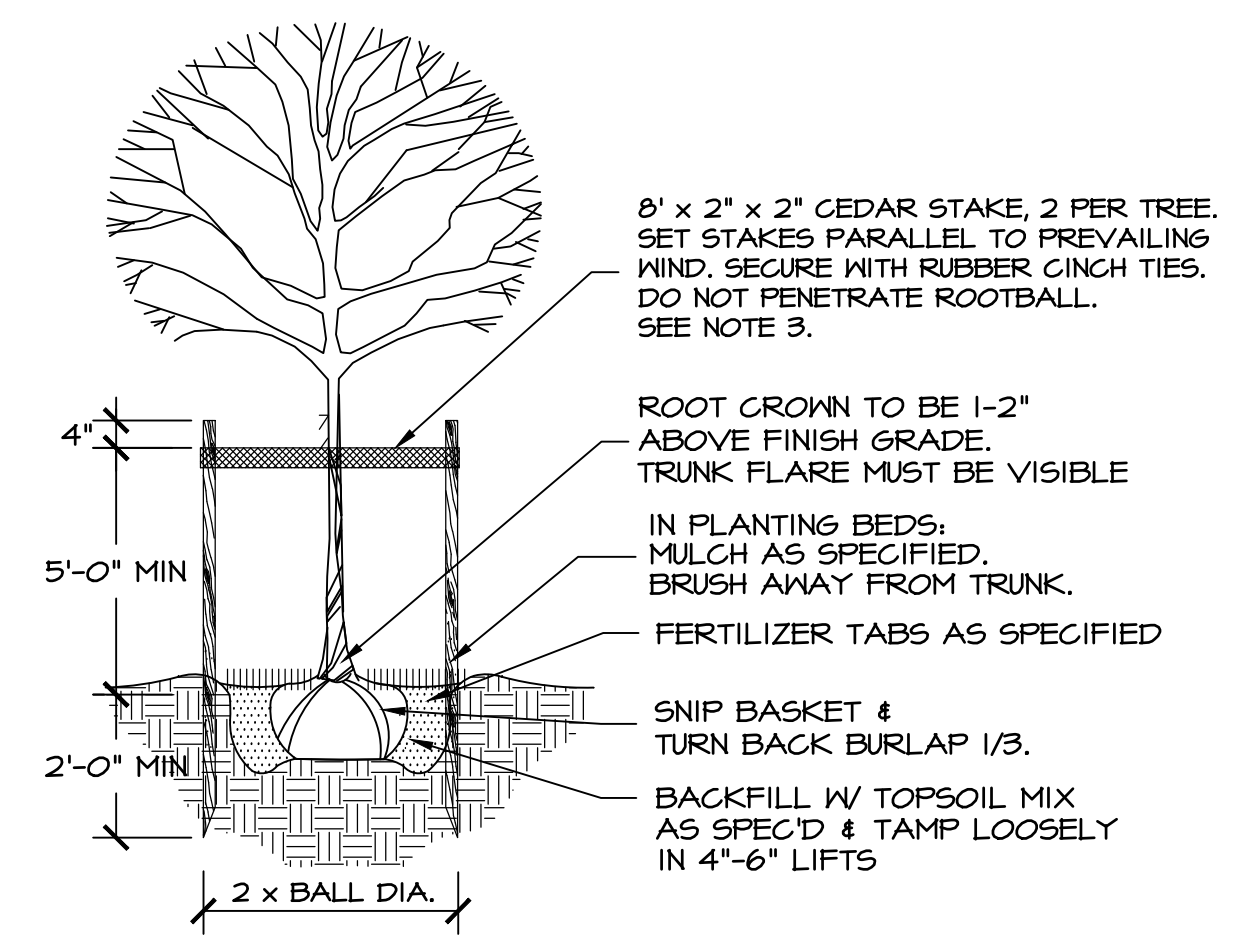


CHECKED BY:	KCS	
DRAWN BY:	JUN	
REVISED		
NO.	DATE	DESCRIPTION
1	5/2/20	STREET TREES
2	10/16/23	ACHD COMMENTS

FINAL PLAT LANDSCAPE PLAN
 TRAPPER RIDGE SUBDIVISION NO. 3
 TRILOGY DEVELOPMENT, INC.

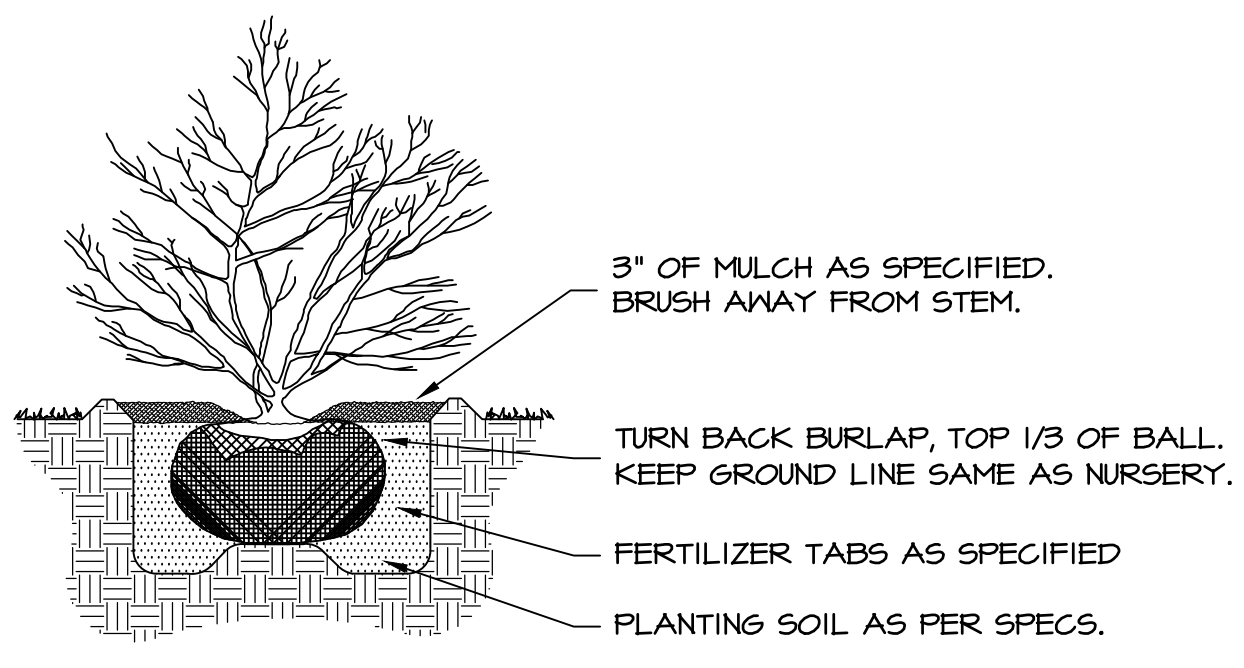
DATE: 04-04-20
 PROJECT: JBA-2040

SHEET
L3



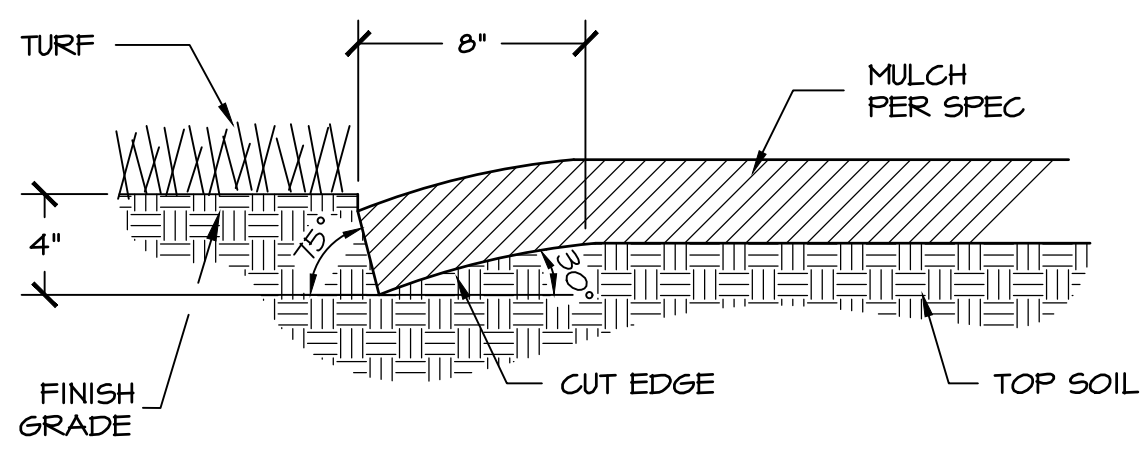
- NOTES:**
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
 4. TREE TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

1 TREE PLANTING/STAKING NOT TO SCALE

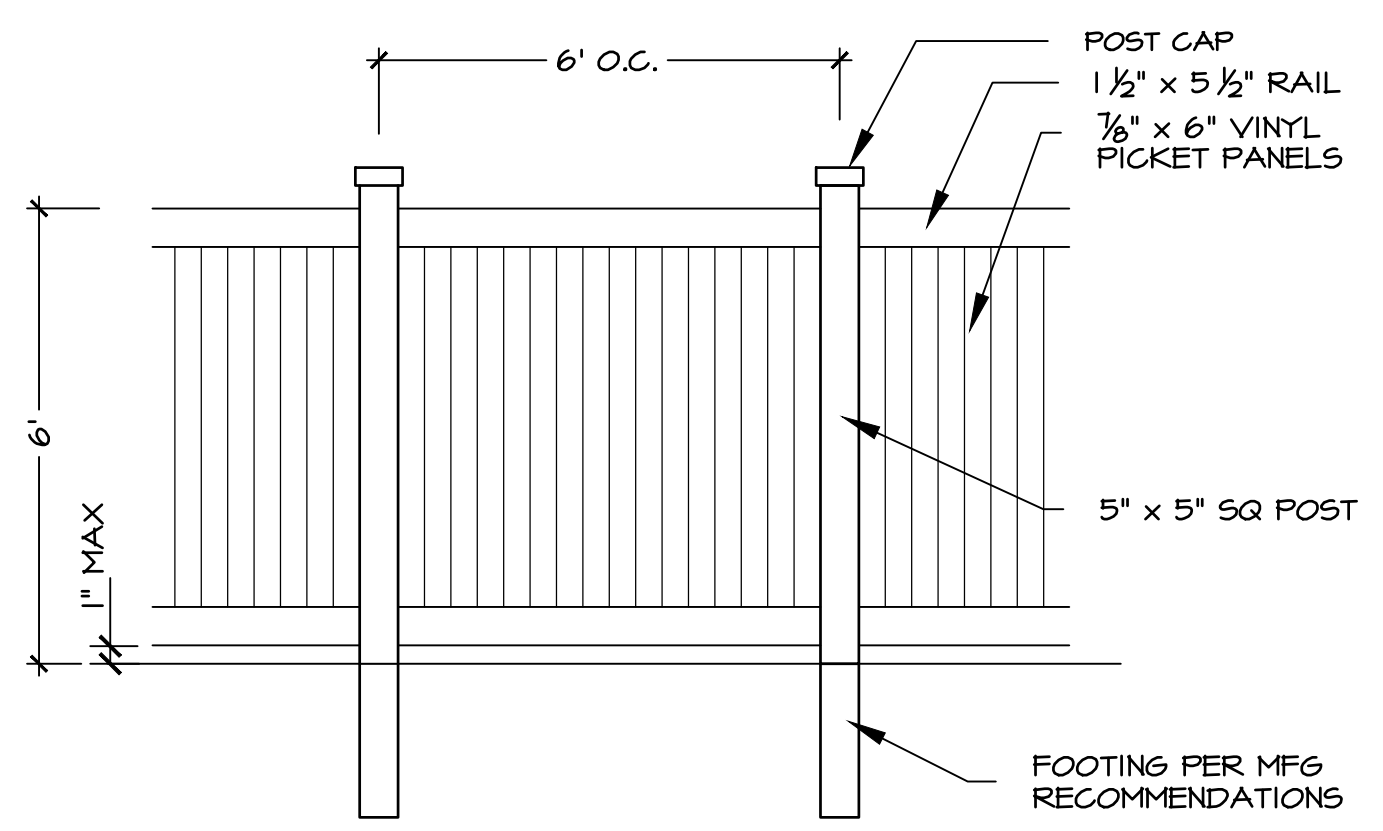


NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

2 SHRUB PLANTING NOT TO SCALE

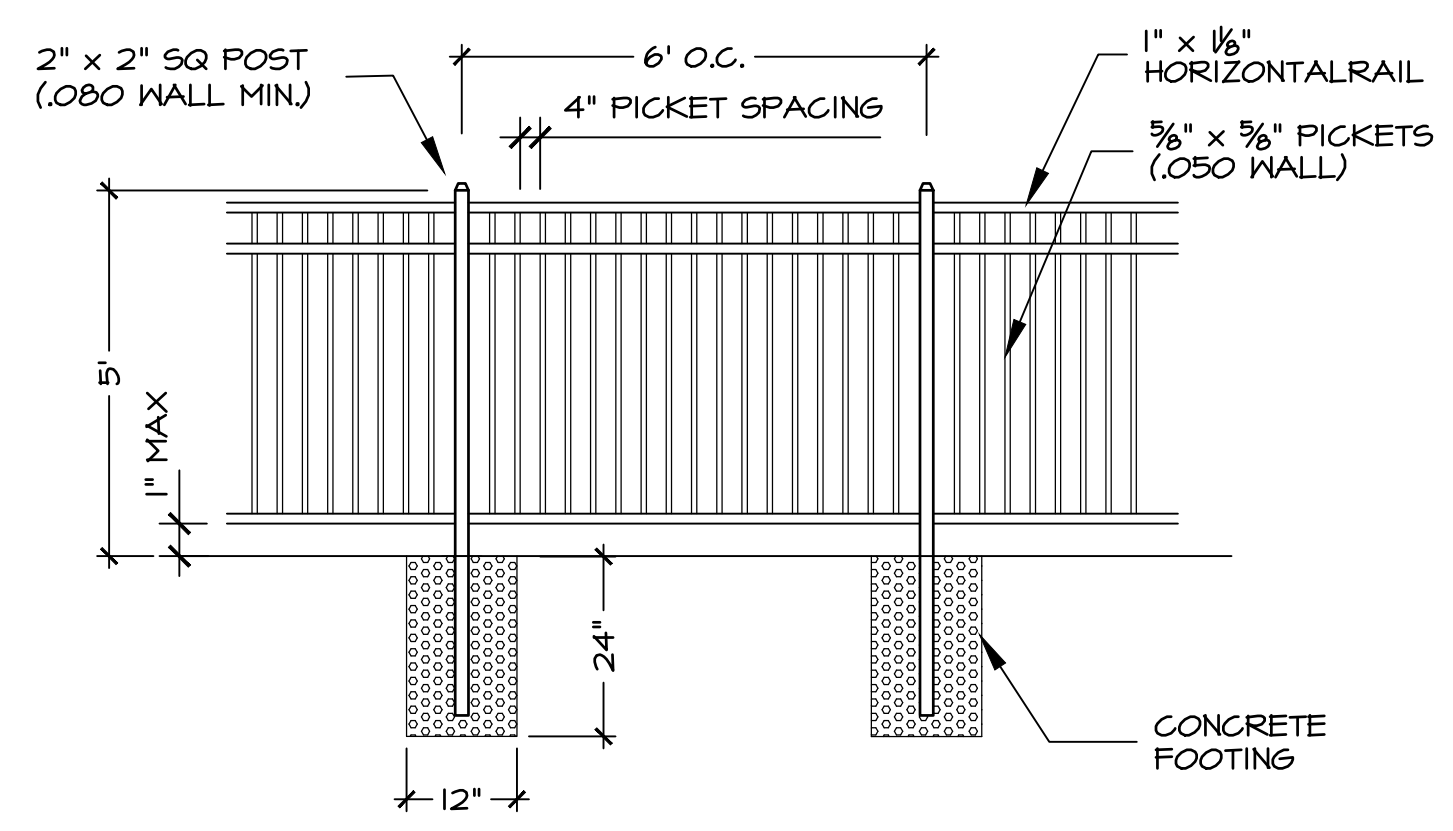


3 PLANTER CUT BED EDGE NOT TO SCALE



- NOTES:**
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 2. VINYL FENCE STYLE MAY VARY SLIGHTLY.

4 VINYL PRIVACY FENCE NOT TO SCALE

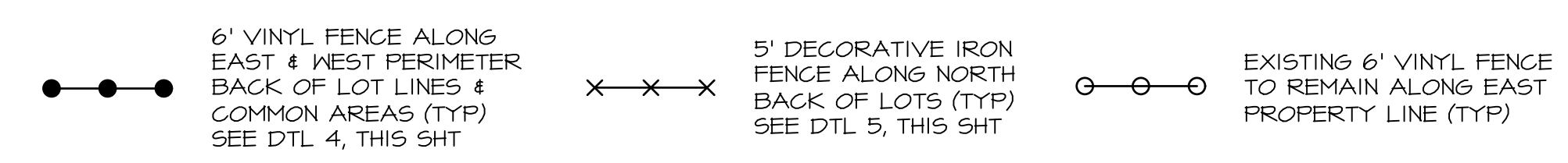


- NOTES:**
1. DECORATIVE IRON FENCE STYLE MAY VARY SLIGHTLY.

5 DECORATIVE IRON FENCE NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
AP	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B4B
BH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B4B
MJ	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B4B
SHADE TREES (CLASS III)			
RO	RED OAK	QUERCUS RUBRA	2" CAL B4B
SHADE/STREET TREES (CLASS II)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B4B
	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL B4B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B4B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B4B
	MANCHURIAN ASH	FRAXINUS MANDSHURICA	2" CAL B4B
	AMERICAN SWEETGUM	LIQUIDAMBER STYRACIFLUA	2" CAL B4B
TT	TULIP TREE	LIRODENDRON TULIFIFERA	2" CAL B4B
ORNAMENTAL TREES (CLASS I)			
AM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
RR	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KMS'	2" CAL B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
BL	DARK PURPLE BLOOMERANG LILAC	SYRINGA x 'SMSJBPT'	5 GAL
BO	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
GF	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME'	3 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BALHALO'	5 GAL
SN	SUMMERWINE NINEBARK	PHYSCOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
SW	SPILLED WINE WEIGELA	WEIGELA FLORIDA 'BOKRASPINI'	2 GAL



NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF STAR CODE. NEW HOPE ROAD WILL MEET THE REQUIREMENT TO INSTALL ONE (1) TREE PER 35' LINEAR FEET. REFER TO SHT L5 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHT L5 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. ACCESS TO INLETS AND OUTLETS OF ACHD DRAINAGE AREAS SHALL NOT BE PLANTED WITH TREES, SHRUBS, OR ANY LANDSCAPING THAT WOULD IMPEDE HEAVY EQUIPMENT VEHICLE ACCESS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SAND WINDOWS.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS. TREES TO BE SELECTED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON THIS SHT.
8. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
9. ALL EXISTING TREE ON SITE ARE SCRUB VOLUNTEER TREES ALONG DITCH BANKS AND ARE TO BE REMOVED. NO EXISTING TREES ON SITE TO BE MITIGATED FOR.
10. STREET TREES SHALL BE PLANTED NO CLOSER THAN 25' FROM STREET LIGHT FIXTURES.

Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1110 E. STATE STREET, SUITE 210
 EAGLE, CO 83616
 TEL: 970-838-0013
 WWW.BAILEYENGINEERS.COM



CHECKED BY:
JUN

DRAWN BY:
JUN

REVISED	NO.	DATE	DESCRIPTION
	1	5/2/20	STREET TREES
	2	10/16/23	ACHD COMMENTS

FINAL PLAT LANDSCAPE PLAN
 TRAPPER RIDGE SUBDIVISION NO. 3
 TRILOGY DEVELOPMENT, INC.

JENSEN BELTS ASSOCIATES
 Site Planning / Landscape Architecture
 1808 Tyrrel Lane, Ste 150 Boise, ID 83706
 Ph: (208) 344-7775 www.jensenbelts.com

DATE: 04-04-20
 PROJECT: JBA-2040
 SHEET L4

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

- A. This Section includes provisions for the following items:

- 1. Trees.
2. Shrubs; Ground cover.
3. Lawns.
4. Topsoil and Soil Amendments.
5. Miscellaneous Landscape Elements.
6. Initial maintenance of landscape materials.
B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities.
2. Do not make substitutions.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work.
5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting.
1.4 SUBMITTALS
A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be planted within 24 hours after stripping.
B. Trees and Shrubs: Provide freshly dug trees and shrubs.
C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately.
D. Do not remove container-grown stock from containers until planting time.
E. Do not drop or dump materials from vehicles during delivery or handling.
1.6 JOB CONDITIONS
A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage.
B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
C. Adjacent Landscape: Protect planted areas adjacent to construction area.
1.7 SEQUENCING AND SCHEDULING
A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect.
1.8 SPECIAL PROJECT WARRANTY
A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period.
D. Make replacements during growth season following end of warranty period.
E. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work.
B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
C. Soil Testing
1. Soil tests are required for this project (see above for requirements).
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary.
3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval.
2.2 pH ADJUSTERS
A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.
2.3 SOIL AMENDMENTS
A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer.
2.4 PLANT MATERIALS
A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required.
C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
D. Coniferous and Broadleaved Evergreens: Provide evergreens of sizes shown or listed.
2.5 GRASS MATERIALS
A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses.
B. Sod: Lay sod in uniform pad sizes with maximum 5% deviation in either length or width.
2.6 MISCELLANEOUS LANDSCAPE MATERIALS
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects.
D. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tilling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
E. Water sod thoroughly with a fine spray immediately after planting.
F. Sodded Lawn Establishment:
1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
2. Mowing shall be done by an approved "real" type mower.
3. Subsequent fertilizing shall occur three to four weeks after installation.
3.7 MAINTENANCE
A. Begin landscape maintenance immediately after planting.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth.
3.8 CLEANUP AND PROTECTION
A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers.
3.9 INSPECTION AND ACCEPTANCE
A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable.
Remove rejected plants and materials promptly from project site.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings.
C. Obtain and secure Architect's acceptance before start of planting work.
3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified.
C. Fertilizer: Per soil test and manufacturer's recommendations.
3.3 PREPARATION FOR PLANTING LAWNS
A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches.
1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement.
3.4 PREPARATION OF PLANTING BEDS
A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement.
3.5 PLANTING TREES AND SHRUBS
A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades.
D. Mulch pits, and planted areas.
E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. Prune, thin, cut, and shape trees and shrubs in accordance with standard horticultural practice.
G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
H. Guy and stake trees immediately after planting, as indicated.
I. Apply approved herbicide to all shrub bed areas at manufacturer specified rate.
3.6 SODDING NEW LAWNS
A. General: Install lawn sod in all areas designated on the drawings.
B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C. Lay sod within 24 hours from time of stripping.
D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds.
2. Lay to form a solid mass with tightly fitted joints.
3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod.
4. Add fertilizer "B" at the manufacturer's recommended application rate.
E. Water sod thoroughly with a fine spray immediately after planting.
F. Sodded Lawn Establishment
1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
2. Mowing shall be done by an approved "real" type mower.
3. Subsequent fertilizing shall occur three to four weeks after installation.
3.7 MAINTENANCE
A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers.
3.8 CLEANUP AND PROTECTION
A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers.
3.9 INSPECTION AND ACCEPTANCE
A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable.
Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 02810 - SPRINKLER IRRIGATION

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

- A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

- A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
2. Connect to main water supply at existing site stubout as provided.
3. Sleeving under paved areas (by others).
4. Obtain and pay for all permits and fees for the work of this section.
5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
6. Winterization of system.
1.3 SUBMITTALS
A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
2. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
3. Record Drawings: At completion of this work, submit to the Contractor:
1. Record Drawings; reproducible and five prints.
2. Operations and Maintenance information (2 copies), including:
a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
b. Operation, adjustment of system and components instructions.
c. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.

1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials.
B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
C. Supply all manufacturer's printed guarantees.
1.5 QUALITY ASSURANCE
A. Contractor shall be licensed in the State in which this work is being performed.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.
1.6 SYSTEM DESCRIPTION
A. Design requirements:
1. Minimum water coverage: Planting areas-85%, Lawn areas-100% (full head-to-head)
2. Layout system to obtain optimum coverage using manufacturer's standard heads.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
4. Design pressures: Install pressure regulating equipment as necessary.
5. Provide install approved fixed tee or coupling device for air blow winterization.
6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location.
PART 2 - PRODUCTS
2.1 PIPE AND FITTINGS
A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Schedule:
a. Pressure lines: Schedule 40 solvent weld.
b. Lateral lines: Class 200 pvc.
c. Sleeving: Class 200 pvc.
2. Fittings: Schedule 40 PVC, solvent-weld type.
3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polytype" riser.
4. Solvent: NSF approved solvent for Type 1 & I PVC.
B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
2. Fittings: Schedule 80 PVC.
3. Clamps: Stainless Steel.
C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing.
2.2 SPRINKLER HEADS
A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
2. Manufacturer: Rainbird or Hunter.
2.3 AUTOMATIC CONTROL SYSTEM
A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems.
B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit, type AWC-UJ, UL approved.
2.4 VALVING
A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts.
C. Quick coupler valve: brass or bronze construction with hinged top.
D. Drip Control Zone Kit: Hunter PCZ-101.
E. Standard sprinkler valve shall be Rainbird PEB-PRS-B.
F. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key.
G. Champion 100, or approved equal.
H. Manual Flushing Valve: Netafim Model TISOV, two per zone (each end).

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
B. Valve box - high impact plastic, green in color.
C. Valve cover and frame - compatible with valve box with provision for locking.
D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

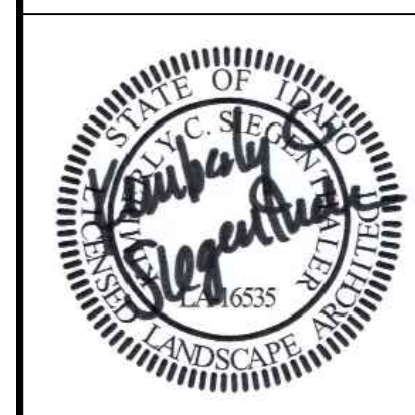
PART 3 - EXECUTION

3.1 GENERAL

- A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings.
C. Install system and components in strict accordance with manufacturer's recommendations.
D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater.
3.2 SURFACE CONDITIONS
A. Examine the areas and conditions under which work will be performed.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work.
3.3 SLEEVEING
A. Sleeving installed by others. Coordinate with other trades.
3.4 TRENCHING AND BACKFILLING
A. Trenching and backfilling shall be per applicable ISPPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
C. Surround lines with 2 inches of clean rock-free material on all sides.
3.5 MISCELLANEOUS VALVES
A. Install manual drain valves up stream.
B. Install backflow provision and connect to requirements.
3.6 CIRCUIT VALVES
A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Install valve box on bricks - four required.
3. Install top flush with finish grade.
4. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.
3.7 PIPE INSTALLATION
A. Lay PVC pipe in accordance with standard and acceptable practice.
B. PVC pipe joints, solvent welded, except as indicated.
C. Teflon thread sealant (tape) at all threaded joints.
D. Teehline Drip Line: Place in shallow furrow at finish grade, below layer of specified mulch.
E. Flush Valves: Install flush valve at end of each drip line run.
3.8 SPRINKLER HEADS
A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch or lawn.
2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated.
3.9 CONTROL WIRE INSTALLATION
A. Bury wires beside or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
D. Make all electrical joints (splices) in boxes only.
3.10 AUTOMATIC CONTROLLER
A. Install on site as approved.
B. Install typewritten legend inside controller door.
C. Install controller per manufacturers requirements.
3.11 TESTING
A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water. Pressurize to 100 psi.
4. Fill all zone lines with water to static pressure. Hold for 15 minutes.
5. Contractor shall provide all required testing equipment and personnel.
6. Provide required testing equipment and personnel.
7. Repair leaks, and retest until acceptance by the Architect.
C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform.
D. Final inspection:
1. Clean, adjust, and balance all systems.
2. Remote control valves are properly balanced;
3. Heads are properly adjusted for radius and arc of coverage;
4. The installed system is workable, clean and efficient.
E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

Bailey Engineering, Inc. CIVIL ENGINEERING | PLANNING | CADD 1110 E. STATE STREET, SUITE 210 EAGLE, ID 83616 TEL: 208-838-0013 www.baileyengineering.com



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DRAWN BY: JJJN

Table with 3 columns: NO., DATE, DESCRIPTION. Row 1: 1, 5/2/20, STREET TREES. Row 2: 2, 10/17/23, ACHD COMMENTS.

FINAL PLAT LANDSCAPE PLAN TRAPPER RIDGE SUBDIVISION NO. 3 TRILOGY DEVELOPMENT, INC.

DATE: 04-04-20 PROJECT: JBA-2040

SHEET 15

JENSEN BELTS ASSOCIATES Site Planning / Landscape Architecture 8606 Tyrrel Lane, Ste 150 Boise, ID 83708 Ph: (208) 343-7175 www.jensenbelts.com

Shawn Nickel

From: Barbara Norgrove
Sent: Tuesday, February 11, 2025 10:01 AM
To: Shawn Nickel
Subject: FW: Agency Transmittal - Trapper Ridge Sub Final Plat PH 4

FYI

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, February 11, 2025 9:59 AM
To: Barbara Norgrove <bnorgrove@staridaho.org>
Subject: RE: Agency Transmittal - Trapper Ridge Sub Final Plat PH 4

Hello,

After careful review of the transmittal submitted to ITD on January 27, 2025 regarding, Trapper Ridge Sub Final Plat PH 4, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208)-334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development
 Administrative Assistant



YOUR Safety •••▶ **YOUR Mobility** •••▶ **YOUR Economic Opportunity**

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Monday, January 27, 2025 2:08 PM
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>](mailto:Gloria.Stokes@drain.dist.2@gmail.com); GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; [Ryan Morgan <rmorgan@staridaho.org>](mailto:Ryan.Morgan@staridaho.org); 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>](mailto:Andy.Waldera@andy@sawtoothlaw.com); brandon.flack@idfg.idaho.gov; [Ryan Field <rfield@staridaho.org>](mailto:Ryan.Field@staridaho.org); file@idwr.idaho.gov; [Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>](mailto:Niki.Benyakhlef@itd.idaho.gov); data@landprodata.com; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; rgirard@staridaho.org; Kerry.schmidt@intgas.com; ctodd@staridaho.org; jtensen@staridaho.org; gis@compassidaho.org; [Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>](mailto:Vincent.Trimboli@itd.idaho.gov); zsmith@adacounty.id.gov; [Brian Duran <Brian.Duran@itd.idaho.gov>](mailto:Brian.Duran@itd.idaho.gov); gmprdclerk@gmail.com

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



Brad Little, Governor
Jess Byrne, Director

February 5, 2025

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

Subject: Agency Transmittal - Trapper Ridge Sub Final Plat PH 4

Dear Mr. Nickel:

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

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

1. AIR QUALITY

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

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

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

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

4. SURFACE WATER

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

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

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho’s Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho’s Ground Water Quality Rules (IDAPA 58.01.11), which states that “No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

ITD
DEQ

February 11, 2025
February 5, 2025

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.

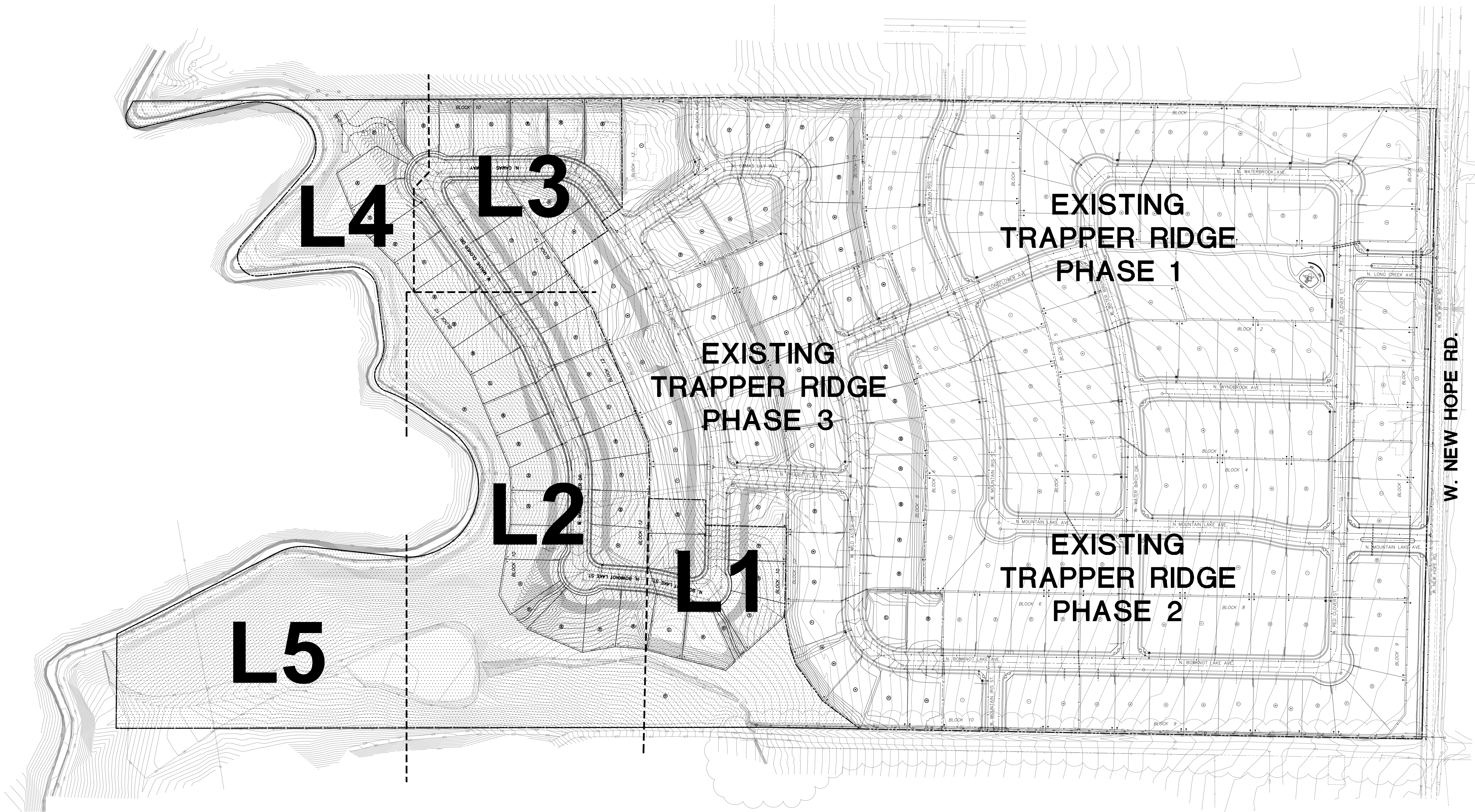
CONDITIONS OF APPROVAL

Conditions included in the Findings of Fact & Development Agreement.

- 1. Side yard setbacks shall be 5' per story. A waiver has not been granted as part of the Development Agreement.


Conditions Specific to Signature of Final Plat.


- 1. Prior to signature of the final plat, the applicant shall provide a public pathway easement along the southern side of the Farmers Union Canal.
- 2. **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.
- 3. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signing the final plat.**




NOTES

1. REFER TO EACH INDIVIDUAL SHEET (L1-L5) FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFER TO SHEET L6 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
3. REFER TO SHT L7 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.



 NORTH


 SCALE 1" = 100'


JENSENBELTS
 ASSOCIATES
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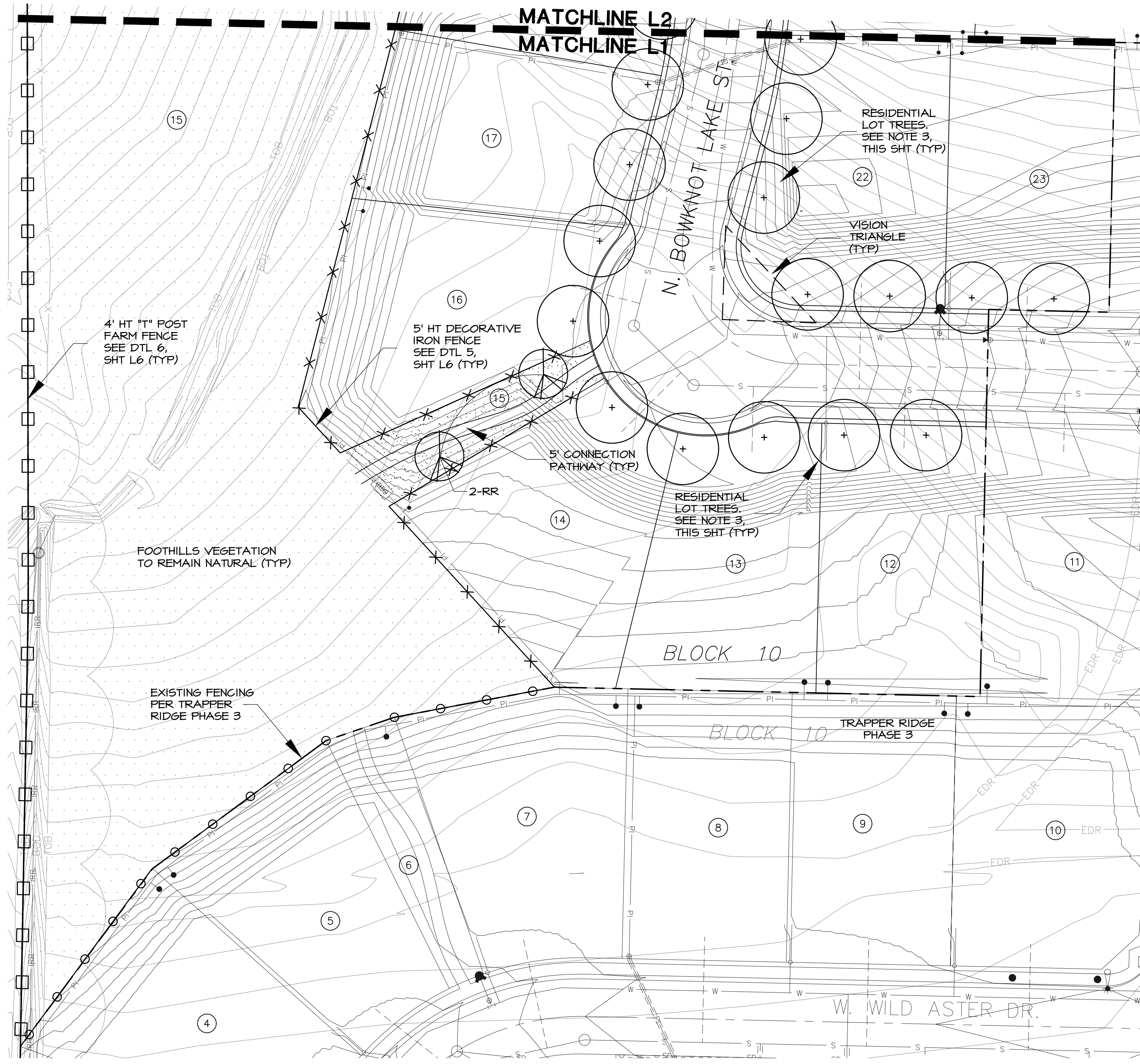
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REVISED	NO.	DATE	DESCRIPTION
	1	5/2/20	STREET TREES

FINAL PLAT LANDSCAPE PLAN
 TRAPPER RIDGE SUBDIVISION NO. 4
 TRILOGY DEVELOPMENT, INC.

DATE: 04-04-20
 PROJECT: JBA-2040

SHEET
L0



PLANT SCHEDULE

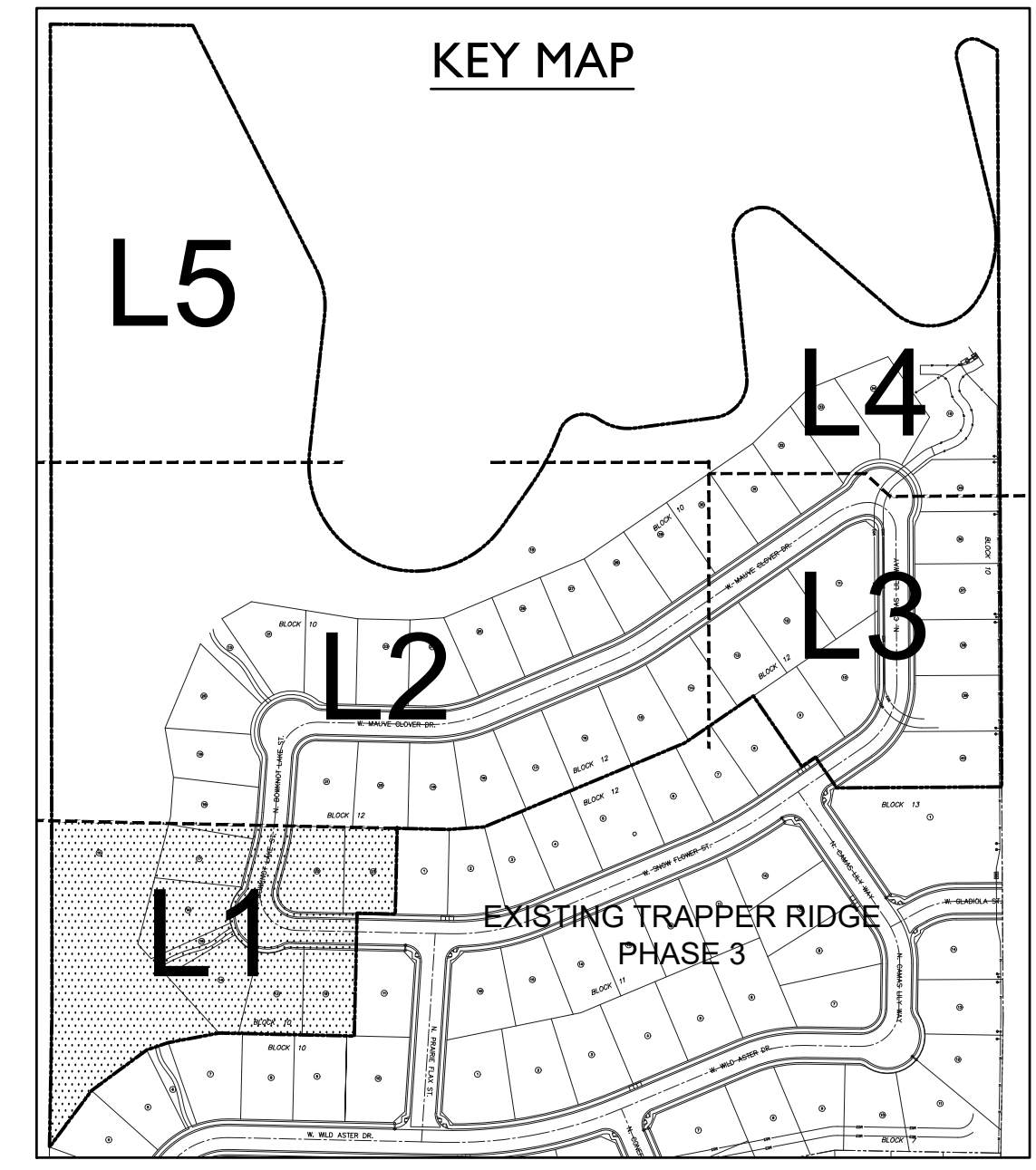
(REFERENCE SHEET L6)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
MJ	MOONGLOW JUNIPER
SHADE TREES (CLASS III)	
RO	RED OAK
SHADE/STREET TREES (CLASS II)	
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
AM	FLAME AMUR MAPLE
RR	ROYAL RAINDROPS GRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BL	DARK PURPLE BLOOMERANG LILAC
BO	BLUE OAT GRASS
CR	RED FLOWER CARPET ROSE
GF	GOLDFLAME SPIREA
IH	IVORY HALO DOGWOOD
SN	SUMMERVAINE NINEBARK
SN	SPILLED WINE WEIGELA

- LAWN
- FOOTHILL VEGETATION TO REMAIN NATURAL
- 6' VINYL FENCE ALONG EAST & WEST PERIMETER BACK OF LOT LINES & COMMON AREAS (TYP) SEE DTL 4, 5HT L6
- 5' DECORATIVE IRON FENCE ALONG NORTH BACK OF LOTS (TYP) SEE DTL 5, 5HT L6
- 4' 1" POST FARM FENCE 1/4" GAUGE WELDED WIRE MESH ALONG WESTERN OPEN SPACE (TYP) SEE DTL 6, 5HT L6
- EXISTING FENCE (TYP)

NOTES

- REFERENCE SHEET L6 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
- REFERENCE SHEET L7 FOR LANDSCAPE AND IRRIGATION (PERFORMANCE) SPECIFICATIONS.
- BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS. TREES TO BE SELEGED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON SHT L6.



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NORTH

0' 30' 60' 90'

SCALE 1" = 30'

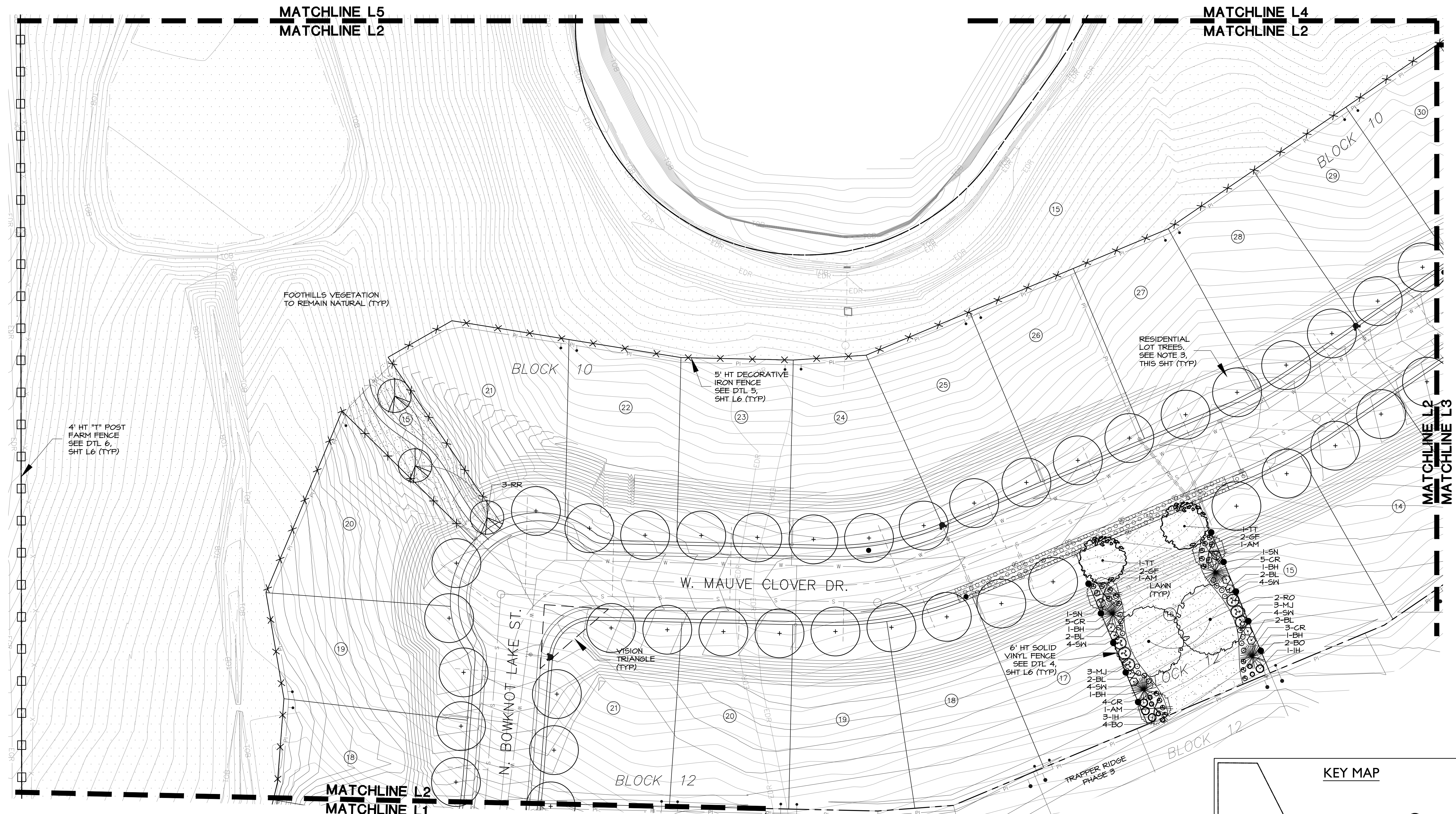
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REVISIONS	NO.	DATE	DESCRIPTION
	1	5/2/20	STREET TREES
CHECKED BY: KCS			
DRAWN BY: JLN			

FINAL PLAT LANDSCAPE PLAN
 TRAPPER RIDGE SUBDIVISION NO. 4
 TRILOGY DEVELOPMENT, INC.

DATE: 04-04-20
 PROJECT: JBA-2040
 SHEET
L1

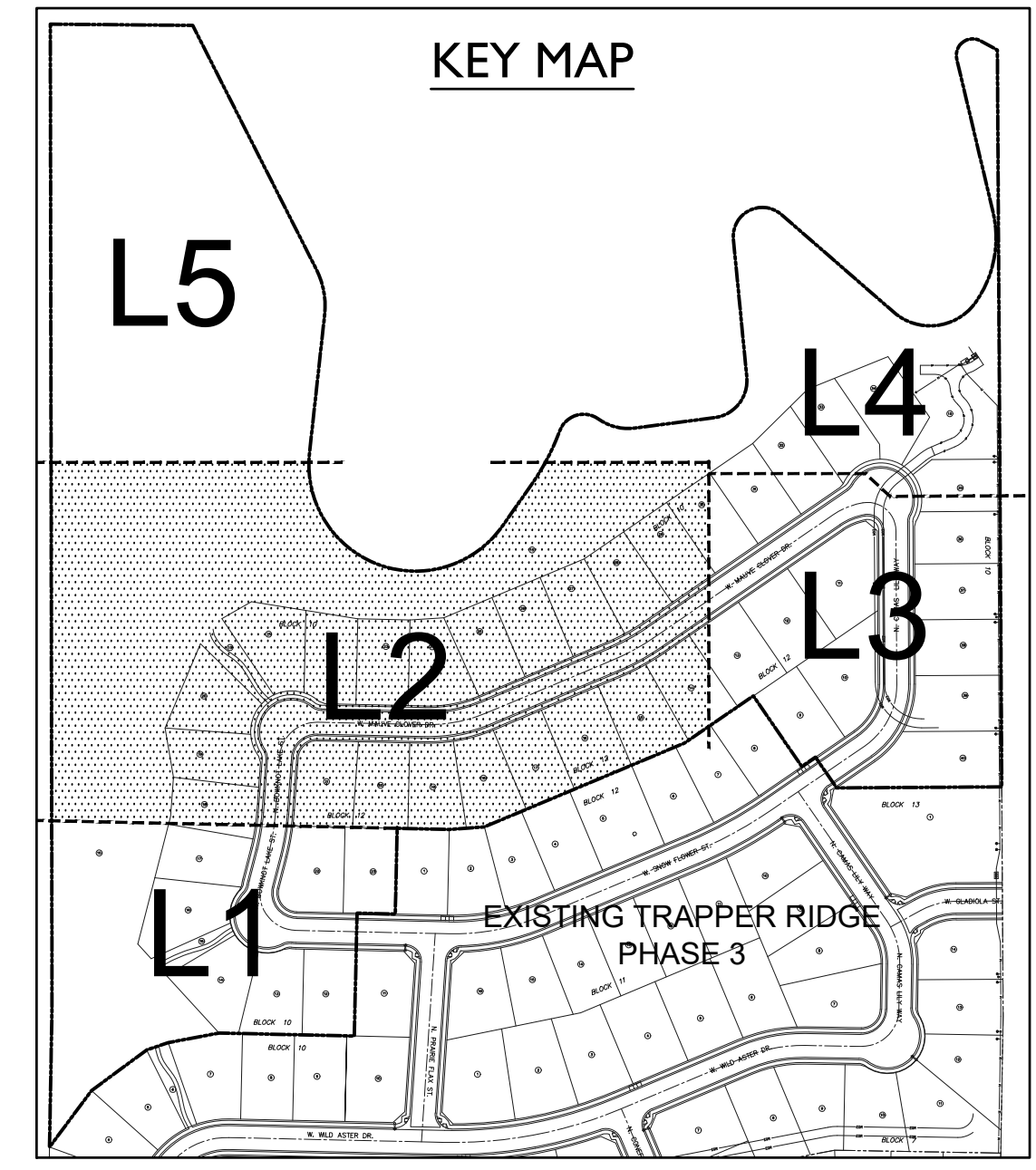
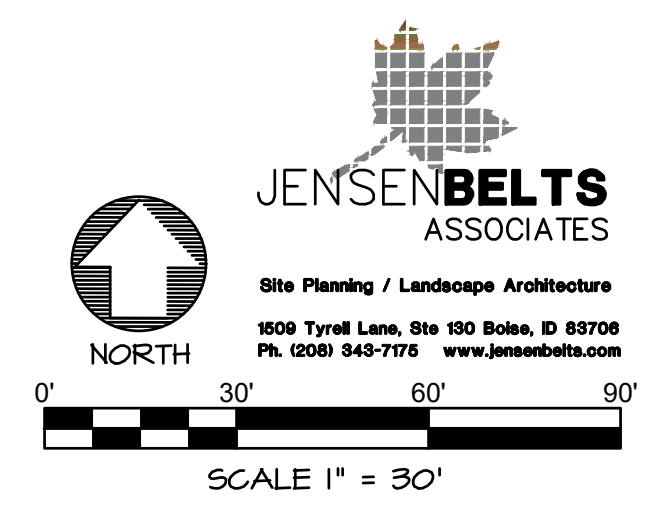


PLANT SCHEDULE
(REFERENCE SHEET L6)

SYM	COMMON NAME	SYM	COMMON NAME	SYM	
EVERGREEN TREES					
BH	BLACK HILLS SPRUCE	BL	DARK PURPLE BLOOMERANG LILAC	[Stippled Box]	LAWN
MJ	MOONGLOW JUNIPER	BO	BLUE OAT GRASS	[Cross-hatched Box]	FOOTHILL VEGETATION TO REMAIN NATURAL
SHADE TREES (CLASS III)					
RO	RED OAK	CR	RED FLOWER CARPET ROSE	[Dotted Line]	6' VINYL FENCE ALONG EAST & WEST PERIMETER BACK OF LOT LINES & COMMON AREAS (TYP) SEE DTL 4, SHT L6
SHADE/STREET TREES (CLASS II)					
TT	TULIP TREE	GF	GOLDFLAME SPIREA	[X-X-X]	5' DECORATIVE IRON FENCE ALONG NORTH BACK OF LOTS (TYP) SEE DTL 5, SHT L6
ORNAMENTAL TREES (CLASS I)					
AM	FLAME AMUR MAPLE	SN	IVORY HALO DOGWOOD	[Square Box]	4' "T" POST FARM FENCE W/ 14 GAUGE WELDED WIRE MESH ALONG WESTERN OPEN SPACE (TYP) SEE DTL 6, SHT L6
RR	ROYAL RAINDROPS GRABAPPLE	SN	SUMMERWINE NINEBARK	[Circle]	EXISTING FENCE (TYP)
		SN	SPILLED WINE WEIGELA		

NOTES

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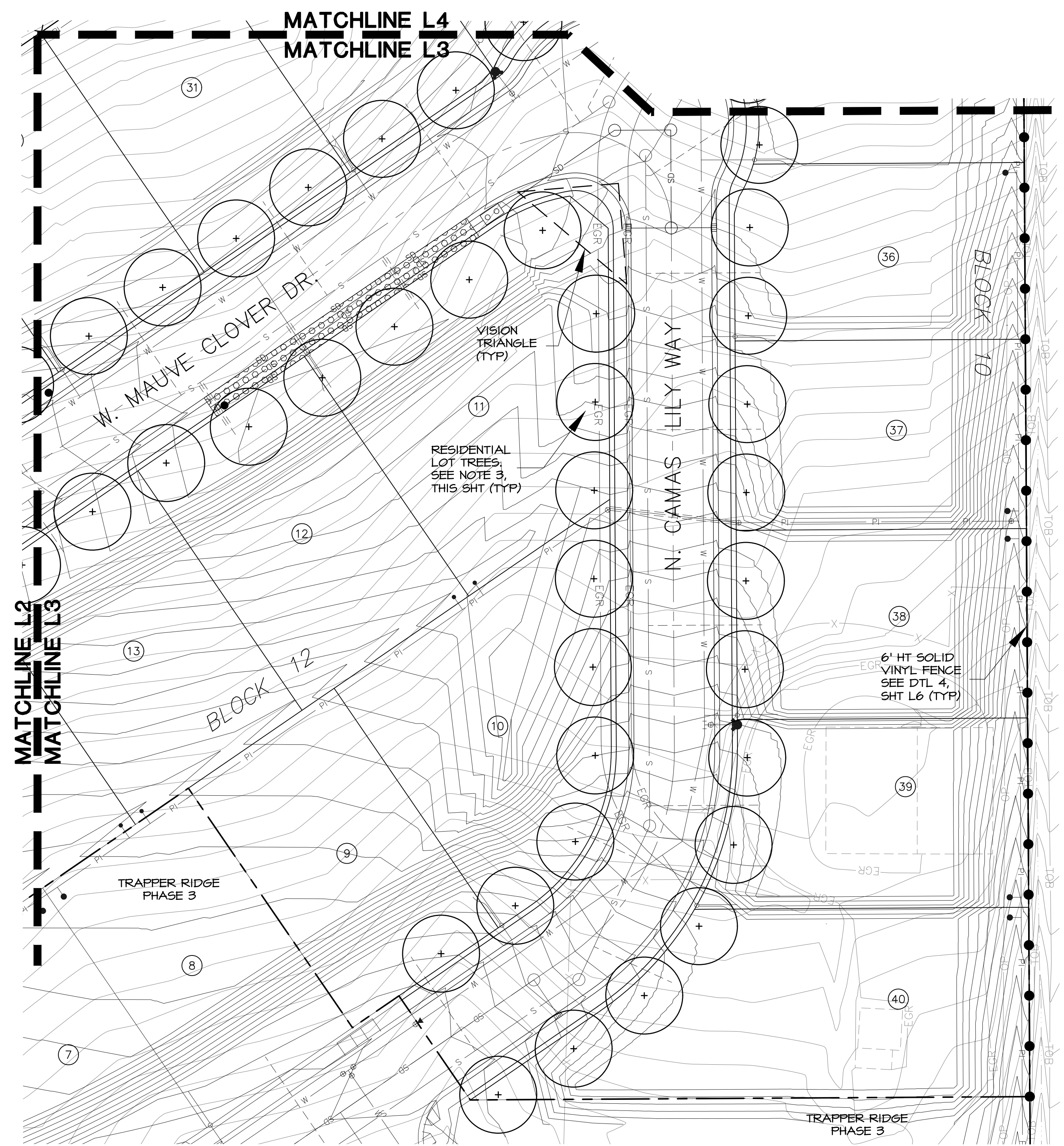
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DATE: 04-04-20
 PROJECT: JBA-2040

SHEET
L2



PLANT SCHEDULE

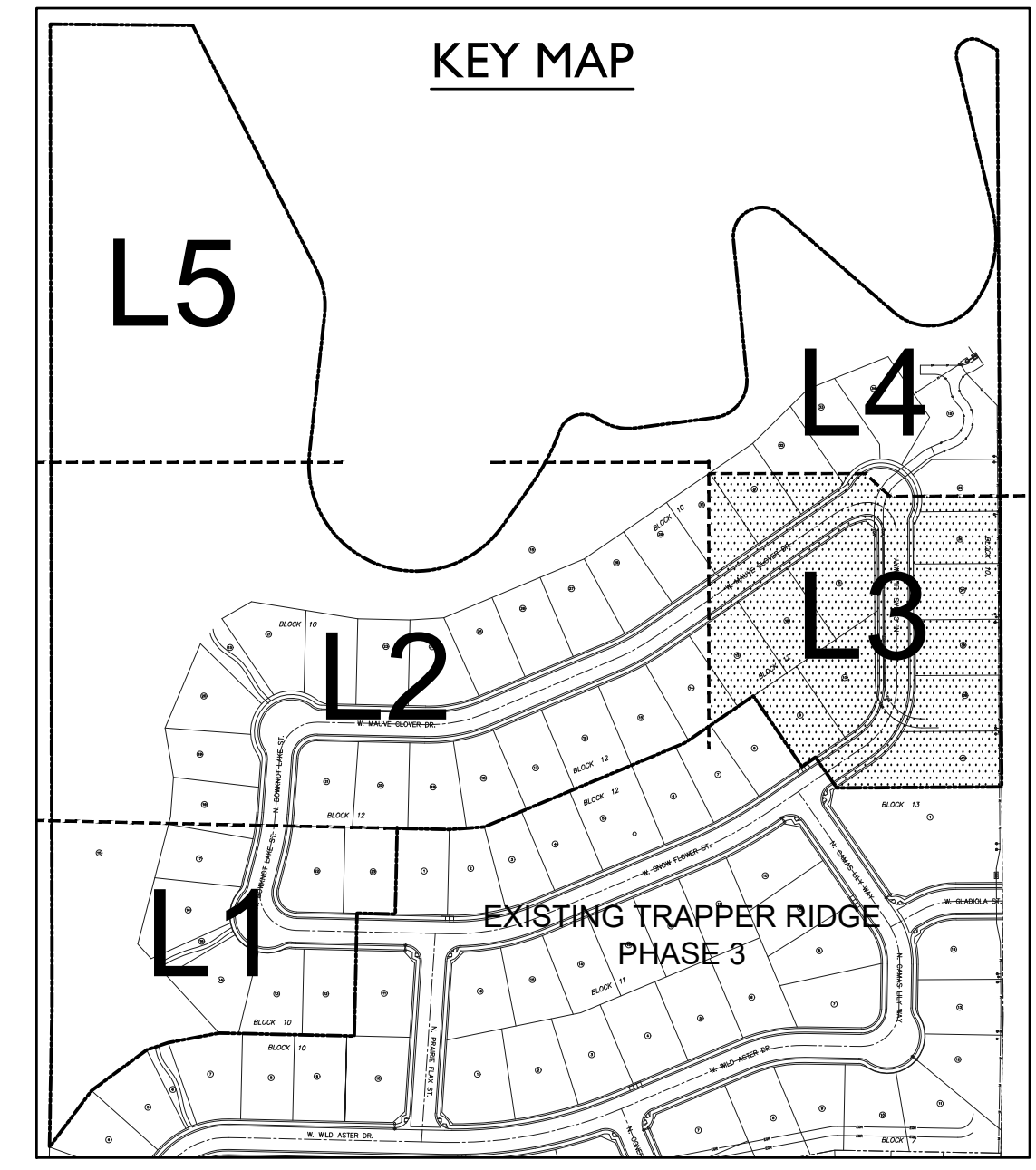
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SYM	COMMON NAME
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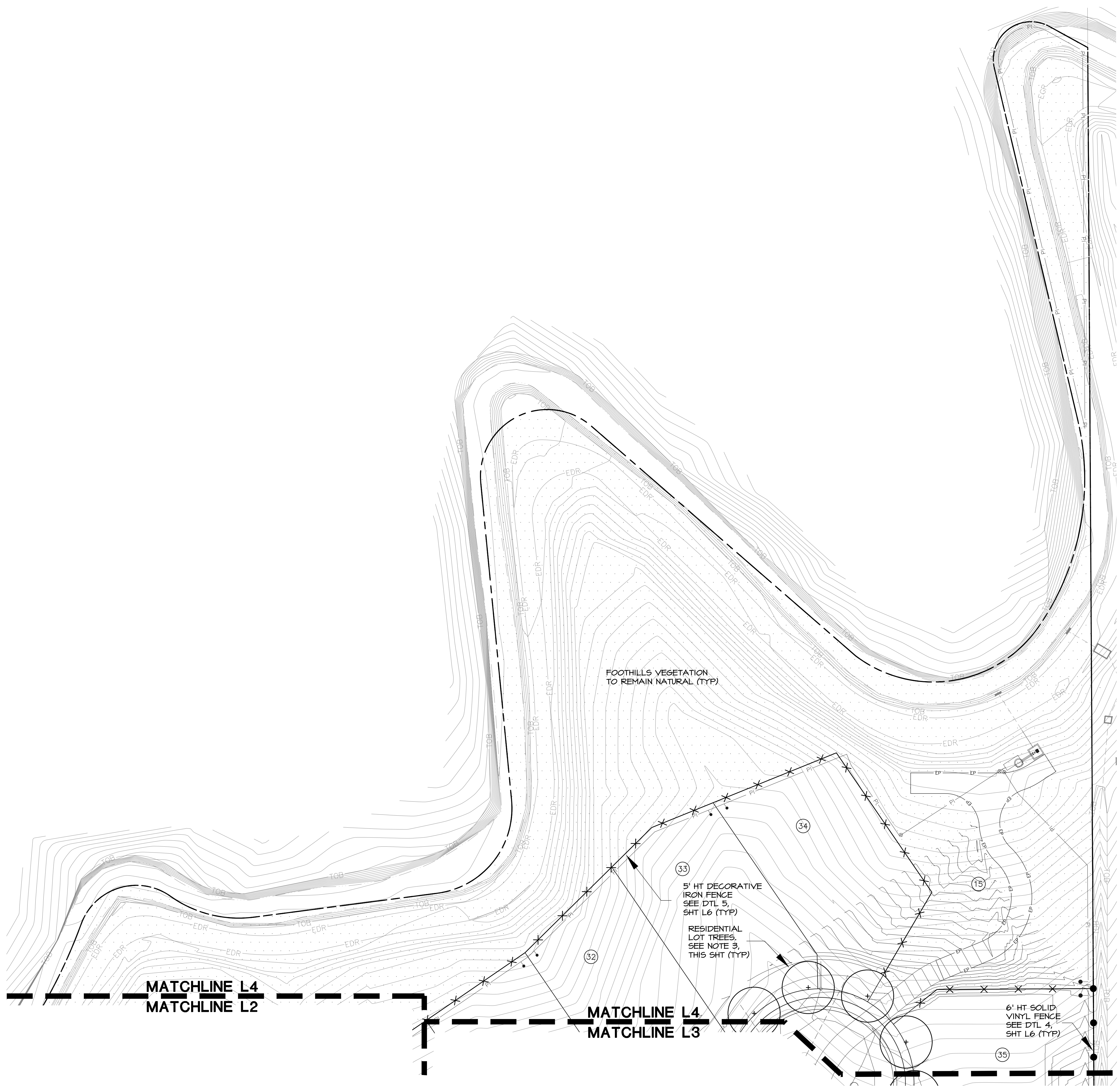


CHECKED BY: KCS
DRAWN BY: JLN

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FINAL PLAT LANDSCAPE PLAN
TRAPPER RIDGE SUBDIVISION NO. 4
TRILOGY DEVELOPMENT, INC.

DATE: 04-04-20
PROJECT: JBA-2040
SHEET
L3



PLANT SCHEDULE

(REFERENCE SHEET L6)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
MJ	MOONGLOW JUNIPER
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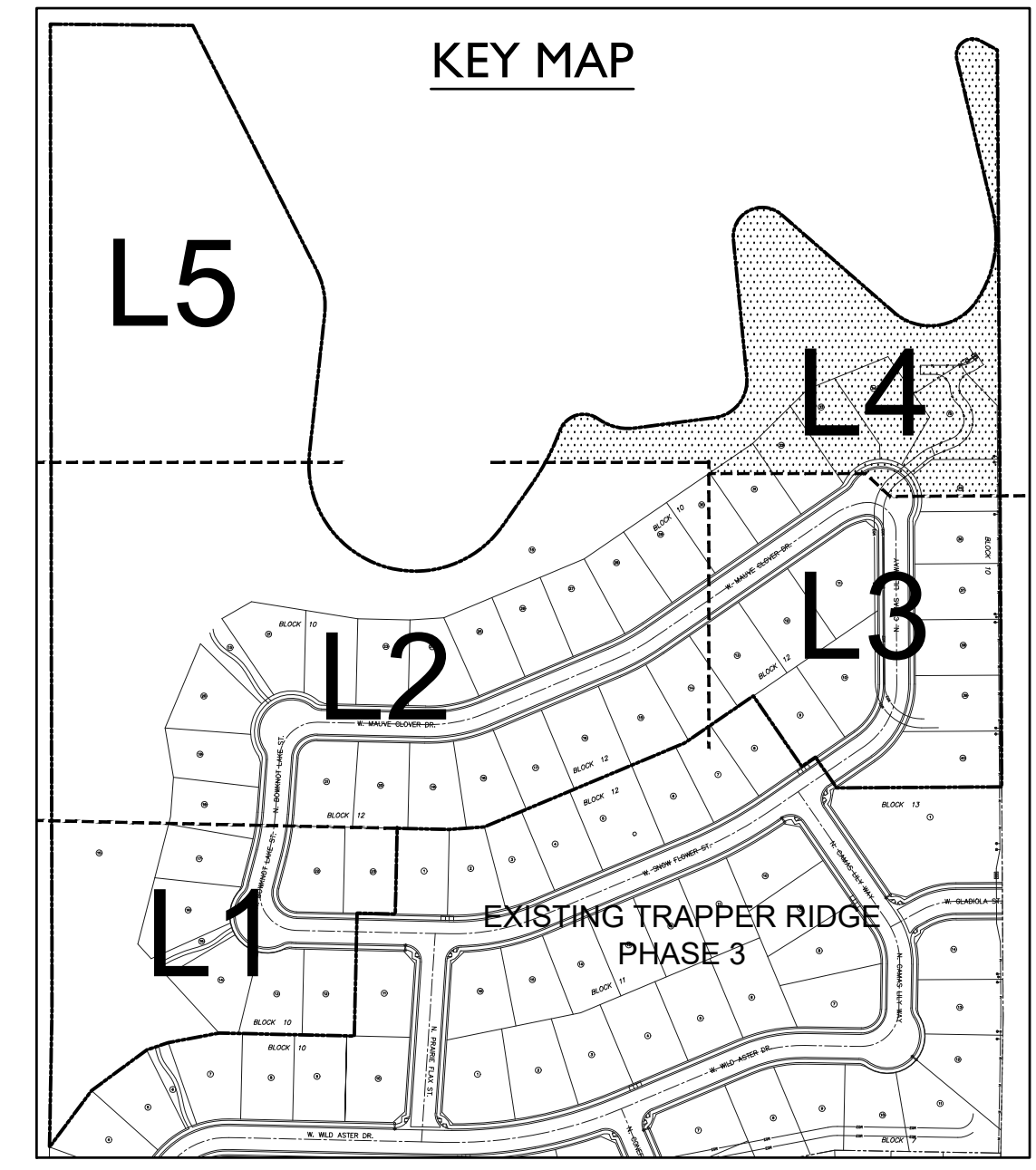
- LAWN
- FOOTHILL VEGETATION TO REMAIN NATURAL
- 6' VINYL FENCE ALONG EAST & WEST PERIMETER BACK OF LOT LINES & COMMON AREAS (TYP) SEE DTL 4, SHT L6
- 5' DECORATIVE IRON FENCE ALONG NORTH BACK OF LOTS (TYP) SEE DTL 5, SHT L6
- 4' "I" POST FARM FENCE W/ 14 GAUGE WELDED WIRE MESH ALONG WESTERN OPEN SPACE (TYP) SEE DTL 6, SHT L6
- EXISTING FENCE (TYP)

NOTES

- REFERENCE SHEET L6 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
- REFERENCE SHEET L7 FOR LANDSCAPE AND IRRIGATION (PERFORMANCE) SPECIFICATIONS.
- BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS. TREES TO BE SELECTED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON SHT L6.

JENSEN BELTS ASSOCIATES
 Site Planning / Landscape Architecture
 920 Tyrrel Lane, Ste 100 Boise, ID 83709
 Ph: (208) 545-7175 www.jensenbelts.com

SCALE 1" = 30'



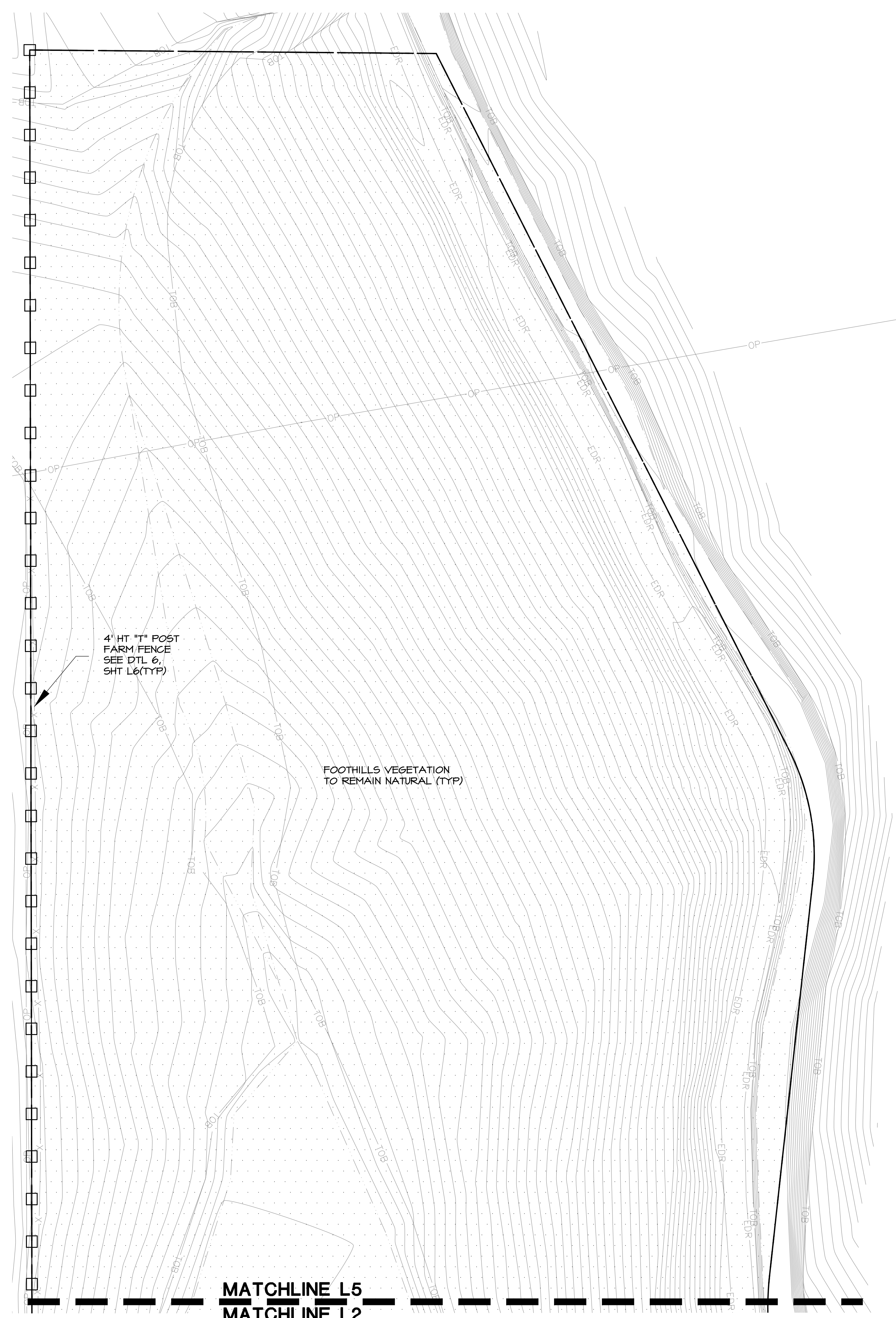
Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1110 E. STATE STREET, SUITE 210
 EAGLE, ID 83616
 TEL: 208-838-0013
 www.baileyengineering.com



CHECKED BY:	
DRAWN BY:	
REVISED	DESCRIPTION
1	5/2/20 STREET TREES

FINAL PLAT LANDSCAPE PLAN
 TRAPPER RIDGE SUBDIVISION NO. 4
 TRILOGY DEVELOPMENT, INC.

DATE: 04-04-20
 PROJECT: JBA-2040
 SHEET
L4



PLANT SCHEDULE (REFERENCE SHEET L6)

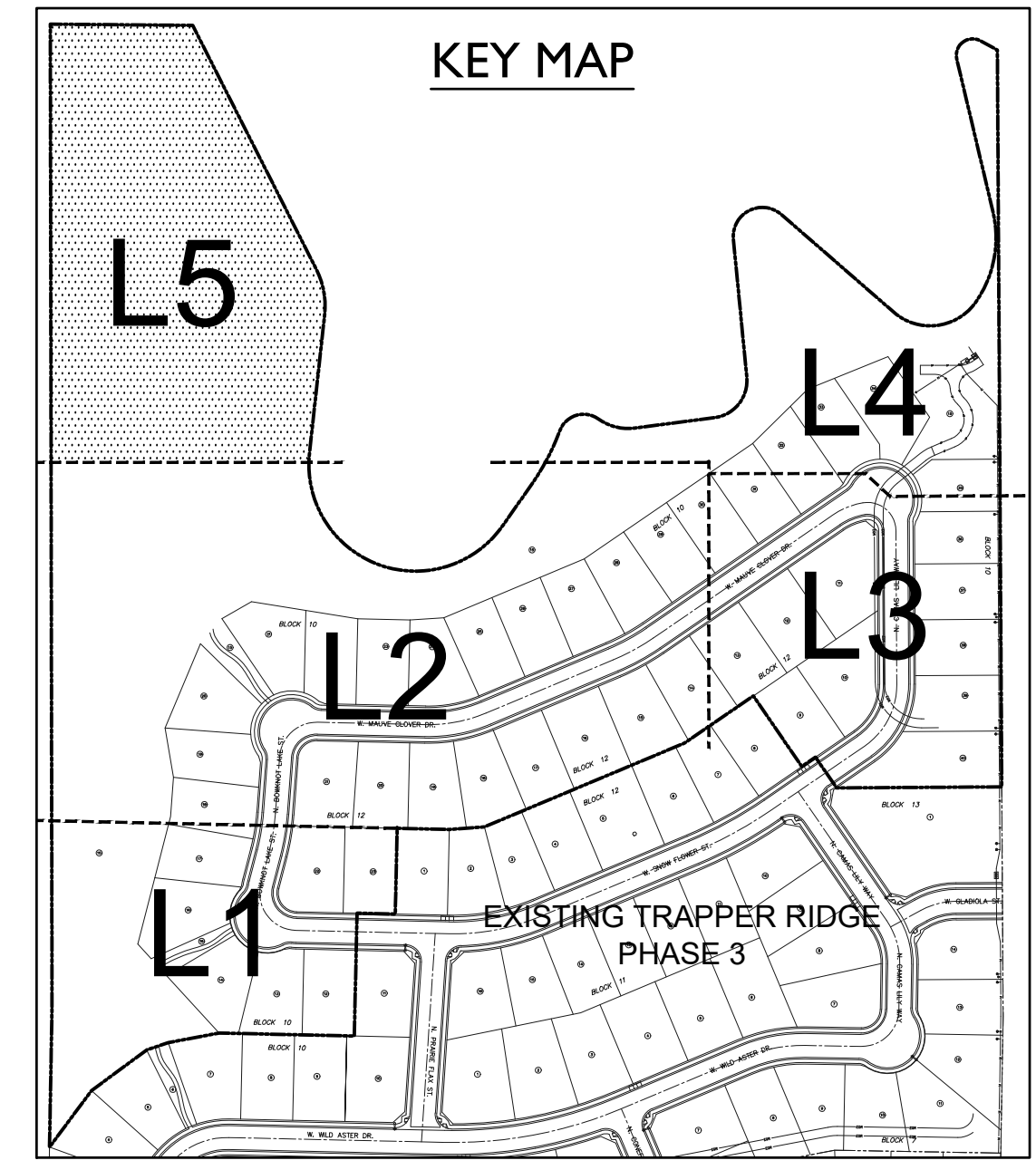
SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
MJ	MOONGLOW JUNIPER
SHADE TREES (CLASS III)	
RO	RED OAK
SHADE/STREET TREES (CLASS II)	
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
AM	FLAME AMUR MAPLE
RR	ROYAL RAINDROPS GRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BL	DARK PURPLE BLOOMERANG LILAC
BO	BLUE OAT GRASS
CR	RED FLOWER CARPET ROSE
GF	GOLDFLAME SPIREA
IH	IVORY HALO DOGWOOD
SN	SUMMERWINE NINEBARK
SN	SPILLED WINE WEIGELA

- LAWN
- FOOTHILL VEGETATION TO REMAIN NATURAL
- 6' VINYL FENCE ALONG EAST & WEST PERIMETER BACK OF LOT LINES & COMMON AREAS (TYP) SEE DTL 4, SHT L6
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CHECKED BY: KCS
 DRAWN BY: JUN

REVISED	NO.	DATE	DESCRIPTION
	1	5/2/20	STREET TREES

FINAL PLAT LANDSCAPE PLAN
 TRAPPER RIDGE SUBDIVISION NO. 4
 TRILOGY DEVELOPMENT, INC.

DATE: 04-04-20
 PROJECT: JBA-2040
 SHEET
L5



CHECKED BY:
 JCN
 DRAWN BY:
 JCN

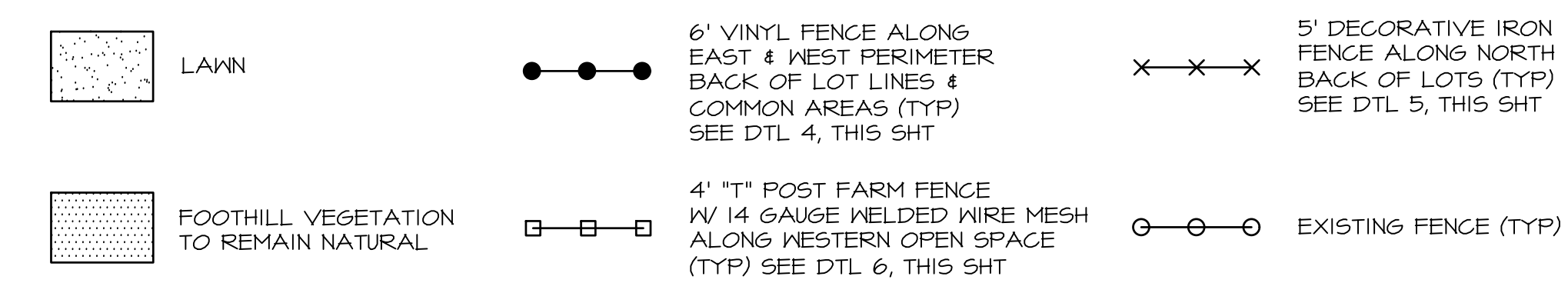
REVISED	NO.	DATE	DESCRIPTION
	1	5/2/20	STREET TREES

FINAL PLAT LANDSCAPE PLAN
 TRAPPER RIDGE SUBDIVISION NO. 4
 TRILOGY DEVELOPMENT, INC.

DATE: 04-04-20
 PROJECT: JBA-2040
 SHEET L6

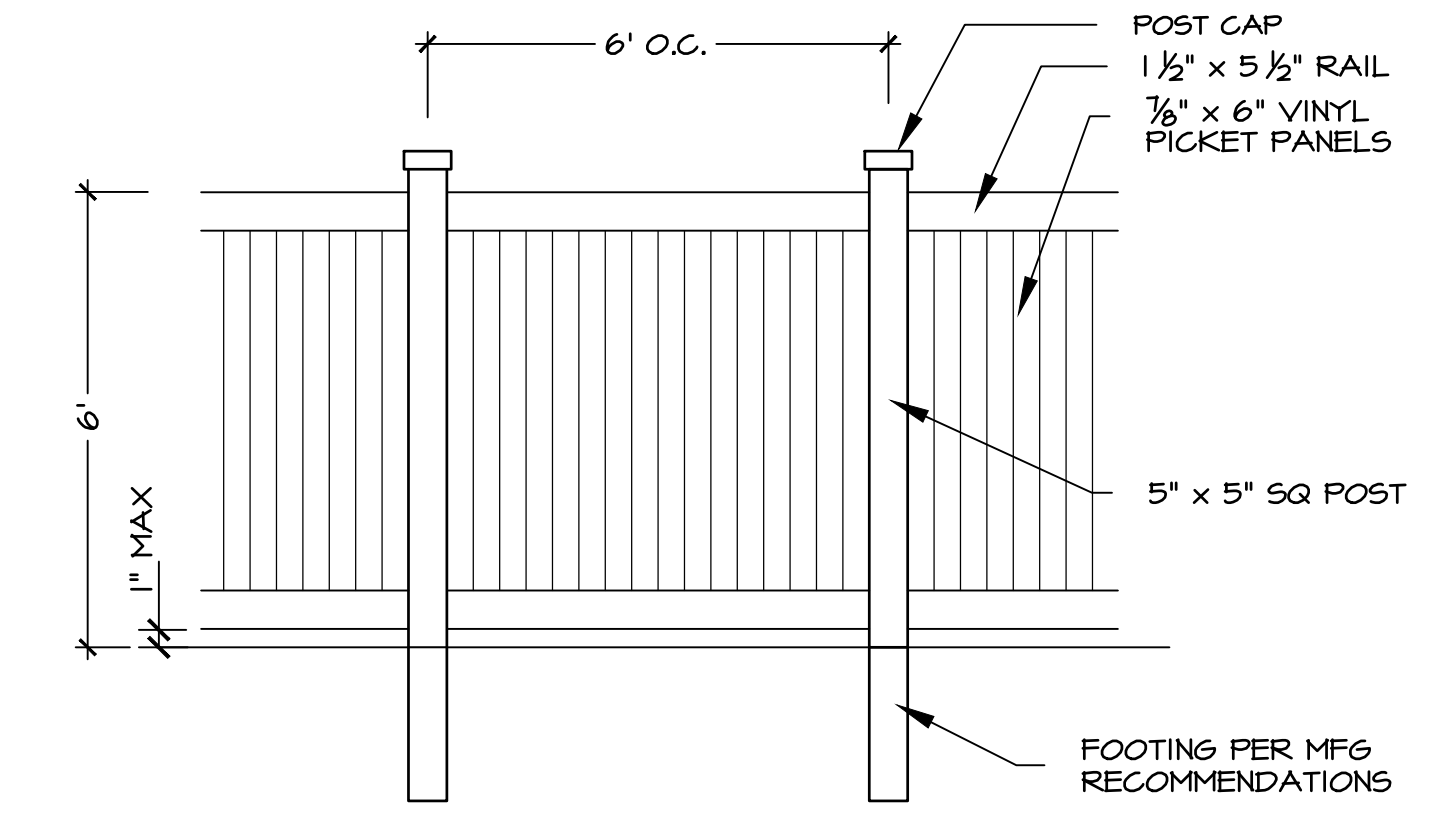
PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
BH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B4B
MJ	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B4B
SHADE TREES (CLASS III)			
RO	RED OAK	QUERCUS RUBRA	2" CAL B4B
SHADE/STREET TREES (CLASS II)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B4B
	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL B4B
	SKYLINE HONEYLOCUST	GLIEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B4B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B4B
	MANCHURIAN ASH	FRAXINUS MANDSHURICA	2" CAL B4B
	AMERICAN SWEETGUM	LIQUIDAMBER STYRACIFLUA	2" CAL B4B
TT	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B4B
ORNAMENTAL TREES (CLASS I)			
AM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
RR	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JF5-KIN'	2" CAL B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
BL	DARK PURPLE BLOOMERANG LILAC	SYRINGA x 'SMSJBP7'	5 GAL
BO	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET - NOARE'	2 GAL
GF	GOLDFLAME SPIREA	SPIRAEA x 'BUMALDA 'GOLDFLAME'	3 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
SN	SUMMERNINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
SW	SPILLED WINE WEIGELA	WEIGELA FLORIDA 'BOKRASPINI'	2 GAL



NOTES

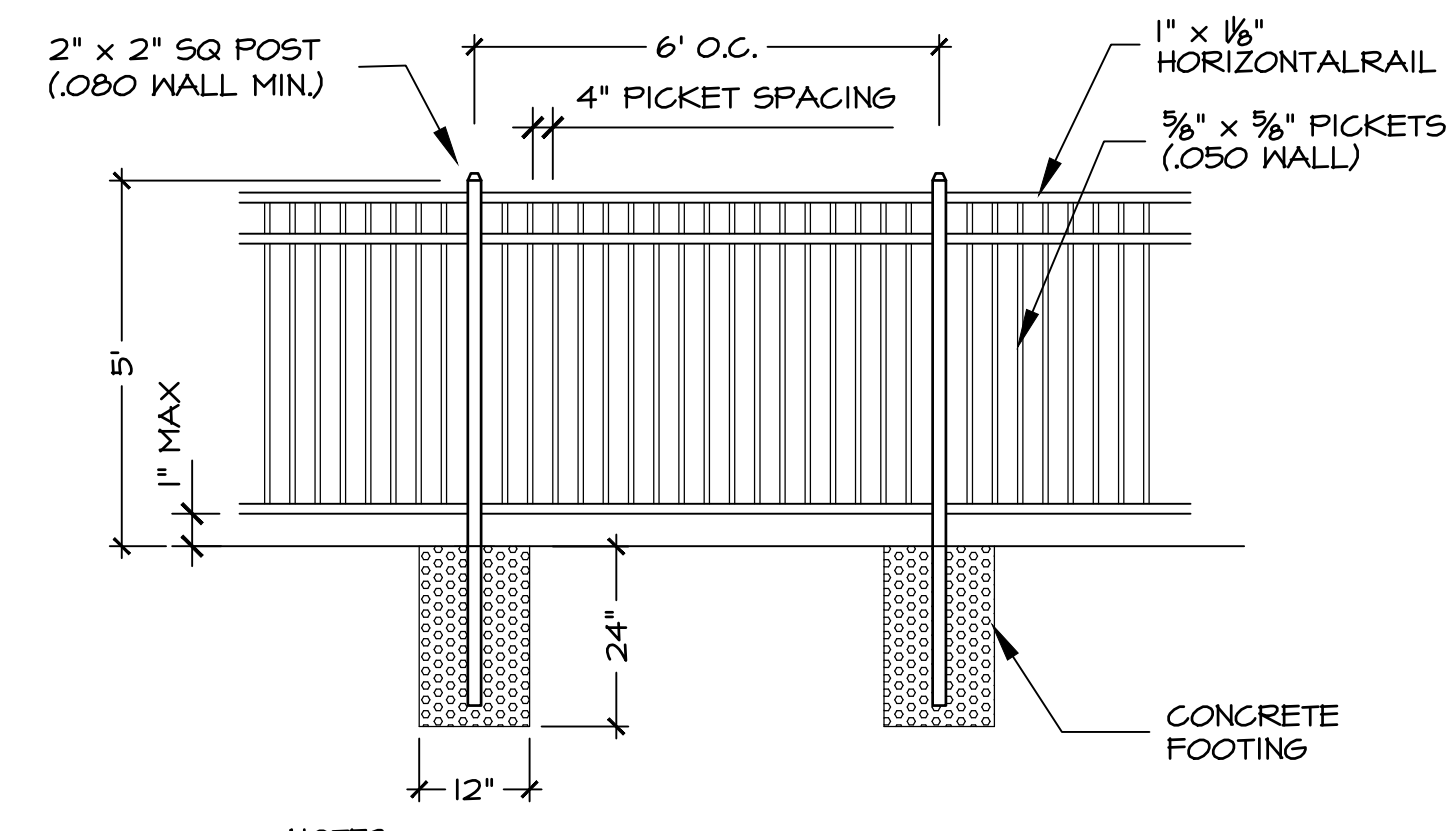
- ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF STAR CODE. NEW HOPE ROAD WILL MEET THE REQUIREMENT TO INSTALL ONE (1) TREE PER 35' LINEAR FEET. REFER TO SHT L7 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHT L7 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
- LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEE PAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. NO SOD SHALL BE PLACED OVER OPEN SAND WINDOWS WHERE INDICATED ON PLAN.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
- TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS. TREES TO BE SELECTED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON THIS SHT.
- PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- ALL EXISTING TREE ON SITE ARE SCRUB VOLUNTEER TREES ALONG DITCH BANKS AND ARE TO BE REMOVED. NO EXISTING TREES ON SITE TO BE MITIGATED FOR.
- STREET TREES SHALL BE PLANTED NO CLOSER THAN 25' FROM STREET LIGHT FIXTURES.



- NOTES:**
 1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 2. VINYL FENCE STYLE MAY VARY SLIGHTLY.

4 VINYL PRIVACY FENCE

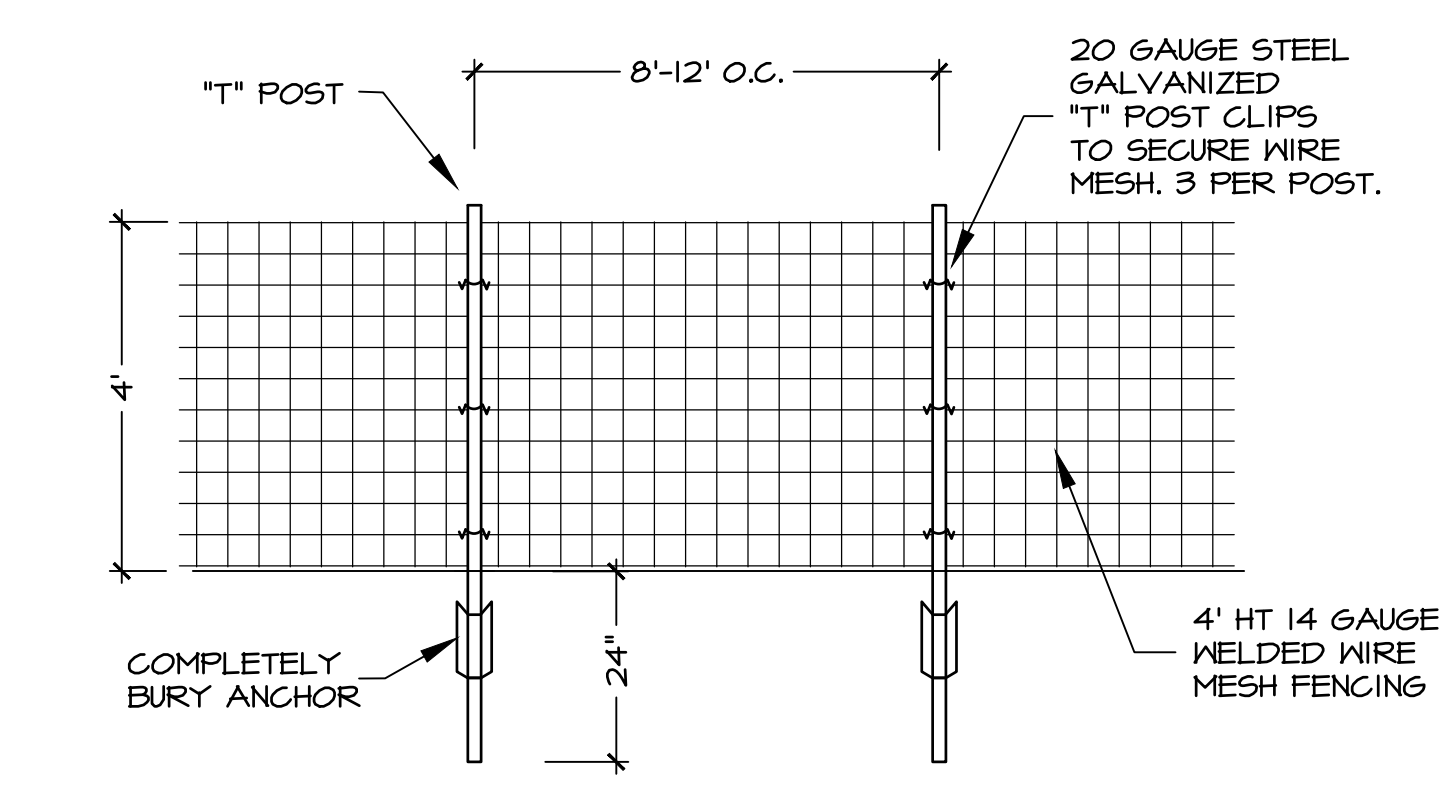
NOT TO SCALE



- NOTES:**
 1. DECORATIVE IRON FENCE STYLE MAY VARY SLIGHTLY.

5 DECORATIVE IRON FENCE

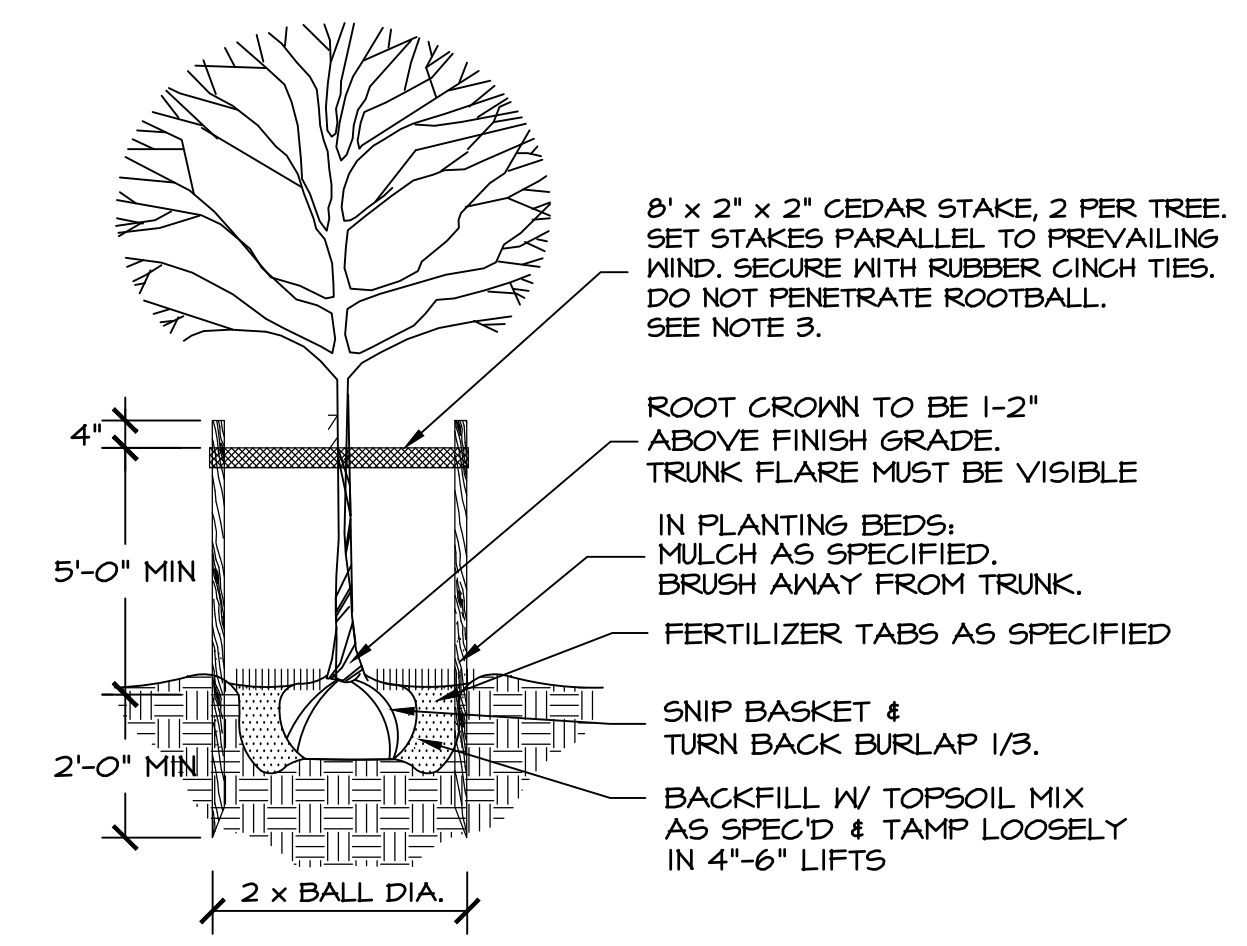
NOT TO SCALE



- NOTES:**
 1. "T" POST FENCE STYLE MAY VARY SLIGHTLY.

6 4' "T" POST FARM FENCE

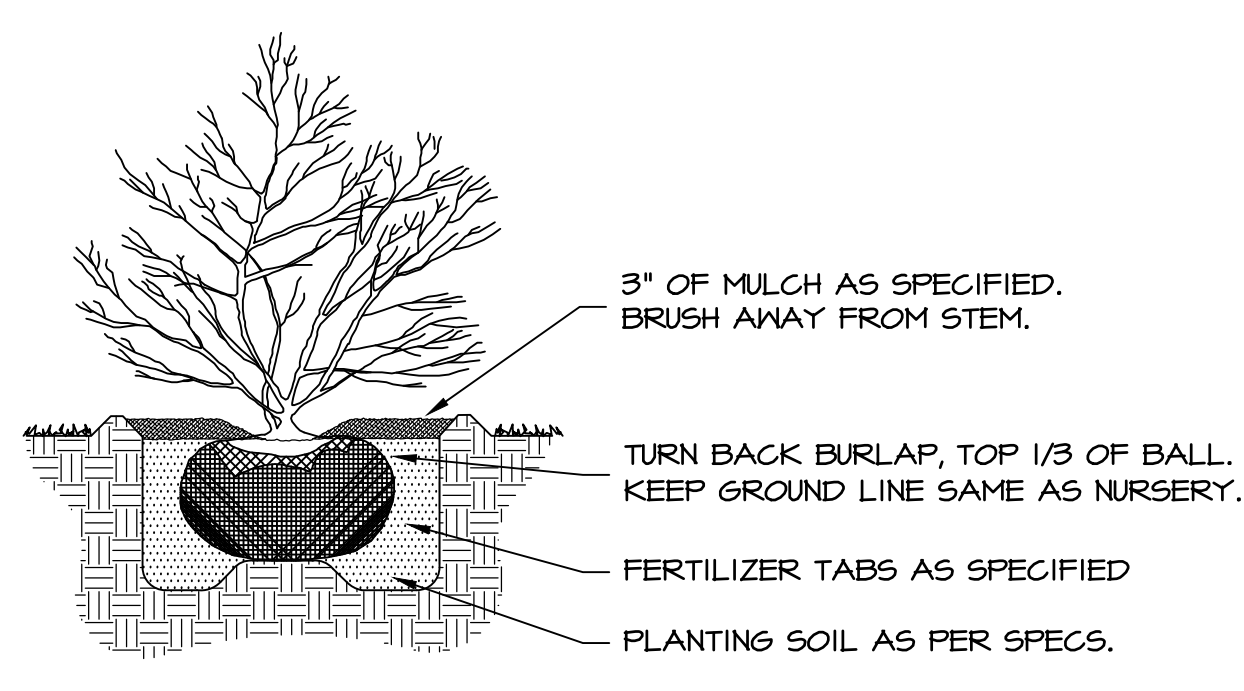
NOT TO SCALE



- NOTES:**
 1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION. HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
 4. TREE TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

1 TREE PLANTING/STAKING

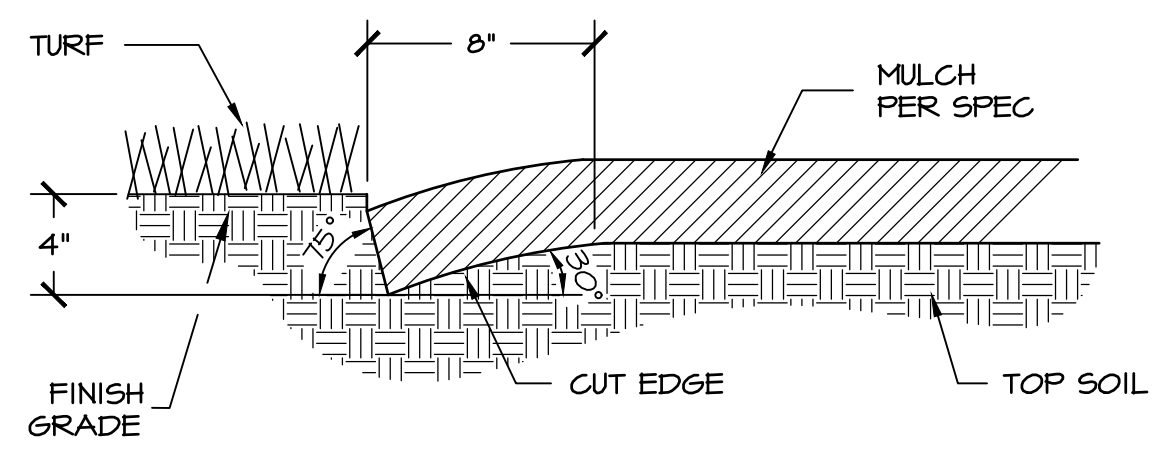
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

2 SHRUB PLANTING

NOT TO SCALE



3 PLANTER CUT BED EDGE

NOT TO SCALE

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

A. This Section includes provisions for the following items:

- Trees.
- Shrubs; Ground cover.
- Lawns.
- Topsoil and Soil Amendments.
- Miscellaneous Landscape Elements.
- Initial maintenance of landscape materials.

B. Related Sections: The following sections contain requirements.

- Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE

A. Subcontract landscape work to a single firm specializing in landscape work.

B. Source Quality Control:

- General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
- Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
- Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
- Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or discoloration.
- Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
 - Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
- Inspection: The Architect may inspect trees and shrubs either at place of growth or at place before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS

A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.

B. Plant and Material Certifications:

- Certificates of inspection as required by governmental authorities.
- Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
- Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.

C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

A. Sod: Time delivery so that sod will be planted within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.

B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.

C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.

D. Do not remove container-grown stock from containers until planting time.

E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rooftops during deliver, storage and handling.

1.6 JOB CONDITIONS

A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.

B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.

C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING

A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.

- Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
- Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.

B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY

A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.

B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.

C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL

A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.

B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.

- Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Topsoil topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
- Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen.
- Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%
- Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing

- Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
 - Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
 - Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (1-800-658-3858) is required.
 - Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
 - Contractor shall coordinate, obtain and pay for all soil tests.
 - If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

A. Compost: Compost "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.

B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.

- Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
- Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
- Commercial fertilizer "C" for lawn areas three to four weeks after planting sod. Organic Fertilizer Milorgantite (6-0-2) type or equal.

C. Herbicide: Pre-emergent for topical application in planting beds. Oxidiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS

A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".

B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.

C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.

D. Coniferous and Broadleaved Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS

A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).

- Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.

B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from the The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.

B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.

C. Stakes and Guy: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.

B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL

A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.

B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow planing of planting soil in a few days. Compost: Lawn Areas: 1/4 compost ; 3/4 topsoil. Shrub Areas: 1/3 compost, 2/3 topsoil.

Fertilizer: Per soil test and manufacturer's recommendations.

C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS

A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.

- Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

3.4 PREPARATION OF PLANTING BEDS

A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.

B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.

C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS

A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.

B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.

C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.

D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.

- Provide 3 inches thickness of mulch.

E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.

F. Prune, thin, cut, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut top leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.

H. Guy and stake trees immediately after planting, as indicated.

I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.6 SODDING NEW LAWNS

A. General: Install lawn sod in all areas designated on the drawings.

B. Soil Preparation

- Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
- Lateral lines: Class 200 pvc.
- Sleeving: Class 200 pvc.

C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.

D. Sod Placement

- Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
- Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work affected soil into minor cracks between pieces, remove excess to avoid smothering of adjacent grass.
- Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
- Add fertilizer "B" at the manufacturer's recommended application rate.

E. Water sod thoroughly with a fine spray immediately after planting.

F. Sodded Lawn Establishment

- The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
- Mowing shall be done by an approved "real" type mower. Mower blades shall be set at two (2) inches high for all mowings.
- Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE

A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.

B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.

C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.

D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

3.8 CLEANUP AND PROTECTION

A. During landscape work, keep pavements clean and work area in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.9 INSPECTION AND ACCEPTANCE

A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.

B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 02810 - SPRINKLER IRRIGATION

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

A. Work included:

- Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
- Connect to main water supply at existing site stubout as provided.
- Sleeving under paved areas (by others)
- Obtain and pay for all permits and fees for the work of this section.
- Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
- Winterization of system.

1.3 SUBMITTALS

A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:

- Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
- Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.

C. Record Drawings: At completion of this work, submit to the Contractor:

- Record Drawings; reproducible and five prints.
- Operations and Maintenance information (2 copies), including:
 - Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
 - Operation, adjustment of system and components instructions.
 - Winterization procedures.
 - Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
 - Warranties and guarantees.

1.4 GUARANTEE

A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.

B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.

C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE

A. Contractor shall be licensed in the State in which this work is being performed.

B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.

C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION

A. Design requirements:

- Minimum water coverage: Planting areas-85%, Lawn areas-100% (full head-to-head)
- Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
- Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
- Design pressures: Install pressure regulating equipment as necessary.
- Provide/Install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
- Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

2.1 PIPE AND FITTINGS

A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:

- Pressure lines: Schedule 40 solvent weld.
- Lateral lines: Class 200 pvc.
- Sleeving: Class 200 pvc.

2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.

3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polytype" riser.

4. Solvent: NSF approved solvent for Type 1 & 1 PVC.

B. Polyethylene Pipe

- Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
- Fittings: Schedule 80 PVC.
- Clamps: Stainless Steel.
- Drip Line: Netafim Techline Dripperline, with 6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS

A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.

- Lawn heads: pop-up type.
- Manufacturer: Rainbird or Hunter.

2.3 AUTOMATIC CONTROL SYSTEM

A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity suit number of circuits as indicated.

B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.

C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.

D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.

E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING

A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.

B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment.

- Drip Control Zone Kit: Hunter PCZ-101.
- Standard sprinkler valve shall be Rainbird PEB-PRS-B.
- Quick coupler valve: brass or bronze construction with hinged top. One per zone.
- Manual drain valves:
 - Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
 - Size: 3/4 inch.
- Manual Flushing Valve: Netafim Model TLSOV, two per zone (each end).

2.5 MISCELLANEOUS

- Chemicals: primer and solvent glue as required by pipe manufacturer.
- Valve box - high impact plastic, green in color.
- Valve cover and frame - compatible with valve box with provision for locking.
- Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

A. Install system to provide for adequate protection against freeze damage.

B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.

C. Install system and components in strict accordance with manufacturer's recommendations.

D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS

A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.

B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING

A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING

A. Trenching and backfilling shall be per applicable ISPPWC Section.

B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:

- Main Lines and Sleeving: 18 inches.
- PVC Laterals: 12 inches.
- Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

A. Install manual drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES

A. Install in valve box, arranged for easy adjustment and removal.

- Provide union on downstream side.
- Install valve box on bricks - four required.
- Install top flush with finish grade.
- Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION

A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.

B. PVC pipe joints, solvent welded, exact as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.

C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in any cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

Pipe Size	Pipe Section	Pipe Size	Pipe Section
3/4"	0-9 GPM	1 1/2"	26-34 GPM
1"	10-17 GPM	2"	35-50 GPM
1 1/4"	18-25 GPM	2 1/2"	51-80 GPM

D. Techline Drip Line: Place in shallow furrow at finish grade, below layer of specified mulch. Lay in uniform pattern in groundcover areas, or as per shrub pattern layout. Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.

E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS

A. Flush circuit lines with full head of water prior to head installation.

- Install heads at level with mulch or lawn.
- Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION

A. Bury wires beside or below main line pipe in same trench.

B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.

C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between tape.

D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof per manufacturers requirements.

3.10 AUTOMATIC CONTROLLER

A. Install on site as approved. Verify location with Owner Representative.

B. Install typewritten legend inside controller door. Coordinate power with electrical.

C. Install controller per manufacturers requirements.

3.11 TESTING

A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.

B. Pressure testing:

- Make necessary provision for thoroughly bleeding the line of air and debris.
- Before testing, cap all risers, and install all valves.
- Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
- Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.

C. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance.

D. Provide required testing equipment and personnel.

E. Repair leaks, and retest until acceptance by the Architect.

C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage.

D. Final inspection:

- Clean, adjust, and balance all systems. Verify that:
 - Remote control valves are properly balanced;
 - Heads are properly adjusted for radius and arc of coverage;
 - The installed system is workable, clean and efficient.

E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

REVISED

NO.	DATE	DESCRIPTION
1	5/27/20	STREET TREES

CHECKED BY:
 KCS

DRAWN BY:
 JJJN

FINAL PLAT LANDSCAPE PLAN

TRAPPER RIDGE SUBDIVISION NO. 4

TRILEGY DEVELOPMENT, INC.

DATE:
 04-04-20

PROJECT:
 JBA-2040

SHEET
 17

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

1110 E. STATE STREET, SUITE 210
EAGLE, ID 83616

TEL: 208-838-0013
www.baileyengineering.com



JENSEN BELTS ASSOCIATES

Site Planning / Landscape Architecture

1800 Tyrrel Lane, Ste 150 Boise, ID 83708
Ph: (208) 540-7776 www.jensensbelts.com

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
POLLARD LANE – STAR NEW ELEMENTARY SCHOOL
FILE NO. CU-24-09**

The above-entitled Conditional Use Permit land use application came before the Star City Council for their action on February 18, 2025, at which time public testimony was taken, and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

Procedural History:

A. Project Summary:

The Applicant is seeking approval of a Conditional Use Permit to construct a new elementary school. The property is located at 2211 N. Pollard Lane in Star, Idaho. The subject property is generally located on the west side of N. Pollard Lane, south of Beacon Light Road and adjacent to the Star Middle School. Ada County Parcel No. R7747350415.

B. Application Submittal:

A neighborhood meeting was held on December 4 & 9, 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 December 24, 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 January 18, 2025. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on January 16, 2025. Notice was sent to agencies having jurisdiction in the City of Star on January 7, 2025. The property was posted in accordance with the Star Unified Development Code on January 22, 2025.

D. History of Previous Actions:

The property was previously annexed into the City and zoned R-4 as part of the West Ada School District property.

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

F. *Development Features.*

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for a new elementary school. The new school will be built on property that the school district currently owns and will occupy approximately 9.85 acres of the larger parcel (37.34 acres). The property is currently zoned Residential (R-3). The Unified Development Code, Section 8-3A-3, requires all educational institution uses to be approved through a Conditional Use Permit.

Section 8-4B-3 requires elementary and junior high schools to provide 2 parking spots for each classroom and 1 space for every 5 seats in the auditoriums or assembly halls. The proposed building size would require 52 parking spaces. The Applicant is proposing 98 external spots. This will satisfy the parking requirements of the Unified Development Code. The Applicant is proposing 4 ADA parking stalls.

Section 8-4B-2 of the UDC requires all parking stalls to be a minimum of nine feet (9') wide and twenty feet (20') deep.

- A. When a vehicle bumper overhangs onto a sidewalk or landscape area, the parking stall dimensions may be reduced two (2) feet in length if two (2) feet is added to the width of the sidewalk or landscaped area, and the additional area is planted in ground cover. In this case, wheel restraints may be removed.

The proposed site plan calls out the appropriate dimensions to satisfy these requirements.

Access is proposed to be taken from an existing private drive via Pollard Lane. Bus and passenger vehicle access will be separated, and the site is designed to include significant stacking on the school site to limit traffic issues on any adjacent roadways.

The Unified Development Code (UDC), Section 8-4B-2 requires "all drive aisles adjacent to a building shall be a minimum of 25' 0" or as required by the fire code..." The proposed site plan appears to call out a minimum of 25 feet at the narrowest section of the drive aisle, satisfying this portion of the UDC.

All signage, including building, directional and monuments will need separate permits and approval from Staff.

The applicant has not asked for any setback waivers and the site plan is compliant with the required Residential (R-3) setbacks.

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. **The Applicant has provided a landscape plan that appears to satisfy these requirements. The proposed plan also appears to satisfy the commercial parking lot requirements for landscaping.**

The applicant has provided exterior elevations and color renderings that detail the project. Council may decide to approve these elevations and renderings as part of their approval, making an additional Design Review Committee approval unnecessary.

The proposed dumpster location appears to be in a good location so as not to disturb any adjacent residents. The Applicant should gain approval on final location from Republic Services. Staff is supportive of a brick CMU trash enclosure with metal double gates.

The Applicant has not provided a site/building lighting plan. This will need to be submitted and reviewed as part of the Design Review/CZC process.

Staff believes that the Applicant should complete a pathway going north along the west side of Pollard Lane to connect to the existing sidewalk from Rivercreek Landing Subdivision, the development to the north of the school property.

H. *On-Site Features:*

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

I. *Agencies Responding:*

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

Star Sewer & Water District	January 9, 2025
Star City Engineer	January 15, 2025

Star Fire District
ITD
ACHD

January 7, 2025
January 24, 2025
Pending

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

Ken Borja 2173 N. Garnet Creek Avenue

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

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Public Use/Parks/Open Space

Suitable primarily for the development of such uses as golf courses, parks, recreation facilities, greenways, schools, cemeteries, and public service facilities such as government offices. All development within this land use is encouraged to be designed to accommodate the different needs, interests, and age levels of residents in matters concerning both recreation and civil activities.

Open space should be designed to capitalize on and expand the open space areas around natural features and environmentally sensitive areas. Priorities for preservation include: the most sensitive resources – floodways and floodplains (including riparian and wetland areas), slopes in excess of 25%, locally significant features, and scenic viewpoints. Fragmentation of open space areas should be minimized so that resource areas are able to be managed and viewed as an integrated network. Open space areas along the Boise River should be designed to function as part of a larger regional open space network. Where possible, open space should be located to be contiguous to public lands and existing open space areas.

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.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

Unified Development Code:

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.

C. Process:

1. The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a conditional use.
2. A neighborhood meeting shall be held by the applicant pursuant to Section 8-1A-6C of this title.
3. An application and appropriate application fees shall be submitted to the City on forms provided by the city.
4. Prior to issuing the conditional use permit, the administrator may require additional information, including studies, concerning the social, economic, fiscal or environmental effects of the proposed conditional use. Traffic studies may be required by the transportation authority prior to acceptance of an application.

D. Standards: In approving any conditional use, the city council may prescribe appropriate conditions, bonds and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.
2. Control the sequence and timing of the use.

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

E. Findings: The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
2. That the proposed use shall meet the intent of the Star comprehensive plan and be in compliance with the requirements of this title.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance as determined by the City.

8-1B-4E. FINDINGS: The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

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3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.



7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

8-1E-1: TERMS DEFINED:

EDUCATION INSTITUTION, PUBLIC: The use of a site for education financially supported by the state of Idaho. The use includes, but is not limited to, elementary and secondary schools; institutions of higher learning; and vocational schools.

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

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

(R) RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

8-3A-3: USES WITHIN ZONING DISTRICTS

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

ZONING DISTRICT USES	R
Educational institution, public	C

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to living area 20' to garage face	15'	7.5'(2)	20'

Notes:

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

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

Elementary and junior high schools	2 for each classroom and 1 for every 5 seats in the auditoriums or assembly halls
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8-1B-4E CONDITIONAL USE FINDINGS:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
The Council finds nothing in the record indicating that the site of the proposed use would not be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located. Council placed specific conditions of approval to address parking and traffic concerns.
2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.
The Council finds that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed

development meets the intent or purpose. The Future Land Use Map designates this property as Public Use.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The Council finds that operation of the proposed use would be compatible with the other uses in the general area. Council placed specific conditions of approval to address parking and traffic concerns. Council also placed conditions of approval regarding landscape buffering to adjacent properties.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Council finds that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity. Council placed specific conditions of approval to address parking and traffic concerns. Council also placed conditions of approval regarding landscape buffering to adjacent properties.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Council finds that the proposed use can be adequately served by essential public facilities and services.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Council finds that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community. The City has not received notice from any agency having jurisdiction stating that this application will create excessive additional costs for the public facilities and services as the development will pay for all changes in services.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Council finds that the proposed use would involve activities that, if designed and constructed with imposed conditions of approval, would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. Council placed specific conditions of approval to address parking and traffic concerns.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

The Council finds that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site.

Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on February 4, 2025 and February 18, 2025, at which time testimony was heard, and the public hearing was closed, and the 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
- David Reinhart, West Ada School District
- Toby Norskog, The Land Group
- Tom Erlebach
- Ann Kuck
- Ryan Morgan, City Engineer
- Mary Anne Saunders
- Debbie Taylor-Cramer
- Rob Leedom
- Mark Bastian
- Lori Billaud
- Darlene Kittredge
- Cody Larsen
- Sean Conner
- David Reinhart
- Ron Winegar
- Maxine McCombs

c. Public sign-ins that did not testify:

- Tammy Christensen
- Shon Saulovich
- Marlyn Froke
- Maderia Bruton
- Karen Hutfilter

d. Written testimony in favor of or opposing the application was presented to the City Council at the hearing by:

None

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed conditional use permit 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 proposed land use. Review and discussion included site plan/layout, access and circulation, traffic and emergency response concerns, transition and landscape buffering, pathways, and ACHD issues. The Council included Staff recommended conditions of approval to address the specific concerns. Council concluded that the Applicant’s request, as conditioned, meets the requirements for conditional use. Council hereby incorporates the staff report dated February 18, 2025 into the official decision as part of these Findings of Fact, Conclusions of Law.

Statement of Compliance:

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

Conditions of Approval:

Specific Recommendations and Conditions of Approval from Council:

- 1. Recommend that ACHD expedite the review of the traffic study, currently being developed by the applicant, and determine the most appropriate measures necessary to make the intersection of Pollard Lane and Floating Feather Road function safely and effectively with the existing and new traffic that will be generated from the new school.**
- 2. Recommend that ACHD stripe and sign the intersections of Pollard Lane and W. Pickett Creek Street, Pollard Lane and W. Reynolds Creek Street, and Pollard Lane W. Broken Arrow as “Do Not Block Intersection” areas as soon as possible. The City worked with ACHD and received a commitment to put the traffic squares in the road when the weather permits.**
- 3. Recommend, through the Star Transportation Committee, that widening and improvements of N. Pollard Lane be moved up on the ACHD Five-Year Work Program as a top priority item.**
- 4. The applicant shall work with the City and ACHD on measures to improve the safety and functionality of the intersection of N. Pollard Lane and W. Floating Feather Road with regards to traffic and pedestrians.**
- 5. The applicant shall provide a secondary access point into the WASD campus north of the existing access point at W. Pickett Creek Street and design an appropriate directional plan to move bus and vehicle traffic in and out of the school area. The applicant shall work with City Staff on a plan. A revised site plan shall be submitted to Staff for review prior to issuance of a building permit.**

6. **The applicant shall provide a pathway connection along N. Pollard Lane from the existing sidewalk stub on the south side of the Rivercreek Subdivision into the school campus. This pathway may be incorporated into the design of the secondary access point roadway.**
7. **The applicant shall provide a landscape buffer similar to that of the middle school along the western boundary of the two sport field areas adjacent to the neighboring residential properties as illustrated on the approved site plan. A revised landscape plan shall be submitted to Staff for review prior to issuance of a building permit.**
8. **No permits for construction shall be issued until ACHD has reviewed and made recommendations for the necessary improvements at Pollard Lane and Floating Feather Road.**

Standard Conditions of Approval:

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Prior to issuance of a building permit, the applicant shall receive review approval from Planning & Zoning Staff, verifying that all conditions of approval have been addressed.**
3. **The Applicant shall complete a pathway going north along Pollard to connect to the existing sidewalk from Rivercreek Landing Subdivision, the development to the north of the school property.**
4. 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.
5. A form signed by the Star Sewer & Water District shall be submitted to the City prior to issuance of building permit stating that all conditions of the District have been met, including annexation into the District.
6. 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 occupancy 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.**
7. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
8. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
9. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
10. A Certificate of Zoning Compliance will be required prior to the start of construction.
11. Any additional Condition of Approval as required by Staff and City Council.
12. Any Conditions of Approval as required by Star Fire Protection District.

13. The property associated with this approved conditional use permit shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of the conditional use permit or building permit.

Council Decision:

The Council voted 3-1 (Nielsen voted against) to approve the Pollard Lane – Star New Elementary School Conditional Use Permit on February 18, 2025.

Dated this 4th day of March 2025.

Star, Idaho

By: _____

Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk



2025 Star Prioritization Request Form

Updates based on Adopted 2025-2029 IFYWP *

2025 Priority Ranking	2024 Priority Ranking	2023 Priority Ranking	2021 Priority Ranking	2020 Priority Ranking	Agency Project Name	Agency Project Description	Current IFYWP Status			ACHD Update	ACHD Implementation Project Name
							Design YR	ROW YR	Const YR		
Roads & Intersections - CIP Projects (Arterials) Only											
1	1	1*	N/A	N/A	Star Road Bridge over the Boise River Widened to a minimum of 4 lanes with bike lanes and sidewalks	This is a priority for the city so the road can be widened. Only North / South route for our city	Future	Future	Future	Concept Study phase removed. Will go straight to design.	Star Rd, US 20/26 (Chinden Blvd) / SH 44 (State St)
2	2	2	3	3	Star Rd, Boise River / Highway 44	Widen Star Rd to 5 lanes with curb, gutter, sidewalk, and bike lanes in accordance with the 2016 CIP. Project includes widening of bridge #2030.	Future	Future	Future	Concept Study phase removed. Will go straight to design.	Star Rd, US 20/26 (Chinden Blvd) / SH 44 (State St)
3	3	3*	N/A	N/A	Star Road Widening Highway 20/26 to the Boise River to Five Lanes	None provided	Future	Future	Future	Concept Study phase removed. Will go straight to design.	Star Rd, US 20/26 (Chinden Blvd) / SH 44 (State St)
4	N/A	N/A	N/A	N/A	Signalized Intersection at Pollard/Floating Feather	Add a signal at Pollard/Floating Feather					
5	4	4	2	2	Floating Feather between Munger and Pollard	Widen to 3 lanes with curb, gutter, detached sidewalks and bike lanes. With Beacon Hawk style light for pedestrian crossings at Star Road and Floating Feather and at Plummer and Floating Feather	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Floating Feather Rd, Munger Rd / Pollard Ln
6	5	5	10	10	Extended Floating Feather between Munger and Can Ada	Widen to 3 lanes with curb, gutter, detached sidewalks and bike lanes.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Floating Feather Rd Extension, Cana Ada Rd / Star Rd
7	6	6	4	4	Can Ada Road between Hwy 44 and Floating Feather future extension (Include a Signal Light at 44/Can Ada Road)	Widen to 3 lanes with curb, gutter, detached sidewalks and bike lanes.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Can Ada Rd, SH 44 (State St) / Floating Feather Rd
8	7	7	5	5	Can Ada Road between Floating Feather extension and W. New Hope Road	Widen to 3 lanes with curb, gutter, detached sidewalks and bike lanes.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Can Ada Rd, Floating Feather Rd / New Hope Rd
9	8A (8) *please use whole numbers/do not break into A, B, C, etc	9a (9)	8	8	Beacon light Rd/ Wing Road Widening (Between Can Ada and Hwy 16)	Widen/extend roadway to 3 lanes with curb, gutter, detached sidewalks and bike lanes.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	New Hope Rd, Can Ada Rd / Munger Rd
10	8B (9)	9b (10)	8	8	Beacon light Rd/ Wing Road Widening (Between Can Ada and Hwy 16)	Widen/extend roadway to 3 lanes with curb, gutter, detached sidewalks and bike lanes.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Beacon Light Rd/New Hope Rd, Munger Rd / Pollard Rd
11	8C (10)	9c (11)	8	8	Beacon light Rd/ Wing Road Widening (Between Can Ada and Hwy 16)	Widen/extend roadway to 3 lanes with curb, gutter, detached sidewalks and bike lanes.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Beacon Light Rd, Pollard Rd / Emmet Hwy (SH 16)
12	9 (11)	N/A			Star Road/Joplin Intersection Intersection Improvements along with Traffic Signal		Not Programmed	Not Programmed	Not Programmed	Developing area. ACHD to coordinate with the City on the scope and timing of improvements.	Star Rd and Joplin Rd
Community Programs - Collectors & Local Roadways											
As Programmed	As Programmed	N/A	1	1	Pollard Ln, Floating Feather Rd / Star Middle School	Construct curb, gutter, sidewalk, and bike lanes on Pollard Ln, between Floating Feather Rd and Beacon Light Rd.	2024	2025	2026	Project programmed to be constructed in 2026.	Pollard Ln, Floating Feather Rd Pedestrian Facilities
As Programmed	As Programmed	N/A	2	2	Munger Road Bridge #1005/#2001	Widen bridges to align with roadways and create safe crossing for pedestrians on the sidewalks.	2024	2025	2026	Project programmed to be constructed in 2026.	Star Improvements A: Munger Rd Bridge #1005 and #2001, 1/2 mile S/O New Hope Rd
As Programmed	As Programmed	N/A	5	5	Floating Feather Bridge #2028	Complete Floating Feather Rd with bike lanes, curb, gutter, borrow ditches, and detached sidewalk on both sides between Munger Rd and Star Rd. Project includes bridge #068. Bridge widening/south pathway development.	2021	2023	2025	Project programmed to be constructed in 2025.	Floating Feather Rd Bridge #2028, 580' E/O Munger Rd
As Programmed	As Programmed	N/A	6	7	Floating Feather Rd. between Hornback and Pollard Lane.	Construct sidewalk on north side of Floating Feather Rd, between Hornback Ave and Pollard Lane.	2024	2025	2026	Project programmed to be constructed in 2026.	Pollard Ln, Floating Feather Rd Pedestrian Facilities
As Programmed	As Programmed	N/A	7	8	Star Rd. between Hwy 44 and Boise River	Construct detached sidewalk on west side of Star Road.	2023	2024-2025	2026	Project programmed to be constructed in 2026.	Star Improvements A: Star Rd, Main St / SH 44 (State St)
As Programmed	As Programmed	N/A	8	9	Floating Feather Rd. between Munger and Star Rd.	As a part of the Floating Feather Bridge 2028 project scheduled to be built in 2024, add to the scope of the project to complete the pedestrian network on the north and south side of Floating Feather between Munger Road and Star Road.	2021	2023	2025	Project programmed to be constructed in 2025.	Floating Feather Rd Bridge #2028, 580' E/O Munger Rd - Sidewalk
As Programmed	As Programmed	N/A	11	N/A	Munger Road between Floating Feather and Shortcreek	As a part of the Munger Road Bridge replacement projects for bridges #1005 and #2001 currently programmed for design in 2023, add to the scope of the project to complete the pedestrian network on the east side of Munger Road from Floating Feather Road to Shortcreek St.	2024	2025	2026	Project programmed to be constructed in 2026.	Star Improvements A - Munger Rd Bridge #1005 and #2001, 1/2 mile S/O New Hope Rd
1	1	1	N/A	11	Hiddenbrook and Star Road Pedestrian Improvement	Lighted pedestrian crossing	Not Programmed	Not Programmed	Not Programmed	ACHD Traffic Engineering to re-evaluate location for an enhanced crossing through pedestrian observations and gap study.	N/A

Complete	2	2	12	11	Plummer Rd and Floating Feather	Install a pedestrian crossing at the intersection of Plummer Rd and Floating Feather Rd. Crossing beacon to safely move walking and biking students for school functions.	Not Programmed	Not Programmed	Not Programmed	Scoped in 2023. To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Floating Feather Rd and Plummer Rd Pedestrian Crossing
2	6	8(11)	6	6	Pollard Lane, Star Middle School to Beacon Light Road	Widen to 3 Lanes with curb, gutter, detached sidewalks and bike lanes	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates. Pollard Ln is a collector roadway & would likely be completed by development.	Pollard Ln, Floating Feather Rd/Beacon Light Rd
3	3	5	15	12	Plummer Rd, State St / Floating Feather Rd	Construct curb, gutter, sidewalk and bike lanes on Plummer Rd, between State Street and Floating Feather Road. Pedestrian facilities. Include Traffic Light and Intersection reconfiguration at Highway 44/Plummer	Not Programmed	Not Programmed	Not Programmed	Developing area. ACHD to coordinate with the City on the scope and timing of improvements.	Plummer Rd, SH 44 (State St) / Floating Feather Rd
4	4	3	13	N/A	Floating Feather Rd, Star Rd / Munger Rd	Construct curb, gutter, sidewalk and bike lanes on Floating Feather Rd, between Star Rd and Munger Rd. Pedestrian facilities.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Floating Feather Rd, Munger Rd / Star Rd Interim Pedestrian Improvements
5	5	4	14	N/A	Floating Feather Rd, Star Rd / Pollard	Construct curb, gutter, sidewalk and bike lanes on Floating Feather Rd, between Star Rd and Pollard Lane.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Floating Feather Rd, Star Rd / Plummer Rd
6	7	10 (12)	9	9	Brandon Road between New Hope and Floating Feather	Widen to 3 lanes with curb, gutter, detached sidewalks and bike lanes.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates. Brandon Rd is a collector roadway & would likely be completed by development.	Brandon Rd, Floating Feather Rd / New Hope Rd
7	8A (8) <i>*please use whole numbers/do not break into A, B, C, etc</i>	6a (6)	16	N/A	Beacon Light Rd / New Hope / Munger Bike lanes	Level 2 and 3 bike facilities to be added in both directions to assure safe bike travel throughout Star.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Beacon Light Bikeway, Can Ada Rd / Munger Rd
8	8B (9)	6b (7)	16	N/A	Beacon Light Rd / New Hope / Munger Bike lanes	Level 2 and 3 bike facilities to be added in both directions to assure safe bike travel throughout Star.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Beacon Light Bikeway (Phase 8), Munger Rd / Wing Rd
9	8C (10)	6c (8)	16	N/A	Beacon Light Rd / New Hope / Munger Bike lanes	Level 2 and 3 bike facilities to be added in both directions to assure safe bike travel throughout Star.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Beacon Light Bikeway (Phase 6), SH 16 / Palmer Ln
10	8D (11)	6d (9)	16	N/A	Beacon Light Rd / New Hope / Munger Bike lanes	Level 2 and 3 bike facilities to be added in both directions to assure safe bike travel throughout Star.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Beacon Light Bikeway (Phase 7), Wing Rd / SH 16
11	8E (12)	6e (10)	16	N/A	Beacon Light Rd / New Hope / Munger Bike lanes	Level 2 and 3 bike facilities to be added in both directions to assure safe bike travel throughout Star.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	West Star Bikeway, Star Rd / Beacon Light Rd

AGREEMENT NO. _____

**MEMORANDUM OF UNDERSTANDING BETWEEN ADA COUNTY,
THE ADA COUNTY SHERIFF’S OFFICE, THE CITIES OF BOISE, EAGLE,
GARDEN CITY, KUNA, MERIDIAN, STAR, EAGLE FIRE PROTECTION DISTRICT,
AND VALLEY REGIONAL TRANSIT FOR
EMERGENCY EVACUATION AND TRANSPORTATION SUPPORT**

This Memorandum of Understanding (“MOU”) is entered into between Ada County, a duly formed and existing county pursuant to the laws and Constitution of the State of Idaho, the Ada County Sheriff’s Office (“ACSO”), cities of Boise, Eagle, Garden City, Kuna, Meridian, and Star, municipal corporations organized and existing under the laws of the State of Idaho, Eagle Fire Protection District (also conducting its operations under the name and style of “Eagle Fire & Rescue”) which provides fire, rescue, and emergency medical services to the City of Eagle, Ada, Boise, and Gem Counties, and Valley Regional Transit, a regional public transportation authority authorized under Chapter 21, Title 40, Idaho Code (“VRT”) (each, a “Party”; collectively, “Parties”).

WHEREAS, in the event of an emergency situation within Ada County, to include all incorporated cities and unincorporated Ada County, to include all incorporated cities, fire districts, and unincorporated areas of Ada County, the aforementioned entities would like a means to access VRT resources in support of emergency operations, including the efficient and safe evacuation of members of the public or transport of critical response resources; and

WHEREAS, VRT is the regional public transportation authority created to serve Ada and Canyon Counties, pursuant to Chapter 21, Title 40, Idaho Code, and has access to various forms of public transportation including buses and vans; and

WHEREAS, VRT is willing to provide transportation as part of the emergency operations plans maintained at the County and City level;

NOW, THEREFORE, in consideration of the mutual terms and conditions and the recitals set forth herein, the Parties mutually agree as follows:

I. Purpose and Scope.

1. This MOU is being entered into in order to facilitate transportation or sheltering of members of the public, supplies and equipment, first responders, and/or other technical or essential personnel in case of emergency or disaster situations which may occur in or around Ada County. The type and number of buses or vans requested will depend on the size and scope of the emergency or disaster.
2. In the event of an emergency or disaster, VRT and the authority having jurisdiction (which can include Ada County, ACSO, and/or each of the aforementioned incorporated cities) will work together to identify, arrange, mobilize, and coordinate available buses and vans in support of emergency operations, including but not limited to emergency evacuations. VRT shall take direction solely from the incident commander in charge. VRT agrees that once mobilized, buses and vans used to transport members of the public and emergency response personnel will remain committed to the operation, which may include delivery of persons to

alternate locations or facilities where mass care services can be offered or back to their point of origin, situation dependent, until formally released by the incident commander in charge. VRT buses and vans may also be used as temporary shelter for displaced persons or to transport responder personnel across incident response facilities and similarly remain committed to the operation until formally released by the incident commander in charge. Temporary shelter refers to a place providing temporary protection from threats and hazards for individuals displaced by an emergency or disaster; the term “shelter” does not involve the expectation of life-sustaining services. Use of the term “temporary” means that VRT buses will provide shelter for a limited duration and those citizens being sheltered will either be moved to a different location to receive assistance or released as soon as conditions allow, but not to exceed ten (10) days.

II. Duties of VRT.

1. In the event VRT is dispatched to respond to an emergency or disaster, VRT shall be responsible for the following:
 - a. Upon notice from an incident commander in charge that Ada County, ACSO, or any incorporated city or fire district party to this MOU has deemed it necessary that VRT assets are needed in support of an emergency or disaster, VRT shall endeavor to route buses to the determined location, such as an incident scene as feasible or an evacuation assembly area, in accordance with this Section II. If available, at least one bus being re-routed to support incident response shall be wheelchair accessible with proper safety features. VRT commits the following resources:
 - i. During the business hours of 0500 and 1900, VRT will have up to two buses re-routed to a designated location, and endeavor to arrive as soon as possible, within 15-60 minutes. This will accommodate approximately 80 persons (more if the persons being transported stand).
 - ii. VRT can provide additional buses, diverted to the designated location, as they become available from the current service they are providing, as needed. The first bus shall be available for use within 30-60 minutes of the request.
 - iii. During non-business hours, it could take up to 60 minutes for buses to arrive at the incident site.
 - iv. The availability and timeliness for each of the aforementioned resources is contingent upon (A) the activation of other memorandums of understanding, such as the agreement between VRT and ACSO for evacuation of the Ada County Jail (ACJ); (B) road and traffic conditions; and (C) availability of VRT drivers.
 - b. VRT shall disembark all public passengers at their desired route locations as soon as practicable and shall ensure that the only person on any bus, when routed to the location specified by the incident commander or authorized individual in the incident management structure, is the designated driver.

- c. VRT shall instruct all drivers responding to the incident that, once the bus arrives at the specified location to facilitate an evacuation, law enforcement, fire services, and emergency medical officials representing one of the jurisdictions included in this MOU, are in charge of the bus and all persons placed thereon. Drivers shall take no action except as instructed by law enforcement, fire service, or emergency medical officials and shall in no way interfere with any first responder's ability to perform his/her designated duties relative to the care and protection of persons in transport or under shelter.
- d. VRT personnel will participate in an annual seminar developed by Ada County Emergency Management and Community Resilience, local responder agencies, and VRT, which reviews this MOU and directs personnel to other supporting training resources in the Incident Command System.
- e. VRT shall instruct all drivers responding to the incident that, if buses are being used to transport responder personnel or assets, that an authorized first responder (law enforcement, fire services, emergency medical system or other supporting agency designated by incident command) may be placed in charge of the bus and all responders and assets placed thereon. Every effort will be made to ensure VRT personnel are not transporting buses into an area where threat or hazard conditions are unsafe; in those situations where the area of response is deemed unsafe by incident command or a VRT administrator, first responder personnel will operate the VRT buses.
- f. If buses are being used as temporary shelter, responder personnel will supervise the delivery of the vehicle to the incident scene where it will be placed under the supervision of an authorized emergency responder (law enforcement, fire services, emergency medical system or other agency designated by incident command). On-scene first responder personnel, and not VRT, are responsible to coordinate the sheltering and mass care services provided to the bus occupants. Conditions permitting, VRT will retrieve its drivers from the incident scene, and responder personnel will transport the buses back to VRT once formally released by the incident commander in charge.
- g. VRT shall have their drivers take evacuees in buses to the location designated by the incident commander in charge and shall otherwise follow all directions given by authorized emergency services personnel working under the direction of incident command staff. Per the Incident Command System (ICS), it is the responsibility of incident command and responding agencies to ensure chain of command and unity of command. Personnel from VRT will receive direction from a single supervisor in the response structure who ensures all actions reflect incident commander's intent. VRT does not assume liability for decisions made by incident command or directions given to VRT personnel by other personnel working under the direction of incident command staff.

- h. If VRT does not have drivers available, VRT shall allow first responders from the jurisdictions specified in this response to drive VRT buses if said first responders meet the following requirements:
 - i. Possess, at a minimum, a valid Class B commercial driver's license with an air brake endorsement and passenger endorsement.
 - ii. Possess a valid Idaho Department of Transportation medical certificate.
 - iii. Attended a refresher training, provided at least annually by VRT, to ensure qualified first responders are sufficiently experienced in and familiar with the operation of VRT buses.

III. Duties of Requesting Jurisdiction.

1. The incident commander can initiate the service set forth in Section II above on behalf of any of the requesting jurisdictions referenced in this MOU by calling VRT and getting approval from a VRT administrator or designee.
2. In the event that there is an emergency or disaster requiring the use of VRT assets and VRT is requested to respond to help facilitate the evacuation or shelter of the public, the requesting jurisdiction shall:
 - a. Notify the individuals listed in Section IV item 7 of the need for transportation. The requesting jurisdictions will provide clear and specific instructions from incident command regarding where buses are to go for pickup and any other pertinent instructions on routes if needed. The requesting jurisdiction shall provide VRT with an approximate number of persons, response personnel, equipment, and or assets to be moved, the intended drop-off location, and the estimated time such buses will be engaged. When buses are to be used as shelters for members of the public, the requesting jurisdiction will specify where buses are to go and the estimated time such buses will be engaged.
 - b. Be responsible for the safety of the driver and the reasonable protection of the bus and equipment from damage caused by usage. Responder personnel from the requesting jurisdiction are in charge of persons, response personnel, and or assets and shall exercise authority within the scope of their duties.
3. When practical and feasible, Ada County and any of the requesting jurisdictions referenced in this MOU shall periodically include VRT personnel in safety meetings and mock drills, as mutually agreed to by the Parties.
4. Ada County Emergency Management and Community Resilience and local responder agencies, in coordination with VRT, will develop and deliver a yearly seminar for VRT employees which reviews this MOU and directs personnel to other supporting training resources in the Incident Command System.

IV. Additional Terms.

1. **Payment.** The requesting jurisdiction shall pay for the services provided by VRT pursuant to this MOU as follows:
 - a. For buses driven by VRT personnel:
 - i. \$100.00 per hour per bus, plus \$1.50 per mile per bus while bus is deadheading to start and from the end of transportation.
 - b. For buses driven by first responders:
 - i. \$25.00 per hour per bus, plus \$1.50 per mile per bus while bus is deadheading to start and from the end of transportation.

The foregoing amounts shall escalate with compounding increases of 2.5% each time this MOU is renewed as provided in Section IV item 2 below.

2. **Effective Term.** The term of this MOU shall be from the date all parties have signed and continue through September 30, 2024. The term of this MOU shall be renewed automatically for one-year periods thereafter, through September 30, 2030, unless earlier terminated in the manner provided in this MOU. Notwithstanding any automatic renewal(s) of this MOU, this MOU shall expire on September 30, 2030, and shall not be renewed automatically thereafter.
3. **Termination.** VRT may terminate this MOU, with or without cause, upon thirty (30) days written notice to the other Parties in the manner set forth herein. If such notice is mailed as set forth in this MOU, the effective date of such notice shall be three (3) days after the date of mailing. Any Party may terminate its participation in this MOU by providing written notice to the other Parties in the manner set forth herein. Such notice shall be effective upon the date of mailing.
4. **Amendment.** The terms of this MOU may be amended by mutual written agreement executed by all Parties.
5. **Addition of parties to MOU.** Governmental agencies may join this MOU by entering into a written addendum to such effect with VRT. Such written addendum shall provide, *inter alia*, the title of the designee and address to which written notices may be provided to the agency in the manner set forth herein. Upon execution of such addendum by both VRT and the additional participating agency, VRT shall provide written notification of same to all Parties in the manner set forth herein.

6. **Notices.** Notices that are required to be in writing pursuant to this MOU shall be mailed or hand delivered to the respective Parties at the following addresses, or such other addresses as the Parties hereto may, by notice, designate in writing to each other:

Ada County Sheriff's Office:

7200 W. Barrister Dr.
Boise, Idaho 83704
Phone: _____

Ada County Board of County Commissioners:

200 W. Front St.
Boise, ID 83702
Phone: _____

City of Eagle:

P.O. Box 1520 / 660 E. Civic Ln.
Eagle, ID 83616
Phone: _____

City of Kuna:

P.O. Box 13 / 751 W. 4th St.
Kuna, ID 83634
Phone: _____

City of Star:

P.O. Box 130 / 10769 W. State St.
Star, ID 83669
Phone: _____

Valley Regional Transit:

700 NE 2nd St., Ste. 100
Meridian, ID 83642
Phone: _____

City of Boise:

150 N. Capitol Blvd.
Boise, ID 83702
Phone: _____

City of Garden City:

6015 N. Glenwood St.
Garden City, ID 83714
Phone: _____

City of Meridian:

33 E. Broadway Ave.
Meridian, ID 83642
Phone: _____

Eagle Fire Protection District:

1119 E. State St., Ste. 240
Eagle, ID 83616
Phone: _____

7. **Contact Information.** For purposes of facilitating communication and cooperation among the Parties in furtherance of this MOU, the following individuals are designated as points of contact:

Ada County Sheriff's Office:

Phone: _____
Cell: _____

Phone: _____
Cell: _____

Ada County:

Phone: _____
Cell: _____

Phone: _____
Cell: _____

City of Eagle:

Phone: _____
Cell: _____

Phone: _____
Cell: _____

City of Meridian:

Phone: _____
Cell: _____

Phone: _____
Cell: _____

Eagle Fire Protection District:

Phone: _____
Cell: _____

Phone: _____
Cell: _____

Valley Regional Transit:

Phone: _____
Cell: _____

Phone: _____
Cell: _____

City of Boise:

Phone: _____
Cell: _____

Phone: _____
Cell: _____

City of Garden City:

Phone: _____
Cell: _____

Phone: _____
Cell: _____

City of Star:

Phone: _____
Cell: _____

Phone: _____
Cell: _____

VRT Personnel

Lewis Ashbrook OR Gregg Eisenberg

4701 S. Northrup Street

Boise, Idaho 83705

Dispatch Hours: Monday – Friday, 0500–2200; Saturday, 0700–1800

Business Hours Phone: (208) 258-2756 OR (208) 258-2760

After Hours Phone: (986) 837-3127.OR (925) 895-2281

8. Liability.

Each Party to this MOU shall be responsible and liable for the conduct of its representatives, personnel, agents, officers, and employees as required by Idaho Law. Each Party recognizes that regardless of whether or not insurance is procured, or self-insurance is adequately funded, each Party shall meet any third-party liability obligations which may arise out of performance of this MOU. These principles shall apply to and govern the relationship between the Parties pursuant to this MOU, notwithstanding the language of any policy of insurance procured by any Party during the course of performance of the MOU. Notwithstanding anything contained herein to the contrary, the liability of each Party is at all times herein strictly limited and controlled by the provisions of the Idaho Tort Claims Act, as now or hereafter amended, and any other applicable federal or state law. Nothing herein shall be deemed a waiver of any privilege, immunity, protection or defense afforded to political subdivisions of the State of Idaho under the Idaho Constitution, the Idaho Tort Claims Act, Idaho Code § 46-1017, or any other applicable federal or state law. Notwithstanding anything contained herein to the contrary, VRT shall have no liability for decisions made by incident command or directions given to VRT personnel by other personnel working under the direction of incident command staff.

9. Insurance. Each Party shall procure and maintain insurance as required by applicable federal and state law and as may be appropriate and reasonable to cover its staff, equipment, vehicles, and property, including but not limited to liability insurance, workers' compensation, automobile liability, and property damage. Each Party has the right to self-insure all or part of the insurance requirements set forth in this paragraph.

10. Compliance with Law. Each Party shall use its best efforts to ensure that all services, programs, or activities it provides under this MOU will be in accordance with all applicable federal, state, and local statutes, regulations, and requirements, including, but not limited, to the Americans with Disabilities Act.

11. Merger and Integration. This writing embodies the whole agreement of the Parties. There are no promises, terms, conditions, or obligations other than those contained in this MOU. All previous and contemporaneous communications, representations, or agreements, either verbal or written, between the Parties are superseded by this MOU.

12. **Choice of Law.** This MOU and its performance shall be construed in accordance with and governed by the laws of the State of Idaho, with venue for any action brought pursuant to this MOU to be in the Fourth Judicial District, State of Idaho.
13. **Performance/Waiver.** The failure of the ACSO, Ada County, and the cities of Boise City, Eagle, Garden City, Kuna, Meridian and Star, Eagle Fire Protection District, and any other parties who may later join, to require strict performance of any term or condition of this MOU or to exercise any option herein conferred in any one or all instances shall not be construed to be a waiver or relinquishment of any such term or condition, but the same shall be and remain in full force and effect, unless such waiver is evidenced by the prior written consent of any of the parties who are signatories to this agreement..
14. **Non-appropriation.** As to Parties to this MOU that are governmental agencies, the validity of this MOU is based upon the availability of public funding under the authority of each agency's respective statutory mandate. Notwithstanding anything in this MOU to the contrary, such agencies' obligations under this MOU to provide payment to VRT shall be subject to and dependent upon appropriations being made by each agency's respective governing board for such purpose.
15. **Successors and Assigns.** This MOU may not be assigned in whole or in part by any of the Parties hereto without the prior express written consent of all of the other Parties. This MOU may not be assigned in whole or in part to any entity that is not a governmental agency.
16. **Third Party Beneficiaries.** Nothing contained herein shall create any relationship, contractual or otherwise, with, or any rights in favor of, any third party. Nothing contained herein shall extend the liability of either party beyond that provided by governing law.
17. **Independent Contractor.** VRT is, and shall perform this MOU as, an independent contractor and, as such, shall have and maintain complete control over all its employees and operations, except as otherwise provided herein. Neither VRT, nor anyone employed by it, shall represent, act, purport to act, or be deemed to be the agent, representative, employee, or servant of the ACSO, Ada County, and other signatories to this MOU. As an independent contractor, VRT shall be solely responsible for payment of wages, all federal and state withholding taxes, liability insurance, and such compensation insurance and such other obligations as are the legal responsibility of an employer.
18. **Signor Authority.** Each individual executing this MOU on behalf of an entity represents and warrants that he or she is duly authorized to execute and deliver this MOU on behalf of said entity in accordance with duly adopted organizational documents or agreements and, if appropriate, a resolution of the entity, and that this MOU is binding upon said entity in accordance with its terms.

IN WITNESS WHEREOF, the parties have hereunto executed this MOU on this _____ day of _____, 2024.

ADA COUNTY COMMISSIONERS

By: _____
Rod Beck, Commissioner

By: _____
Ryan Davidson, Commissioner

By: _____
Thomas Dayley, Commissioner

ATTEST:

Trent Tripple, Ada County Clerk

ADA COUNTY SHERIFF'S OFFICE

By: _____
Matthew Clifford, Ada County Sheriff

Dated: _____

VALLEY REGIONAL TRANSIT

By: _____
Elaine Clegg, Chief Executive Officer

Dated: _____

CITY OF BOISE

By: _____

Mayor

Dated: _____

ATTEST:

City Clerk

CITY OF EAGLE

By: _____ Dated: _____

Mayor

ATTEST:

City Clerk

CITY OF GARDEN CITY

By: _____ Dated: _____

Mayor

ATTEST:

City Clerk

CITY OF KUNA

By: _____ Dated: _____

Mayor

ATTEST:

City Clerk

CITY OF MERIDIAN

By: _____ Dated: _____

Mayor

ATTEST:

City Clerk

CITY OF STAR

By: _____ Dated: _____

Mayor

ATTEST:

City Clerk

EAGLE FIRE PROTECTION DISTRICT

By: _____ Dated: _____

