CITY OF STAR, IDAHO

CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho
Tuesday, July 15, 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 –** Kayden Voteoubek Associate Minister Calvary Star Church
3. **ROLL CALL**
4. **PRESENTATIONS**
   - A. **Ada Community Library**
   - B. **Police Chief Report**
   - C. **Quarterly Financial Report**
5. **CONSENT AGENDA (ACTION ITEM)** **All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
   - A. **Approval of Claims**
   - B. **Approval of Minutes: July 2, 2025**
   - C. **Inspirado #3 Subdivision Final Plat**
   - D. **Inspirado #4 Subdivsion Final Plat**
   - E. **Stardale Place Subdivision Final Plat**
   - F. **Starpointe Subdivision Vacation of Easement**
   - G. **Milestone Ranch South Subdivision Findings of Fact/Conclusions of Law**
   - H. **Resolution 2025-04 Ada County Comprehensive Plan Amendment to Adopt 2024 Capital Improvement Plan & Development Impact Fee Study (CIPs) for Ada County Jail, Coroner & EMS**
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. **Fiscal Year 2022-2023 Audit (ACTION ITEM)**
7. **ADJOURNMENT**

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

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

Land Use Public Hearing Process

Public signs up to speak at the public hearing

Mayor Opens the Public Hearing

Mayor asks council if there is any Ex Parte Contact

Staff presents the application

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

Council can ask the applicant questions and staff questions

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

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

Applicant rebuttal **(10 minutes)**

Council can ask the applicant and staff questions

Mayor closes the public hearing

Council deliberates

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

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

Thank you for your participation.

Mayor Trevor Chadwick

June 2025 Police Report

Release Date 2025-07-10

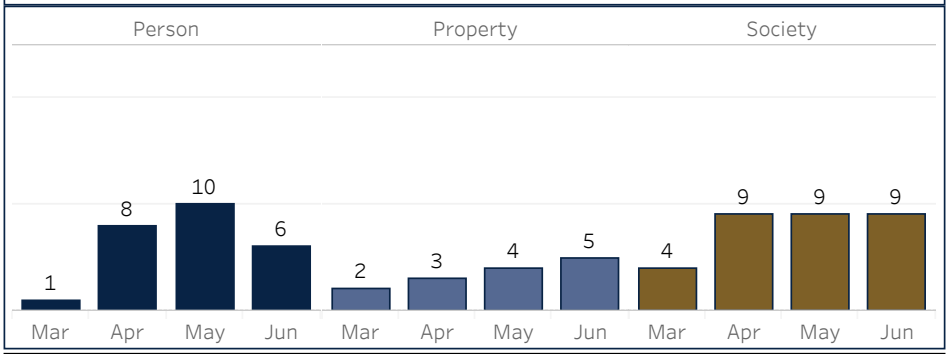
Offenses Reported[1]

Types	2022	2023[2]	2024[2]	2025 YTD
Person	110	96	118	45
Property	92	117	68	19
Society	67	134	101	46
Total Crimes	**269**	**347**	**287**	**110**
Crimes/1,000 Pop	**17.7**	**19.6**	**14.1**	

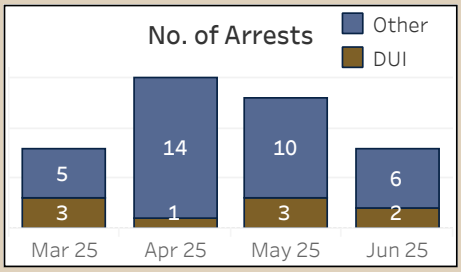
Case Report Types

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

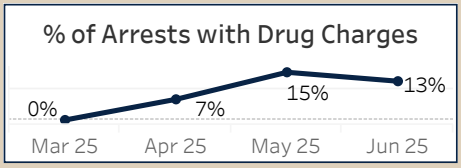
Crimes Reported by Month and Type



No. of Arrests



% of Arrests with Drug Charges



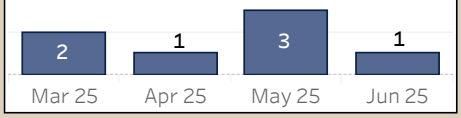
Police Activity[3]

	2025 Monthly Avg[4]	Mar 25	Apr 25	May 25	Jun 25	June 2024
Citizen Calls for Service (CFS)	342	309	355	436	400	337
Proactive Policing	2,638	2,831	2,447	2,710	2,414	1,632

Citations[8]

	Mar 25	Apr 25	May 25	Jun 25
Infraction	77	71	115	70
Misdemeanor	10	26	19	31

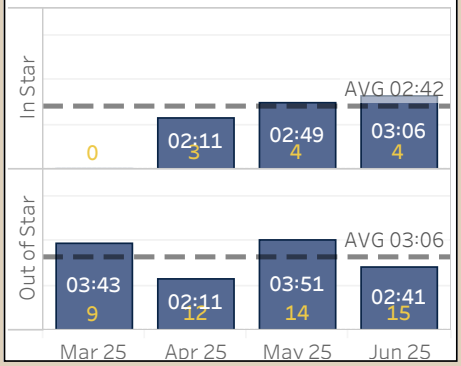
No. of Mental Hold Cases



Select Call Types

	2025 Monthly Avg[4]	Mar 25	Apr 25	May 25	Jun 25	June 2024
Crash Response	31	27	38	30	41	29
Crisis/Mental Health[5]	8	6	6	8	13	11
Domestic Violence	5	3	3	6	6	10
Juvenile Activity	21	20	15	37	18	13
Location Checks[6]	626	699	561	605	488	299
Property Crime Calls[7]	19	19	14	30	24	18
School Checks	55	82	49	38	26	28
Traffic Stops	415	471	481	422	311	321
Welfare Checks	23	30	26	29	23	19

All Code 3 Response Time (min:sec)[9]



[1]Offense Reports are compiled from NIBRS RMS. [2]Counts updated to reflect each year's NIBRS audit update. [3]Police Activity reflects calls in the City of Star and all calls dispatched with a Star deputy. [4]Monthly averages are based on all prior months of the current year. [5]Calls are for Crisis/Mental Hold/Suicidal Subject/Attempted Suicide. [6]Location checks include Construction Site, Property, and Security checks. [7]Property Crime Calls include Theft, Vandalism, Burglary, Fraud. [8]Infraction and Misdemeanor Citations issued by a Star deputy as listed in the current Patrol schedule. [9]Code 3 Calls represent all incidents routed at Priority 3, where Priority 3 calls require an immediate emergency response.

Crime Analysis Unit

CITY OF STAR
QUARTERLY FINANCIAL REPORT
3rd Quarter - Ending JUNE 30, 2025 (Unaudited)

General Fund	Budget Total (Amended)	Current Year Actual	Current Year % Total Budget
Revenue:	$ 26,077,278.71	$ 25,318,711.75	97.09%
Personal Services Expense:	$ 3,298,340.03	$ 2,926,069.82	88.71%
Operating Expense:	$ 20,121,959.68	$ 19,804,268.02	98.42%
Capital Expense:	$ 2,656,979.00	$ 365,252.01	13.75%
Annual Appropriations:	$ 26,077,278.71	$ 23,095,589.85	88.57%

Citizens are invited to inspect the detailed supporting records of the above financial statements.
Michelle Meyer, Treasurer

CITY OF STAR

For checks paid between: 06/26/25 to 07/08/25

Vendor Name	Doc	#	Invoice #/Description	Date	Warrant	Amount	Inv Date	Period	Fund	Org	Account	Object
ADA COUNTY HIGHWAY DISTRICT	CL	5372	19486 ACHD Impact Fees June 2025	07/07/25	-98961	271,301.00	06/30/25	6/25	10	0	40000	791
ADA COUNTY LANDFILL	CL	5331	147108 Landfill Fees	06/27/25	24078	35.52	06/18/25	6/25	10	0	41595	831
ADA COUNTY LANDFILL	CL	5331	146905 Landfill Fees	06/27/25	24078	15.00	06/18/25	6/25	10	0	41595	831
ADA COUNTY LANDFILL	CL	5350	152454 Landfill Fees	07/03/25	24092	15.00	06/25/25	6/25	10	0	41595	831
ADA COUNTY LANDFILL	CL	5350	154656 Landfill Fees	07/03/25	24092	15.00	06/30/25	6/25	10	0	41595	831
ADA COUNTY PROSECUTORS OFFICE	CL	5380	Jul 2025 Prosecutions Contract	07/08/25	-98958	3,541.90	06/24/25	7/25	10	0	41300	327
ADA COUNTY SHERIFF'S OFFICE	CL	5382	122762 Police Services July 2025	07/08/25	-98957	301,181.48	07/01/25	7/25	10	0	42110	365
ADELINE MCGRATH	CL	5375	Cheer Camp Instructor	07/08/25	24099	1,200.00	07/03/25	7/25	10	104	44022	352
ANALYTICAL LABORATORIES, INC	CL	5388	2504799 Pond Water Testing Freedom Pk	07/08/25	-98956	750.00	06/30/25	7/25	10	571	45100	747
BILLS MACHINE SHOP	CL	5347	25-1678 Freedom Park Bridge	07/02/25	-98973	72,000.00	05/02/25	6/25	10	0	45100	747
CALLIE CARVER	CL	5373	Jun 2025 Cheer Camp Instructor	07/07/25	24100	200.00	07/03/25	6/25	10	104	44022	352
CALVARY CHAPEL	CL	5327	Riverhouse Deposit Refund	06/26/25	24079	500.00	06/25/25	6/25	10	0	40700	882
CANYON COUNTY CLERK	CL	5358	June 2025 Prosecution Services	07/03/25	24093	100.00	07/03/25	6/25	10	0	41300	328
CAROL STORKAN	CL	5387	Refund Yoga Class	07/08/25	24115	10.00	07/03/25	7/25	10	0	44022	698
CLEARWATER FINANCIAL LLC	CL	5390	3294 Police Impact Fee Proj Add 2	07/08/25	-98955	4,925.00	06/30/25	6/25	10	0	48960	593
CLEARWATER FINANCIAL LLC	CL	5390	3294 Park Impact Fee Project Add 1	07/08/25	-98955	4,925.00	06/30/25	6/25	10	0	48960	593
CLEARWATER FINANCIAL LLC	CL	5390	3294 Pathways Impact Fee Proj Add 3	07/08/25	-98955	3,100.00	06/30/25	6/25	10	0	48960	593
CLEARWATER FINANCIAL LLC	CL	5390	3294 Travel Costs in-person Mtgs	07/08/25	-98955	12.60	06/30/25	6/25	10	0	48960	593
CUSHING TERRELL	CL	5334	197555 Star Event Center	06/27/25	24080	33,206.34	05/31/25	6/25	10	0	45100	737
CUSHING TERRELL	CL	5371	198203 Star Event Center Design	07/07/25	24101	62,300.45	06/30/25	6/25	10	0	45100	737
DANA PARTRIDGE	CL	5359	Services 06/19/25 to 07/02/25	07/03/25	-98967	3,667.11	07/03/25	7/25	10	0	41740	565
DEE ANN SIEBUM	CL	5384	Refund Yoga Class	07/08/25	24102	10.00	07/03/25	7/25	10	0	44022	698
DENIELLE REDONDO	CL	5363	Jun 2025 Pelvic Barre Instruction	07/07/25	-98965	392.00	07/03/25	6/25	10	156	44022	352
ECI CONTRACTORS	CL	5342	Jun 2025 Electrical Inspections	07/01/25	-98977	26,229.60	07/01/25	6/25	10	0	40500	454
FISHER'S TECHNOLOGY	CL	5379	1521393 Copier City Hall	07/08/25	-98959	151.16	07/01/25	7/25	10	0	42200	374
FISHER'S TECHNOLOGY	CL	5379	1521394 Copier Rec Center	07/08/25	-98959	93.13	07/01/25	7/25	10	0	42200	374
GAMEFACE ATHLETICS	CL	5314	322305 Hometown Fun Run T-Shirts	06/26/25	-98986	1,011.40	06/26/25	6/25	10	0	45000	597
GAMEFACE ATHLETICS	CL	5314	322202 Summer Softball/BB Uniforms	06/26/25	-98986	8,468.35	06/18/25	6/25	10	201	44021	615
GOVERNMENT FINANCE OFFICERS ASSOCIATION	CL	5323	300127587 Membership Renewal M Meyer	06/26/25	24081	225.00	06/16/25	6/25	10	372	48990	570
GREYLOCH	CL	5370	9088 Cabinet Recreation Center	07/07/25	24103	7,962.92	06/24/25	6/25	10	303	47100	300
GREYLOCH	CL	5381	9098 Cabinet Riverbarn Office	07/08/25	24103	3,773.47	07/04/25	7/25	10	555	41540	434
GREYLOCH	CL	5381	9851 Countertop Riverbarn Office	07/08/25	24103	922.68	07/04/25	7/25	10	555	41540	434
HORIZON	CL	5360	3L253310 Trimmer Heads	07/03/25	24094	65.98	06/25/25	6/25	10	0	41570	613
IAILEY PACKER	CL	5376	Cheer Camp Instructor	07/08/25	24104	1,200.00	07/03/25	7/25	10	104	44022	352
IDAHO POWER COMPANY	CL	5329	0033157130 11380 W Hidden Brook Dr	06/27/25	-98983	49.65	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0032863989 960 S Main Street	06/27/25	-98983	349.34	06/13/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0032863988 960 S Main Street	06/27/25	-98983	79.83	06/13/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0033022584 Street Lights Star	06/27/25	-98983	396.23	06/17/25	6/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5329	0030204606 Street Lights Blake Park	06/27/25	-98983	17.54	06/17/25	6/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5329	0033075641 Highbrook/Hwy 44 St Lights	06/27/25	-98983	28.63	06/17/25	6/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5329	0033022596 Blake Park Sprinklers	06/27/25	-98983	3.73	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0030204591 Hunters Creek Street Lights	06/27/25	-98983	15.03	06/17/25	6/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5329	0033022580 State/Plummer Street Lights	06/27/25	-98983	10.80	06/17/25	6/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5329	0033207655 11665 W State St A1	06/27/25	-98983	158.48	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0033207654 11665 W State St A	06/27/25	-98983	462.52	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0033372621 10405 W Otter Rock Dr Pond	06/27/25	-98983	886.62	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0030980194 Floating Feather/Plummer	06/27/25	-98983	10.19	06/17/25	6/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5329	0033380347 W Otter Rock Dr Outlets	06/27/25	-98983	27.27	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0033367599 W Otter Rock Dr Pump	06/27/25	-98983	94.72	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0030968905 W Picket Cr/Pollard Ln	06/27/25	-98983	9.10	06/17/25	6/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5329	0082662222 Underground Service Wire	06/27/25	-98983	710.26	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0033022587 1500 N Star Rd HC Park	06/27/25	-98983	546.70	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0030885171 11665 W State St C	06/27/25	-98983	217.05	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	2271090652 Engineering Fees	06/27/25	-98983	194.00	06/12/25	6/25	10	0	45100	750
IDAHO POWER COMPANY	CL	5329	0030943198 11665 W State St Fire Dept	06/27/25	-98983	7.85	06/17/25	6/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5329	0031017089 S Moyle & W State St	06/27/25	-98983	9.05	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0033022594 960 S Main Bathroom	06/27/25	-98983	137.05	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	2202646036 Adjustments	06/27/25	-98983	50.00	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0033022572 1310 N Little Camas BG Shop	06/27/25	-98983	108.55	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0033022563 10775 W State St Star Outreach	06/27/25	-98983	168.49	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0033022589 10769 W State St City Hall	06/27/25	-98983	852.90	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0033022592 1300 N Star Rd HC Entry Light	06/27/25	-98983	168.73	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0033022576 11225 W Blake Dr Blake Park	06/27/25	-98983	51.49	06/17/25	6/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5329	0033022554 1250 N Star Rd HC Pump	06/27/25	-98983	1,005.92	06/17/25	6/25	10	0	41100	412

IDAHO PRESS	CL	5338	57971 Legal/Pub Notice ORD 419-2025	06/30/25	-98979	121.14	06/28/25	6/25	10	0	41810	530
IDAHO PRESS	CL	5349	58188 Legal/Pub Notice ORD 417-2025	07/02/25	-98972	198.00	07/02/25	7/25	10	0	41810	530
IDAHO YOUTH SOCCER ASSOCIATION	CL	5333	20723 Referee League Fees	06/27/25	24082	41.00	06/06/25	6/25	10	231	44021	353
INSPECT LLC	CL	5344	Jun 2025 Plumbing Inspections	07/01/25	-98975	23,741.62	07/01/25	6/25	10	0	40500	453
INVICTUS TECHNOLOGY & EQUIPMENT	CL	5339	10106 Replacement Dell Screens	06/30/25	24089	1,400.00	06/29/25	6/25	10	0	42200	371
IWORQ SYSTEMS INC	CL	5378	212879 Comm Development Package	07/08/25	-98960	21,500.00	07/01/25	7/25	10	0	42200	372
JEAN HENSCHEID	CL	5362	Jun 2025 Intro Yoga Instruction	07/07/25	24105	140.00	07/03/25	6/25	10	153	44022	352
JOHN RODAKOWSKI	CL	5325	Riverhouse Deposit Refund	06/26/25	24083	500.00	06/20/25	6/25	10	0	40700	882
KIMBERLY HONEA	CL	5326	Riverhouse Deposit Refund	06/26/25	24084	500.00	06/25/25	6/25	10	0	40700	882
LAKEY VILLEGAS LAW AND POLICY	CL	5383	6699 Moyle v. City of Star	07/08/25	24106	300.00	07/03/25	7/25	10	0	41300	323
LARA YOUNGMAN	CL	5366	Jun 2025 Mat Pilates Instruction	07/07/25	-98962	280.00	07/03/25	6/25	10	151	44022	352
LARRY BEARG	CL	5364	Jun 2025 Tai Chi Instruction	07/07/25	-98964	630.00	07/03/25	6/25	10	152	44022	352
M ENTERPRIZES AUCTION SERVICES	CL	5354	Auctioneer/Emcee Hometown	07/03/25	24095	750.00	07/01/25	7/25	10	0	45000	597
MATTHEW KENDALL	CL	5367	Jun 2025 All Star Sports Camp	07/07/25	24107	1,914.15	07/03/25	6/25	10	106	44022	352
MOUNTAIN ALARM	CL	5285	6544999 Security Backup/Monitoring	07/08/25	-98966	46.33	07/01/25	7/25	10	327	48900	333
MOUNTAIN ALARM	CL	5285	6545000 Fire Alarm/Monitoring	07/08/25	-98966	92.50	07/01/25	7/25	10	327	48900	333
MTM WOODWORKS	CL	5369	190891 Install Police Desk Freedom Pk	07/07/25	24108	605.00	06/23/25	6/25	10	555	41540	434
MTM WOODWORKS	CL	5369	190890 Install Cabinets Rec Center	07/07/25	24108	1,539.00	06/23/25	6/25	10	303	47100	300
NIKI DEAN	CL	5361	Jun 2025 Gentle/Restorative Yoga	07/07/25	24109	1,088.00	07/03/25	6/25	10	153	44022	352
NIKI DEAN	CL	5361	May 2025 Additional Pay from May	07/07/25	24109	65.50	05/31/25	6/25	10	153	44022	352
OFFICE SAVERS ONLINE	CL	5328	12128 Office Supplies	06/26/25	-98984	99.94	06/23/25	6/25	10	0	41810	611
PAISLEE PEW	CL	5374	Cheer Camp Instructor	07/08/25	24110	1,200.00	07/03/25	7/25	10	104	44022	352
PATHWAY CONCRETE & LANDSCAPING LLC	CL	5332	232 Concrete Work Boothill Park	06/27/25	-98981	100,000.00	06/24/25	6/25	10	0	45100	748
PATHWAY CONCRETE & LANDSCAPING LLC	CL	5340	230 Concrete Work Freedom Park	06/30/25	-98978	19,600.00	06/02/23	6/25	10	0	45100	747
PATRICE BELLUOMINI	CL	5386	Refund Yoga Class	07/08/25	24111	10.00	07/03/25	7/25	10	0	44022	698
PORTAPROS LLC	CL	5337	133217L-1 Freedom Park Portable Rstrm	06/30/25	-98980	1,131.04	06/12/25	6/25	10	567	41550	435
PORTAPROS LLC	CL	5337	138750A-1 Freedom Park Portable Rstrm	06/30/25	-98980	72.10	06/12/25	6/25	10	567	41550	435
PORTAPROS LLC	CL	5337	138754A-1 Freedom Park Portable Rstrm	06/30/25	-98980	178.40	06/12/25	6/25	10	567	41550	435
PORTAPROS LLC	CL	5337	139464-1 Star Barn	06/30/25	-98980	407.00	06/23/25	6/25	10	567	41550	435
PORTAPROS LLC	CL	5337	138754-1 Freedom Park Portable Rstrm	06/30/25	-98980	713.60	06/05/25	6/25	10	567	41550	435
RIMI INC	CL	5343	Jun 2025 Mechanical Inspections	07/01/25	-98976	23,075.10	07/01/25	6/25	10	0	40500	455
ROYALTY ELECTRIC LLC	CL	5324	25025-1 Frdm Pk/Rvrbrn Access Controls	06/26/25	-98985	13,455.00	06/26/25	6/25	10	0	45100	747
ROYALTY ELECTRIC LLC	CL	5352	24070-7 Access Point Maintenance Shed	07/03/25	-98970	7,537.00	07/01/25	7/25	10	0	42200	371
ROYALTY ELECTRIC LLC	CL	5353	25001-7 Phone Service June 2025	07/03/25	-98969	1,148.00	07/02/25	6/25	10	0	41100	416
SBI CONTRACTING INC	CL	5346	11681 Bike Rack Pavilion Park	07/01/25	24090	1,090.00	06/30/25	6/25	10	0	45100	738
SHELLY SCHWERS	CL	5330	Pickleball Instruction	06/27/25	-98982	336.00	06/25/25	6/25	10	6	44021	352
STAR FIRE DEPARTMENT	CL	5341	Jun 2025 Star Fire Impact Fees	07/01/25	24091	185,176.45	07/01/25	6/25	10	0	40000	734
STAR MERCANTILE INC	CL	5377	02-413977 Hardware	07/08/25	24112	16.20	06/24/25	6/25	10	0	41580	447
STAR MERCANTILE INC	CL	5377	02-425105 Plunger	07/08/25	24112	11.99	06/30/25	6/25	10	0	41570	613
STAR MERCANTILE INC	CL	5377	02-415275 Spray Paint	07/08/25	24112	7.99	06/25/25	6/25	10	0	41580	447
STAR MERCANTILE INC	CL	5377	02-417278 Hardware	07/08/25	24112	33.98	06/26/25	6/25	10	0	41580	447
STAR MERCANTILE INC	CL	5377	02408518 Water Pump Filter	07/08/25	24112	6.99	06/21/25	6/25	10	0	41580	447
STAR MERCANTILE INC	CL	5377	02-379099 Hose Connector	07/08/25	24112	11.98	06/05/25	6/25	10	565	41550	435
STAR MERCANTILE INC	CL	5377	02-379400 2-Way Hose Connector	07/08/25	24112	13.98	06/05/25	6/25	10	565	41550	435
STAR MERCANTILE INC	CL	5377	02395783 Hardware	07/08/25	24112	6.99	06/21/25	6/25	10	0	41580	447
STAR MERCANTILE INC	CL	5377	02-382430 Screws	07/08/25	24112	2.38	06/07/25	6/25	10	0	41580	447
STAR STORAGE	CL	5335	Unit C04	06/27/25	24085	175.00	06/27/25	6/25	10	549	41540	434
STAR STORAGE	CL	5335	Unit C08	06/27/25	24085	155.00	06/27/25	6/25	10	549	41540	434
STAR STORAGE	CL	5335	Unit C06	06/27/25	24085	175.00	06/27/25	6/25	10	549	41540	434
SWEET BRIAR	CL	5357	Hometown Celebration	07/03/25	24096	1,500.00	07/03/25	7/25	10	0	45000	597
TARNA RAMSEY	CL	5368	Costco Reimburse Baking Camp Supplies	07/07/25	24113	13.76	06/23/25	6/25	10	102	44022	611
TARNA RAMSEY	CL	5368	Albertsons Reimburse Baking Camp Supplies	07/07/25	24113	45.47	06/16/25	6/25	10	102	44022	611
TAYLOR HAMMRICH	CL	5365	Jun 2025 Tumbling Instruction	07/07/25	-98963	1,407.35	07/03/25	6/25	10	159	44022	352
TERMINIX COMMERCIAL	CL	5355	461233466 Pest Control - City Hall	07/03/25	24097	172.85	06/30/25	6/25	10	332	48900	333
THE BALLOON BIZ	CL	5322	6877 Balloons Hometown Celebration	06/26/25	24086	1,272.00	06/24/25	6/25	10	0	45000	597
THE BALLOON BIZ	CL	5348	6881 Balloons Hometown Race	07/02/25	24098	116.60	07/01/25	7/25	10	0	45000	597
UNITED STATES POSTAL SERVICE	CL	5316	PO Box 130 Post Office Box Service Fee	06/24/25	24087	382.00	06/24/25	6/25	10	0	41810	641
VALLEY WIDE COOP	CL	5356	A96377 Fuel	07/03/25	-98968	1,033.40	06/24/25	6/25	10	0	41560	626
VALLEY WIDE COOP	CL	5356	F42694 Gas Credit Allowance	07/03/25	-98968	-72.12	06/20/25	6/25	10	0	41560	626
VERIZON WIRELESS	CL	5336	6114961049 Monthly Cell Phones	06/30/25	24088	1,360.84	06/01/25	6/25	10	0	41100	373
WESTERN RECORDS DESTRUCTION	CL	5351	0759287 02-64 Gallon City Hall	07/03/25	-98971	62.00	07/01/25	6/25	10	0	41100	411
YORGASON LAW OFFICES PLLC	CL	5345	606 City Attorney Additional Svcs	07/01/25	-98974	1,160.00	07/01/25	6/25	10	0	41300	322
YORGASON LAW OFFICES PLLC	CL	5345	606 City Attorney Monthly Services	07/01/25	-98974	3,500.00	07/01/25	6/25	10	0	41300	322
ZWYGART & ASSOCIATES PC	CL	5389	12881 Prep Audit Year End 9/2023	07/08/25	24114	7,350.00	07/07/25	7/25	10	0	48960	326

CITY OF STAR, IDAHO

CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, July 1, 2025 at 7:00 PM

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 -** Council Member Wheelock provided the invocation.

3. **ROLL CALL**
   ELECTED OFFICIALS: Mayor Trevor Chadwick, Council President David Hershey and Council Members Kevan Wheelock, Jennifer Salmonsen and Kevin Nielsen.

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

4. **INFORMATION**

   A. **Star Road Information**
      Mayor Chadwick provided information regarding road projects.

   America 250 Proclamation
      Mayor Chadwick read a Proclamation supporting the America 250 Commemoration. He discussed a time capsule the city will be putting together for the 250-year celebration next year.

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: June 17, 2025**
   C. **Approval of Minutes: June 24, 2025 Budget Workshop**
   D. **Star River Crossing Rezone & Development Agreement Findings of Fact/Conclusions of Law**
   E. **Jeremy & Sabrina Newberry Annexation & Zoning and Development Agreement Findings of Fact/Conclusions of Law**
   F. **Clear Skies Therapy Center Conditional Use Permit Findings of Fact/Conclusions of Law**

   - Council Member Salmonsen made a motion to approve the Consent Agenda consisting of 5A Approval of Claims, 5B Approval of Minutes for June 17th, 2025, 5C Approval of Minutes for June 24th, 2025

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Budget Workshop, 5D Star River Crossing Rezone & Development Agreement Finding of Fact/Conclusions of Law, 5E Jeremy & Sabrina Newberry Annexation & Zoning and Development Agreement Findings of Fact/Conclusions of Law and 5F Clear Skies Therapy Center Conditional Use Permit Findings of Fact/Conclusions of Law. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen – aye. The motion carried.

6. PUBLIC HEARING

A. Milestone Ranch South Subdivision Annexation & Zoning, Development Agreement and Preliminary Plat (AZ-25-01)(DA-25-03)(PP-25-01) The applicant is requesting approval of an Annexation & Zoning Rezone (R-4-DA), a Development Agreement and a Preliminary Plat for a proposed residential subdivision consisting of 34 residential lots and 3 common lots. The property is located on the northwest corner of W. Broken Arrow Street and N. Milestone Way in Star, Ada County, Idaho, and consists of 10.01 acres with a proposed density of 3.4 dwelling units per acre.

Mayor Chadwick opened the public hearing at 7:11 p.m. Council Members have had no ex-parte communication.

City Planner Shawn Nickel presented the application. The property being annexed is 10.01 acres with a request of 34 residential lots and 3 common lots. The zoning designation request is a change from Rural-Urban Transition to R-4. All application requirements have been met. The application has been reviewed for compliance with the Unified Development Code and city Comprehensive Plan. There was one late exhibit, a letter from a neighbor; there are no items for special consideration. Staff recommends approval with conditions. Shawn reviewed a site map and preliminary plat.

Kyle Prewett with Toll Brothers discussed the application reviewing the location, future land use map and zoning map stating that neighboring properties are zoned R-3 and R-5. He discussed setback requirements stating they are meeting all setbacks. The site amenity will be a fire pit gathering area located in the northeast portion of the development. Landscape and fencing were discussed. Kyle provided the project timeline, proposed floor plans the pathway along Broken Arrow and grading that will match the grading of the neighboring subdivision. The three grain silos currently on site could be donated to the city if the city would want them. Elevation of the floor plan with the bonus room will be confirmed, the bedroom does not have a rear-facing window so there will be no view into existing homes that are behind them. Pathways would be open to the public as it is not a gated community. Fencing will match what is in Milepost Subdivision.

Kyle said he received the neighborhood letter that was handed out just before the hearing, it will take some time to review it to provide a response.

Gary Arsten spoke against the application. He provided and read a letter prepared by residents of Regency/Milestone Ranch. Many homeowners had thought the property was owned by someone that wouldn't sell or develop the property, he said they wouldn't have purchased their property had they known homes would be built on this property. He discussed walkways/greenbelts that separate their homes within their subdivision and are requesting for the same in this development to provide distance between the two.

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Bob White spoke against the application, discussing grading and the wide greenbelts and walkways they have in the neighboring subdivision. He doesn't believe the applicant is able to grade the property to match the elevation of existing homes. They would like the development altered to narrow the walkway in the middle to allow for a walkway between the two developments. Consistency between the developments was discussed.

Lori Billand had signed up to speak neutrally on the application, she read a letter she had provided the mayor and council members that stated she is disappointed and feels as though she is living in a fishbowl, with no privacy, due to the grading of her property and way her home was built by Toll Brothers. She had specifically requested boulders or a higher fence to remedy the grade variance between hers and neighboring lots but was declined. She had issues with her fence which was fixed but it didn't resolve the concerns. She discussed concerns regarding setbacks and fencing. On street parking was discussed, Lori said some of her neighbors don't have parking on the street in front of their house and she feels that each house should have space for on street parking in front of it. Mayor Chadwick explained that anyone can park in front of houses on public streets and discussed street widths. She would like guidelines to be changed so that all homes have at least one street parking space. She supports the walkway changes that have been requested and explained that she feels elevations should be set so that she isn't able to see as much as she can into her neighbor's windows, or them see into hers. Mayor Chadwick said Toll Brothers have agreed to drop the elevation which will be built into the development agreement and will be verified by the city engineer.

Kyle Prewett discussed the grading plan. He discussed pathway connection stating that some homes can't be moved due to waterlines and potential creation of flag lots that could result. Mayor Chadwick asked if the pathway could be provided if side yard setbacks were granted or if backyard setbacks were reduced for some of the lots. Council Member Wheelock is against the setback reduction but is willing to compromise to get the pathway. Council Member Nielsen isn't in favor of losing side yard setbacks, he would recommend reducing lots instead. Council Member Hershey feels a couple of lots will need to be reduced to provide the assurances that are needed. Council Member Wheelock prefers the larger side yards for fire safety as well as aesthetics.

Tabling the application or approving it with conditions was discussed.

Anna Herney with Toll Brothers said they will check with ACHD, she doesn't feel moving the street 20 feet will be a problem. Martin Taylor with Toll Brothers discussed setbacks and lot reduction. He feels they have enough options to move forward with the application and make the necessary changes.

City Engineer Ryan Morgan discussed elevation and said that these homes may sit lower. Mayor Chadwick said the requirement would need to be that they are level.

Mayor Chadwick closed the hearing at 8:24 p.m.

Conditions to be included with approval included grading to match the existing homes/lot grades, requiring a 20 foot landscape buffer with pathway along the northern edge of the property returning back so that the northern pathway looks like the southern pathway, fencing and border walls as needed to ensure privacy between the homes with no side windows that line up with each other on adjacent homes, the city will grant a waiver of rear setbacks from 15' to 10' for the homes built on the

northern portion to allow for the 25' landscape buffer, the interior pathway to be 5' wide to match other interior pathways and fencing matches the existing subdivision.

On street parking within the development was discussed.

- Council Member Nielsen moved to approve this application, having reviewed the application he finds it is consistent with the Comprehensive Plan and Unified Development Code; the conditions talked about improve the application and represent a lot of the feedback and requests that have been heard from the community tonight. Assistant Planner Ryan Field asked for more specifics to enforce the no side windows across from each other to allow for enforcement; he does the design reviews but won't have a way to know how they will line up if the home next to it hasn't yet been sold. Council Member Nielsen said this is something that would become part of the development agreement and if the developer develops contrary to the agreement, they will have to change it, it may not be noticed by staff until after fact and then would have to be fixed by the developer. Council Member Hershey seconded the motion. Council Member Wheelock said that windows near each other are what blinds are for, and he feels that is city overreach. Council Member Nielsen said there are different types of homes with differing layouts and flexibility on where to place them, dealing with significant elevation differences and privacy issues this has been heard enough times in various developments and he feels it is a condition to put in the development agreement; he can see where some people might consider it city overreach, he isn't trying to put an unfair burden on the developer but feels it is a planning issue with options as to where to place a window. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen – aye. The motion carried.

7. ACTION ITEMS:

A. America 250 Proclamation

This item was moved to the beginning of the meeting.

B. 2025-2026 Appropriation Publication

Mayor Chadwick discussed the budget publication with a proposed budget of $26,559,539.00 and property tax levy amount of $2,202,714.00. Approval would be for publication of the proposed budget to allow for the public hearing to be held.

- Council Member Hershey moved to approve with the numbers stated. Council Member Salmonsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen – aye. The motion carried.

C. Executive Session – Idaho Code 74-206(c) to acquire an interest in real property not owned by a public agency

- Council Member Nielsen moved according to Idaho Code 74-206(c) to acquire an interest in real property not owned by a public agency we enter executive session. Council Salmonsen seconded the

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motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen – aye. The motion carried and the council entered executive session at 8:30 p.m.

Regular session reconvened 8:49 p.m.

D. Actions After Executive Session

- Council Member Hershey moved to authorize the mayor to negotiate real property as discussed. Council Salmonsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsen – aye; Nielsen – aye. The motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 8:50 p.m.

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CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: **July 15, 2025**
FILE(S) #: FP-25-06 Final Plat, Inspirado Subdivision Phase 3

REQUEST

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision Phase 3 consisting of 48 residential lots, 1 high density residential lot, 1 mixed use lot, and 7 common lots on 18.19 acres. The subject property is generally located on the northeast corner of W. Chinden Blvd and N. Star Road in Star, Idaho. Ada County Parcel No's S0420346610, and S0420315215.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE:
Teller Bard
Kimley-Horn
1100 W. Idaho Street, Ste. 210
Boise, Idaho 83702

OWNER/APPLICANT:
Antonov Star Holdings, LLC
75 E. Santa Clara Street
San Jose, California 95113

PROPERTY INFORMATION

Land Use Designation -	Residential (R-3-PUD-DA)
	Phase 3
Acres -	28.81
Residential Lots -	49
Common Lots -	8
Commercial -	0

HISTORY

August 17, 2021	Application was originally scheduled for public hearing and was postponed allowing ACHD and ITD time to provide comments.
January 11, 2022	Council approved applications for Annexation and Zoning (AZ-21-09), Development Agreement (DA-21-11), Planned Unit Development (PUD-21-01), and Preliminary Plat (PP-21-12) for Inspirado Subdivision. The preliminary plat was approved for a maximum 195 single-family residential lots, 2 multi-family lots, 1 commercial lot, 4 mixed use lots and 24 common lots on 139acres.
September 6, 2022	Council approved the final plat for Inspirado Subdivision, (FP-22-20), Phase 1 consisting of 61 residential lots, 7 common lots and 1 commercial lot on 61.32 acres.
November 15, 2022	Council approved the final plat for Inspirado Subdivision, (FP-22-22), Phase 2 consisting of 43 residential lots, 7 common lots and 1 commercial lot on 18.19 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision, Phase 3, consisting of 49 single-family residential lots, 8 common lots, and 0 commercial lot on 28.81 acres.

The Final Plat generally complies with the approved Preliminary Plat.

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

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

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

The application states that proposed overall open space provided is 10.65 acres (15.9%), including 3.5 acres (33%) usable open space. The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 9 site amenities. The applicant is proposing two main amenity areas (primary and secondary) including a community pool, 2 pickleball and two bocce ball courts, children's play area with tot lot structure, shade ramada, picnic tables and benches, multiple pathways and connections and passive, open areas. The applicant is also proposing a primary entrance monument with a water feature. with a pocket park with a shade ramada and a pathway along the southern portion of the property along the hillside and wetland area. There will also be three ponds in the development. These amenities satisfy the code requirement for development amenities. Any future multi-family development shall meet additional landscaping and amenity requirements in Section 8-5-20 of the UDC at the time of future approval.

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

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

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

Staff analysis of Final Plat Submittal:

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

The Preliminary Plat was approved with 195 single-family residential lots, 24 common lots, 2 multi-family lots, 1 commercial lot, and 4 mixed-use lots on 139 acres. The Final Plat for Phase 1 contains 61 single-family residential homes, 1 commercial lot and 7 common lots. Phase 2 contains 43 single-family residential homes, 1 commercial lot and 7 common lots. After the first two phases, there are 104 single-family residential lots platted, and 2 commercial lots. That leaves 91 single-family residential lots for the remaining phases.

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

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

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

Setbacks – Council approved Setbacks shall be as follows:

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

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

Street Names – Applicant has provided documentation that the proposed street names have been reviewed and approved by Ada County and are mostly reflected correctly on the final plat. **W. Old School Street should be changed to W. Old School Drive. Mylar will need updated prior to signing.**

Mailbox Cluster – **Applicant shall provide documentation from Meridian Postmaster depicting the approved location for the mailbox cluster for the development.** 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.

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

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

Fencing – **Applicant has not provided a fencing plan. Fence shall be consistent throughout the development. A plan shall be submitted for Staff review/approval prior to signing the final plat.**

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on July 7, 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.
Staff finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

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

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

C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.

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

E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

Conditions included in the Findings of Fact & Development Agreement.

- 7' Sidewalks shall be constructed along Collector Roadways and Star Road, or bonded for through ACHD
- Provide a public pathway easement along the south side of the Phyliss Canal for potential future pathway
- **The Developer agrees to provide the Bean property two (2) built driveways per their agreement in Phase 1. To date, the driveways have not been constructed per the condition of approval. Prior to signature of the final plat for Phase 3, the driveways shall be completed and inspected by staff.**
- There shall be no residential uses allowed within the Commercially zoned district
- Any storage units proposed in the Mixed-Use or Commercial areas shall require a Conditional Use Permit
- All streets within the development shall have minimum 36' roadway widths. The detached sidewalk planter strips shall be allowed at 6 ½ feet on each side with Class I trees.
- Non-single-family detached residential dwellings will be limited to a maximum of 10% of the subject gross R-3 development parcel.
- Setbacks shall be approved as follows: 5' side yard setbacks for all patio homes, 7' side yard setbacks for all single-family detached homes

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 $1,600 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at $315,000. $76,800 is due (48 residential lots x $1600) to be paid prior to signing the final plat of phase 3.**

2. **Prior to signing the final plat W. Old School Street needs to be changed to W. Old School Drive and accurately reflected on the final plat.**
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 shall provide approval from the Meridian Postmaster for the location of mailbox cluster.
6. **Applicant shall provide a fencing plan for Staff review/approval. Fencing shall be consistent throughout the development.**

Additional Conditions of Approval

1. The approved Final Plat for Inspirado Subdivision, Phase 3 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
3. **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.**
4. All entrances into the subdivision 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.
5. 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.
6. 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.**
7. **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.**
8. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
9. 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

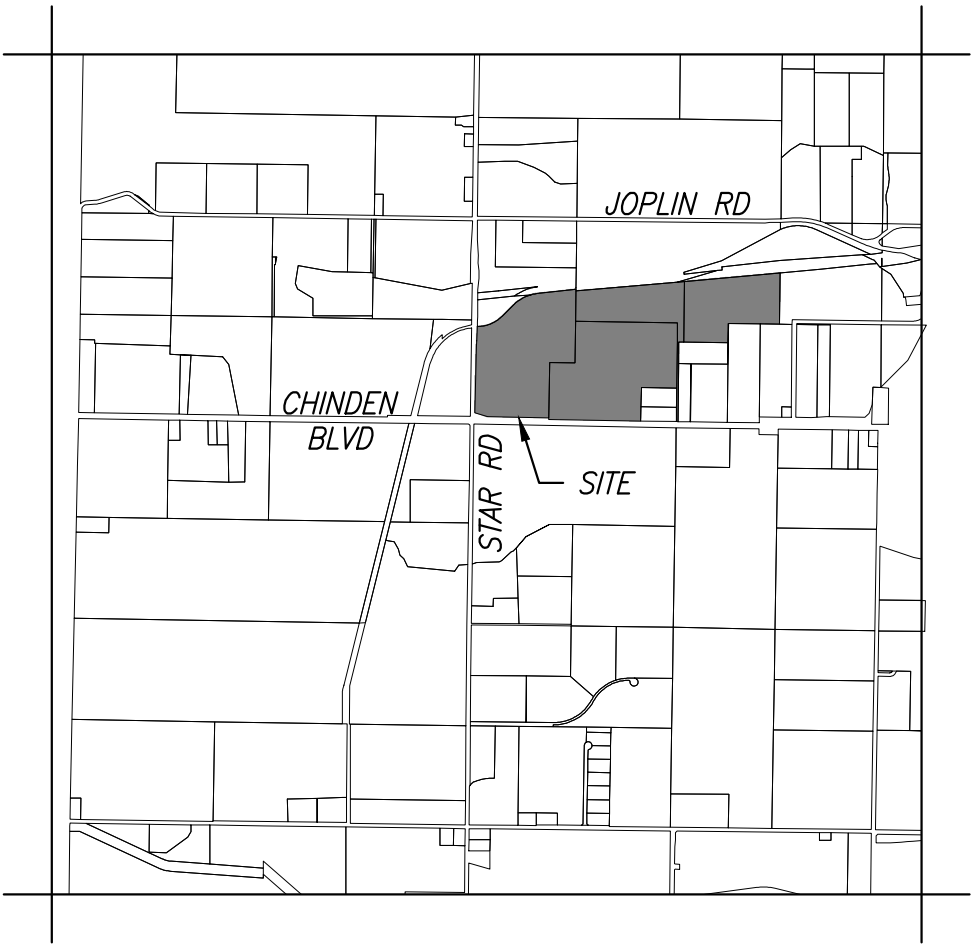
provided. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**

10. All streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
11. 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.
12. 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.
13. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
14. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
15. 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)
16. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
17. A 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.
18. 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.)
19. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
20. A separate sign application is required for any subdivision sign.
21. Applicant shall provide the City with an electronic copy of the signed recorded final plat with all signatures, prior to any building permits being issued.

22. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
23. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
24. All common areas shall be maintained by the Homeowners Association.
25. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
26. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.

COUNCIL DECISION

The Star City Council _____ File # FP-25-06 Inspirado Subdivision, Final Plat, Phase 3 on _____, _____. 2025.



T4N, R1W, SEC. 20

Kimley»Horn

April 29, 2025

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

RE: Inspirado Subdivision No. 3

Dear Ryan,

Attached for your review is the Final Plat application for Inspirado Subdivision No. 3. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for Inspirado Subdivision.

Inspirado No. 3 includes 48 single-family residential lots, 1 high-density residential lot, 1 mixed use lots, and 8 common lots on 28.81 acres. The gross density is 1.67 units per acre. The typical lot widths are 70-feet and 110-feet and lot sizes will range from 8,400 SF to 15,400 SF. The overall open space for the site is 2.09 acres (7.2%) of the total development area. Amenities for the subdivision are provided with Inspirado No. 1.

Construction of Inspirado Subdivision No. 3 will comply the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-906-3871 or at teller.bard@kimley-horn.com.

Thanks for your review and assistance with this application,

Teller Bard, P.E.
Project Engineer

City
P.O
Star, Idaho 83669
P: 208-286-7247

FINAL PLAT APPLICATION

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

FILE NO.: FP-25-06
Date Application Received: 05/14/2025 Fee Paid: _____
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Antonov Star Holdings, LLC
Applicant Address: 75 E. Santa Clara St. San Jose, CA Zip: 95113
Phone: 858-500-6786 Email: taylor@bvcapitalre.com

Owner Name: Antonov Star Holdings, LLC
Owner Address: 75 E. Santa Clara St. San Jose, CA Zip: 95113
Phone: 858-500-6786 Email: taylor@bvcapitalre.com

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

Property Information:

Subdivision Name: Inspirado Subdivision No. 3 Phase: 3
Parcel Number(s): S0420346610; S0420315215
Approved Zoning: R-3 PUD Units per acre: 1.67
Total acreage of phase: 28.81 Total number of lots: 58
Residential: 49 Commercial: _____ Industrial: _____
Common lots: 8 Total acreage of common lots: 2.09 Percentage: 7.2%
Percent of common space to be used for drainage: 6.1% Acres: 0.13
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:	49	49
Number of Common Lots:	8	8
Number of Commercial Lots:	1	1
Roads:	W. Old School St., N. Jackson River Ave., N. Nightbreak Way, W. Whisper Ridge Dr., N. Sunset Spring Way, W. Inspirado Dr., W. Old School Dr., W. Lookout View St., N. Golden Sky Way, N. Rocky Juniper Ave.	W. Old School St., N. Jackson River Ave., N. Nightbreak Way, W. Whisper Ridge Dr., Owyhee Storm Ave., W. Old School Dr., W. Lookout View St., N. Golden Sky Way, N. Rocky Juniper Ave.

Amenities: None in Phase None in Phase

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

Subdivision Name: Inspirado Subdivision No. 3 Phase: 3

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): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0140J
FIRM effective date(s): mm/dd/year 06/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
Base Flood Elevation(s): AE N/A .0 ft., etc.: N/A

c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

Applicant (√)	Description	Staff (√)
X	Completed and signed copy of Final Plat Application	BN
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
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: • 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**	
X	One (1) 11" X 17" paper copy of the Final Plat	
X	Electronic copy of the Final landscape plan**	BN

X	One (1) 11” X 17” copy of the Final landscape plan	
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**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	BN
X	Storm drainage calculations must be submitted for private streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight **design** and **location** information	BN
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	BN
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R’s 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
X	**Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance**: • 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.	
X	After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.	

FEE REQUIREMENT:

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

Applicant/Representative Signature

04/29/2025

Date

• Inspirada

AFFIDAVIT OF LEGAL INTEREST

STATE OF _____)
) ss
COUNTY OF _____)

I Antonov Star Holding LLC (name) 75 E. Santa Clara St. Suite 900 (address)
San Jose (city), CA (state) 95113 (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property described on the attached, and I grant my permission to Kimley Horn (name),
950 Bannock St. #1100 (address), Boise, ID (state) 83702 (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: _____

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

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

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

Type of application: _____

Dated this 9th day of April, 2021.

_____
(Signature)

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

MEGHAN E SMITH
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 578551
MY COMMISSION EXPIRES
March 9, 2024

Notary Public for ~~Idaho~~ Arizona
Residing at: Peoria, Az
My Commission Expires: 3.9.24

INSPIRADO LEGAL DESCRIPTION

A PORTION OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., FROM WHICH A 5/8"IRON PIN MARKING THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., BEARS NORTH 00046'11" EAST, 2,633.05 FEET; THENCE ON THE WEST BOUNDARY LINE OF SECTION 20 NORTH 00°46'11" EAST, 108.91 FEET; THENCE LEAVING SAID WEST BOUNDARY LINE SOUTH 89°13'49" EAST, 35.15 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. STAR ROAD AND THE REAL POINT OF BEGINNING;

THENCE ON THE EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 01°11'16" EAST, 867.58 FEET;

NORTH 04°40'24" EAST, 67.57 FEET;

NORTH 02°22'47" EAST, 188.19 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE PHYLLIS CANAL;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

368.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 457.81 FEET, A CENTRAL ANGLE OF 46°09'47" AND A LONG CHORD WHICH BEARS NORTH 66°52'56" EAST, 358.96 FEET;

NORTH 44°43'38" EAST, 197.20 FEET;

348.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 552.74 FEET, A CENTRAL ANGLE OF 36°04'43" AND A LONG CHORD WHICH BEARS NORTH 64°23'46" EAST, 342.33 FEET;

NORTH 83°52'40" EAST, 507.77 FEET;

SOUTH 00°41'14" WEST, 20.76 FEET;

NORTH 85°06'27"EAST, 1,416.98 FEET;

NORTH 84°43'04" EAST, 1,068.62 FEET;

NORTH 84°36'10" EAST, 182.24 FEET TO THE TO THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20;

THENCE ON SAID EAST BOUNDARY LINE, SOUTH 00°34'11" WEST, 668.37 FEET TO THE SE 1/16 CORNER OF SECTION 20;

THENCE ON SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, NORTH 89°18'12" WEST, 667.84 FEET;

THENCE LEAVING SAID SOUTH BOUNDARY LINE, SOUTH 00°36'15" WEST, 248.00 FEET;

THENCE NORTH 89°17'50" WEST, 640.14 FEET;

THENCE SOUTH 00°36'18" WEST, 1,036.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 20/26 (W. CHINDEN BOULEVARD);

THENCE ON SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°15'H" WEST, 19.83 FEET;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00036'18" EAST, 434.94 FEET;

THENCE NORTH 89°00'00" WEST, 456.41 FEET;

THENCE SOUTH 01°55'42" WEST, 434.91 FEET TO THE NORTH RIGHT-OF-WAY LINE OF W. STATE HIGHWAY 20/26 (W. CHINDEN BOULEVARD);

THENCE ON SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING (4) COURSES AND DISTANCES:

NORTH 88°59'27" WEST, 1,195.74 FEET;

NORTH 00°42'16" EAST, 20.00 FEET;

NORTH 88°59'27" WEST, 796.89 FEET;

NORTH 72°28'16" WEST, 172.52 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 115.086 ACRES, MORE OR LESS.

AND

A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., FROM WHICH A 5/8"IRON PIN MARKING THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., BEARS NORTH 00°46'11" EAST, 2,633.05 FEET; THENCE ON THE WEST BOUNDARY LINE OF SECTION 20, NORTH 00046'H" EAST, 1,315.15 FEET; THENCE LEAVING SAID WEST BOUNDARY LINE, SOUTH 89°13'49" EAST, 51.46 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. STAR ROAD AND THE REAL POINT OF BEGINNING;

THENCE ON SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES AND DISTANCES:

NORTH 04°2T26" EAST, 41.11 FEET;

NORTH 00°06'37" EAST, 318.90 FEET;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 85°01'11"EAST, 784.39 FEET TO THE PHYLLIS CANAL;

THENCE ON SAID PHYLLIS CANAL THE FOLLOWING TWO COURSES AND DISTANCES:

482.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 629.62 FEET, A CENTRAL ANGLE OF 43°56'33" AND A LONG CHORD WHICH BEARS SOUTH 62°00'46" WEST, 471.13 FEET;

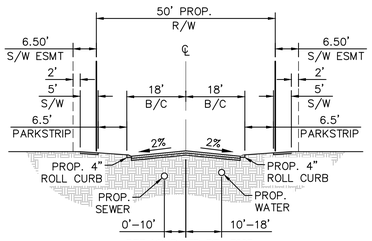
432.49 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 598.91 FEET, A CENTRAL ANGLE OF 41°22'31" AND A LONG CHORD WHICH BEARS SOUTH 60°43'43" WEST, 423.16 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 3.082 ACRES, MORE OR LESS.

END OF DESCRIPTION

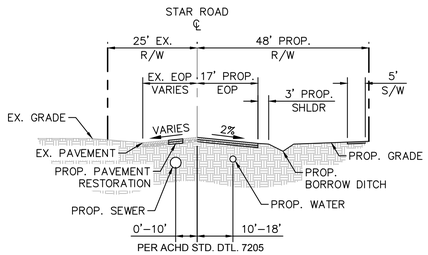
PRELIMINARY PLAT NOTES

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACHD STANDARD FOR PUBLIC STREETS.
3. BLOCK 1 LOT 1, BLOCK 1 LOT 22, BLOCK 1 LOT 32, BLOCK 1 LOT 47, BLOCK 1 LOT 52, BLOCK 1 LOT 67, BLOCK 2 LOT 1, BLOCK 2 LOT 8, BLOCK 2 LOT 21, BLOCK 3 LOT 1, BLOCK 4 LOT 1, BLOCK 4 LOT 9, BLOCK 5 LOT 4, BLOCK 5 LOT 8, BLOCK 5 LOT 12, BLOCK 6 LOT 4, BLOCK 6 LOT 9, BLOCK 7 LOT 3, BLOCK 7 LOT 6, BLOCK 7 LOT 9, BLOCK 7 LOT 14, BLOCK 8 LOT 1, BLOCK 8 LOT 4, AND BLOCK 9 LOT 18 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE INSPIRADO SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
4. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVED PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOA.
7. DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
8. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
9. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
10. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
11. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
12. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF THE RE-SUBDIVISION.
14. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
15. FRONT, REAR, AND SIDE YARD EASEMENT LOCATIONS AND WIDTHS TO BE DETERMINED WITH FINAL PLAT.
16. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
17. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.
18. A TRAFFIC IMPACT STUDY (TIS) IS BEING PREPARED FOR THIS DEVELOPMENT. APPROVED STUDY WILL BE PROVIDED TO STAFF WHEN AVAILABLE.



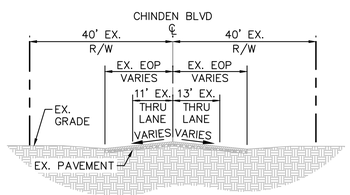
PER ACHD STD. DTL. 7207

(SECTION A)
STANDARD LOCAL
N.T.S.

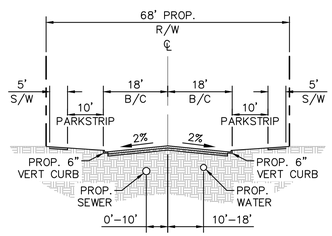


PER ACHD STD. DTL. 7205

(SECTION B)
STAR ROAD
LOOKING NORTH
N.T.S.



(SECTION C)
EXISTING CHINDEN BOULEVARD
N.T.S.



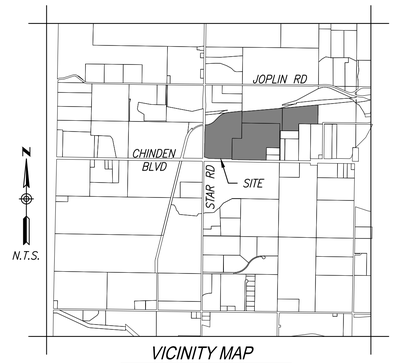
PER ACHD STD. DTL. 7206

(SECTION D)
COLLECTOR ROAD
N.T.S.

INSPIRADO
PRELIMINARY PLAT

A PORTION OF THE S $\frac{1}{2}$ OF SECTION 20,
TOWNSHIP 4 NORTH, RANGE 1 WEST
ADA COUNTY, IDAHO

Approved Preliminary Plat



VICINITY MAP
NTS

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS
03	EXISTING CONDITIONS
04	PROPOSED CONDITIONS
05	PROPOSED CONDITIONS
06	HORIZONTAL CONTROL
07	HORIZONTAL CONTROL
08	LOT DATA
09	PHASING PLAN
10	PRELIMINARY IRRIGATION PLAN
11	PRELIMINARY IRRIGATION PLAN

OWNER/DEVELOPER

ANTONOV STAR HOLDINGS, LLC.
7629 E PINNACLE PEAK ROAD #110
SCOTTSDALE, ARIZONA 85255
TELEPHONE: (480) 401-0800
CONTACT: RANDAL CLARNO
EMAIL: RANDY@CRITERIONLAND.COM

CIVIL ENGINEER

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

LAND SURVEYOR

IDAHO SURVEY GROUP
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PHONE: (208) 846-8570
CONTACT: CODY MCCAMMON, PLS
EMAIL: CODYM@IDAHOSURVEY.COM

LEGEND

- PROPOSED CL/SECTION LINE
- PROPOSED SWALE
- PROPOSED BOUNDARY
- ROAD RIGHT OF WAY
- LOT LINE
- EASEMENT
- PROPOSED SEWER
- PROPOSED" WATER (3' COVER)
- STORM WATER INFRASTRUCTURE EASEMENT
- PROPOSED CURB
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED SEWER MANHOLE
- EXISTING HIGHWAY MONUMENT
- CALCULATED MONUMENT
- EXISTING UTILITY PIPE SLEEVE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- SIDEWALK RAMP
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL ROAD
- EXISTING FENCE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- PHASE LINE
- DRAINAGE POND BOUNDARY
- SEEPAGE BED

PRELIMINARY PLAT DATA

EXISTING ZONING RUT
PROPOSED ZONING: PUD

GROSS ACREAGE: 124.07 AC
GROSS RESIDENTIAL ACREAGE: 66.80 AC

TOTAL LOTS: 224
COMMON LOTS: 24
MIXED USE LOTS: 5
(BLOCK 11, LOTS 2, 4, & 5)
COMMERCIAL LOTS:1 (BLOCK 11, LOT 3)
HIGH DENSITY RESIDENTIAL LOTS: 2
(BLOCK 10, LOT 1 & BLOCK 12, LOT 1)
RESIDENTIAL LOTS: 192

GROSS DENSITY:1.55 DU/AC
RESIDENTIAL GROSS DENSITY: 2.87 DU/AC

BUFFER OPEN SPACE: 2.35 AC
COMMON OPEN SPACE: 4.44 AC
USABLE OPEN SPACE: 3.53 AC
VISUAL NATURAL OPEN SPACE: 0.34 AC

TOTAL RESIDENTIAL OPEN SPACE: 10.65 AC
(15.9% OF GROSS)

PATIO HOME MINIMUM WIDTH: 50'
LUXURY HOME MINIMUM WIDTH: 70'
CUSTOM HOME MINIMUM WIDTH: 75'

PATIO HOME MINIMUM AREA: 5,500 SF
LUXURY HOME MINIMUM AREA: 8,400 SF
CUSTOM HOME MINIMUM AREA: 10,500 SF

NO.	REVISION	BY	DATE	APP

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

SCALE (H): 1"=50'
SCALE (V): NONE
DESIGNED BY: ITC
DRAWN BY: ITC
CHECKED BY: TRB
DATE: 3/23/2022

INSPIRADO
COVER SHEET
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19946
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-CVR

01 OF 11

K:\phx_civil\291015012 - chinden & star\CADD\preliminary plat\5012-PP-CVR.dwg Mar 23, 2022 Teller.Bard
THE INFORMATION CONTAINED IN THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

FOUND 5/8" IRON PIN AT COMMON CORNER OF SEC 19 & 20, T4N, R1W.

N0°46'11"E 2633.06' (BASIS OF BEARING)

APN: S0420325855

APN: S0420335750

1/16 SECTION LINE

APN: S0420314900

PHYLLIS CANAL

EXISTING OVER-HEAD ELECTRICAL TO BE UNDERGROUNDED.

APN: S0419417750

784.39'
S85°01'11"W

STA 122+50
[EAP S-3770(1)]

EXISTING CANAL ESMT.
R=629.62'
L=482.88'

S0°41'14"W
20.76'

N85°06'27"E 1416.98'

N83°52'40"E 507.77'

EXISTING WELL TO BE REMOVED.

EXISTING STORM DRAIN PIPE AND CATCH BASIN TO BE REMOVED.

20' EASEMENT
EX. IRR

R=552.74'
L=348.06'

EXISTING 18" IRRIGATION PIPE TO REMAIN.

EXISTING 18" IRRIGATION PIPE TO BE REMOVED.

EXISTING RESIDENCE, ANCILLARY STRUCTURES, AND OTHER PERMANENT IMPROVEMENTS TO BE REMOVED.

EXISTING FENCE TO BE REMOVED.

EXISTING 12" IRRIGATION PIPE TO BE REMOVED.

318.90'
S0°06'37"W

N44°43'38"E
197.20'

EXISTING CANAL ESMT.

APN: S0419449020

R=598.91'
L=432.50'

S4°21'26"W
41.11'

WATER PIPE SLEEVE PREVIOUSLY INSTALLED.

SEWER PIPE SLEEVE PREVIOUSLY INSTALLED.

CHANNEL SIPHON STRUCTURE TO BE MAINTAINED OR MODIFIED AS NEEDED.

1/16 SECTION LINE

CALCULATED POINT AT NE CORNER OF SW 1/16 OF SEC 20, T4N, R1W.

R=457.81'
L=368.86'

S89°13'49"E
51.46'

EXISTING IRRIGATION DITCH TO BE REMOVED.

EXISTING BOX STRUCTURE TO REMAIN

EXISTING 16" IRRIGATION PIPE TO REMAIN.

N2°22'47"E
188.19'

STAR ROAD

EXISTING IRRIGATION DITCH TO BE PIPED AND RELOCATED.

EXISTING POWER POLES AND POWER LINE TO BE UNDERGROUNDED.

25' EX. OHE

23' EX. GAS

N0°46'11"E 1315.15'

N4°40'24"E
67.57'

39' EX. OHE

APN: S0419449300

23' EX. EOP

40' EX. R/W (VARIES)

25' EX. R/W

14' EX. EOP

SECTION LINE

EXISTING 12" IRRIGATION PIPE TO BE PIPED AND RELOCATED.

EXISTING 18" IRRIGATION PIPE TO BE PIPED AND RELOCATED.

EXISTING IRRIGATION DITCH TO BE PIPED AND RELOCATED.

EXISTING IRRIGATION DITCH TO BE REMOVED.

EXISTING IRRIGATION DITCH TO BE REMOVED.

EXISTING 15" IRRIGATION PIPE TO BE REMOVED.

1/16 SECTION LINE

EXISTING IRRIGATION DITCH TO BE REMOVED.

N1°11'16"E 867.58'

25' EX. R/W

S89°13'49"E
35.15'

EX. R/W VARIES

N0°46'11"E
108.91'

FND ALUMINUM CAP MONUMENT AT SW CORNER OF SEC 20, T4N, R1W.

EXISTING POWER POLES POWER LINE TO BE UNDERGROUNDED.

EXISTING 24" IRRIGATION PIPE TO BE REMOVED.

N72°28'16"W
172.52'

EXISTING DIRT ROAD TO BE REMOVED.

EXISTING 24" IRRIGATION PIPE TO REMAIN.

N88°59'27"W 796.89'

51' EX. OHE

46' EX. GAS

19' EX. EOP (VARIES)

60' EX. R/W

N0°42'16"E
20.00'

CALCULATED POINT AT SE CORNER OF SW 1/16 OF SEC 20

EXISTING GAS LINE AND STRUCTURE TO REMAIN.

EXISTING POWER POLES AND POWER LINE TO BE UNDERGROUNDED.

1195.74'
N88°59'27"W

EXISTING TRAFFIC CONTROL BOX AND CONCRETE PAD TO REMAIN.

CHINDEN BOULEVARD

EXISTING TRAFFIC SIGNAL AND INTERSECTION IMPROVEMENTS TO REMAIN

40' EX. R/W

MATCHLINE SEE SHEET 03

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

K:\phs_civil\291015012 - chinden & star\CADD\preliminary plat\5012-PP-EC.dwg Mar 23, 2022 Teller.Bard
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NO.	REVISION	BY	DATE	APP

Kimley»Horn

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950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

SCALE (H): 1"=40'
SCALE (V): NONE

DESIGNED BY: ITC
DRAWN BY: ITC
CHECKED BY: TRB

DATE: 3/23/2022

INSPIRADO

EXISTING CONDITIONS

STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
TELLER BARD

EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-EC

02 OF 11

MATCHLINE SEE SHEET 02

APN: S0420314900

APN: S0420417500

APN: S0420449205

APN: S0420438800

APN: S0420438905

APN: S0420438610

APN: S0420438700

APN: S0420347000

APN: S0420347100

PHYLLIS CANAL

OLD SCHOOL ROAD

CHINDEN BOULEVARD

¼ SECTION LINE

1/16 SECTION LINE

EXISTING 10" IRRIGATION PIPE TO REMOVED.

EXISTING 10" IRRIGATION PIPE TO BE REMOVED.

N85°06'27"E 1416.98'

N84°43'04"E 1068.62'

EXISTING DIRT ROAD TO BE REALIGNED WITHIN PIONEER IRRIGATION EASEMENT

EXISTING 18" IRRIGATION PIPE TO REMAIN.

N84°36'10"E 182.24'

EXISTING 12" IRRIGATION PIPE TO BE REMOVED.

EXISTING 12" IRRIGATION PIPE TO REMAIN.

S0°34'11"W 668.37'

N89°18'12"W 667.84'

EXISTING IRRIGATION DITCHES AND PIPE TO BE TILED AS REQUIRED FOR EXTENSION TO OLD SCHOOL ROAD.

EXISTING IRRIGATION DITCH TO BE REMOVED.

S0°36'15"W 248.00'

N89°17'50"W 640.14'

EXISTING 16" IRRIGATION PIPE TO BE REMOVED.

EXISTING IRRIGATION DITCH TO BE PIPED AND RELOCATED.

EXISTING IRRIGATION PUMP TO BE REMOVED.

EXISTING IRRIGATION PIPE TO BE REMOVED.

EXISTING 12" IRRIGATION PIPE TO BE REMAIN.

EXISTING 24" IRRIGATION PIPE TO BE REMAIN.

S0°36'18"W 1036.75'

EXISTING GRAVEL ROAD TO BE REMOVED.

EXISTING IRRIGATION DITCH TO BE REMOVED.

N89°00'00"W 456.41'

EXISTING 15" IRRIGATION PIPE TO REMAIN.

EXISTING 15" IRRIGATION PIPE TO BE REMOVED.

EXISTING FENCE TO BE REMOVED.

S1°55'42"W 434.91'

S0°36'18"W 434.94'

EXISTING 16" IRRIGATION PIPE TO REMAIN.

EXISTING IRRIGATION STRUCTURE TO REMAIN.

EXISTING IRRIGATION STRUCTURE TO BE REMOVED.

EXISTING 16" IRRIGATION PIPE TO REMAIN.

EXISTING 12" IRRIGATION PIPE TO REMAIN.

FOUND ALUMINUM CAP MONUMENT AT SE CORNER OF SW ¼ OF SEC 20

N88°59'27"W 1195.74'

EXISTING POWER POLES AND POWER LINE TO REMAIN.

EXISTING 12" IRRIGATION PIPE TO REMAIN.

S89°15'11"E 19.83'

EXISTING GAS LINE AND STRUCTURE TO REMAIN.

40' EX. R/W

40' EX. R/W

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISION	BY	DATE	APP

Kimley»Horn

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950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

SCALE (H): 1"=40'
SCALE (V): NONE

DESIGNED BY: ITC
DRAWN BY: ITC
CHECKED BY: TRB

DATE: 3/23/2022

INSPIRADO
EXISTING CONDITIONS
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
JELLER BARD

EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-EC

03 OF 11

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APN: S0420325855

APN: S0420335750

APN: S0419417750

APN: S0419449020

APN: S0419449300

PHYLLIS CANAL

STA 122+50
[FAP S-3770(1)]

FUTURE 12" WATER LINE EXTENSION TO BE CONSTRUCTED WITH STARPOINTE SUBDIVISION (NOT A PART)

FUTURE 21" SEWER LINE EXTENSION TO BE CONSTRUCTED WITH STARPOINTE SUBDIVISION (NOT A PART)

EXISTING IRRIGATION PIPE (PROTECT IN PLACE)

EXISTING IRRIGATION PIPE (PROTECT IN PLACE)

CALCULATED POINT AT NE CORNER OF SW ¼ OF SEC 20, T4N, R1W.

FND ALUMINUM CAP MONUMENT AT SW CORNER OF SEC 20, T4N, R1W.

PROP. STAR ROAD CONNECTION

PROP. WATER BLOWOFF (TYP)

EXISTING CANAL ESMT

PROP. BASIN LOCATION

PROP. FIRE HYDRANT (TYP)

PROP. STREET LIGHT (TYP)

PROP. CATCH BASIN LOCATION (TYP)

PROP. SEEPAGE BED LOCATION

PROP. SANITARY SEWER MANHOLE (TYP)

PROP. TEMPORARY BASIN LOCATION
ACHD EASEMENT FOR STORMWATER STORAGE FACILITY

¼ SECTION LINE

MATCHLINE SEE SHEET 05

N. STAR ROAD

W. LOOKOUT VIEW ST

W. DAYBREAK RUN CT

W. INSPIRADO DR

N. AURORA SKY AVE

W. OLD SCHOOL ST

N. MAGIC MALLARD AVE

N. WONDER AVE

N. ELUSIVE PARK AVE

W. WHISPER RIDGE DR

N. SMOKEFALL AVE

W. CHINDEN BOULEVARD

PHASE 1
BLOCK 1

PHASE 1
BLOCK 2

BLOCK 10

BLOCK 11

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 9

25' EX. R/W

EX. R/W VARIES

PROP. ITD R/W VARIES

PROP. ITD R/W 192'

60' EX. R/W

40' EX. R/W

20' EX. IRR. EASEMENT

SECTION LINE

CALCULATED POINT AT SE CORNER OF SW ¼ OF SEC 20

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

NO.	REVISION	BY	DATE	APP

Kimley»Horn

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950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

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

INSPIRADO
PROPOSED CONDITIONS
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-PC-2

04 OF 11

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XREF: x5012-LIT-PH1 x5012-LIT-PH2 x5012-LIT-PH3 x5012-LIT-PH4 x5012-LIT-ALIGN x5012-LIT-PP-PC-2.dwg
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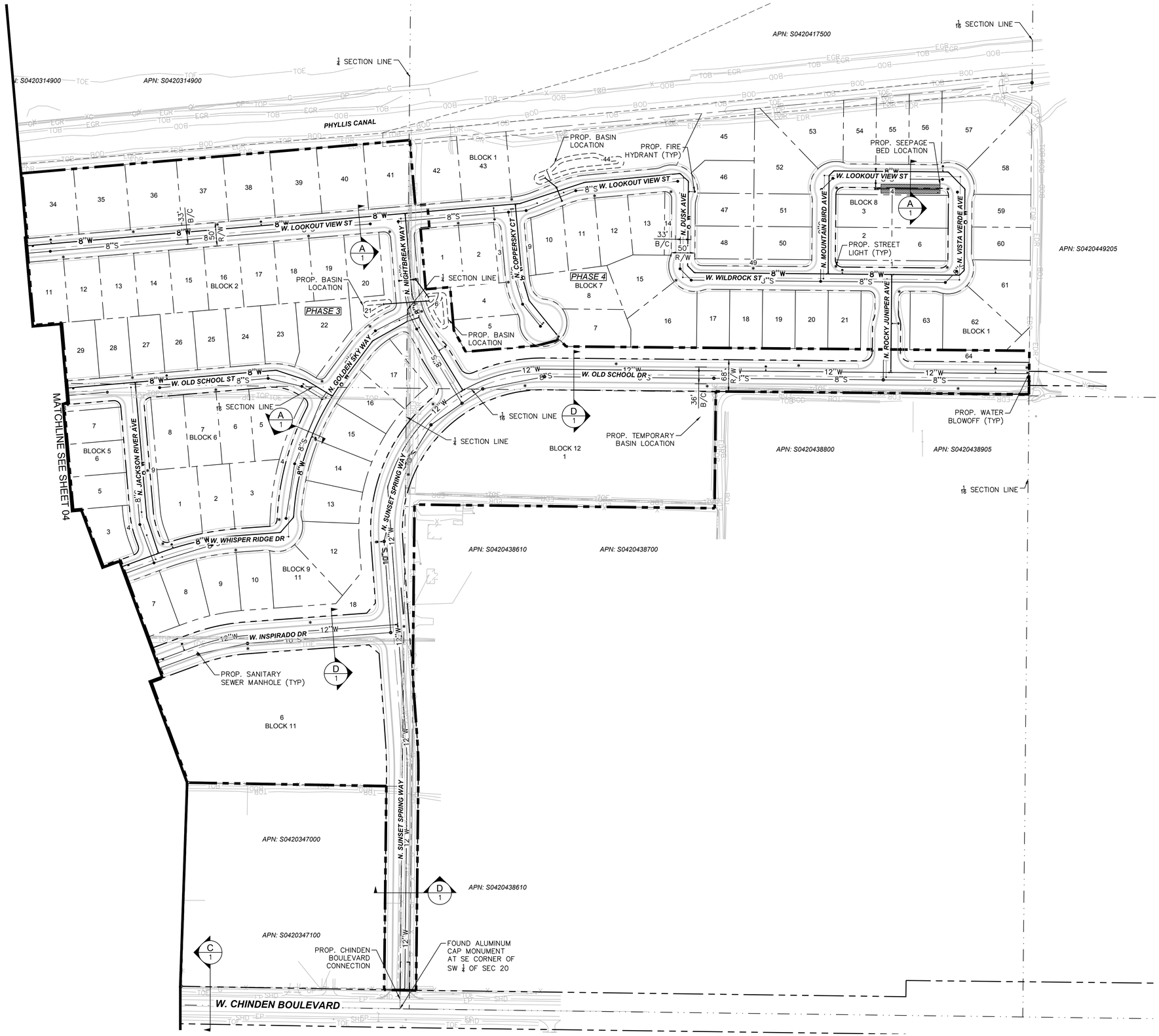

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISION	BY	DATE	APP

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Boise, Idaho 83702 (208) 297-2885

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SCALE (V): NONE	
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DATE: 3/23/2022	

INSPIRADO
PROPOSED CONDITIONS
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-PC-2

05 OF 11

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XREFS: 5012-CTB.ctb, 5012-LT-PH1.dwg, 5012-LT-PH2.dwg, 5012-LT-PH3.dwg, 5012-LIT-PH4
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FOUND 5/8" IRON PIN AT COMMON CORNER OF SEC 19 & 20, T4N, R1W.

N0°46'11"E 2633.06' (BASIS OF BEARING)

APN: S0420325855

APN: S0420335750

APN: S0419417750

APN: S0419449020

APN: S0419449300

1/16 SECTION LINE

EXISTING CANAL ESMT.

PHYLLIS CANAL

STA 122+50 [FAP S-3770(1)]

S85°01'11"W 784.39'

652.9'

R=629.62' L=482.88'

S0°41'14"W 20.76'

N83°52'40"E 507.77'

S0°06'37"W 318.90'

R=552.74' L=348.05'

EASEMENT

N44°43'38"E 197.20'

S4°21'26"W 41.11'

R=598.91' L=432.50'

S89°13'49"E 51.46'

R=457.81' L=368.86'

CALCULATED POINT AT NE CORNER OF SW 1/16 OF SEC 20, T4N, R1W.

N2°22'47"E 188.19'

N4°40'24"E 67.57'

N0°46'11"E 1315.15'

STAR ROAD

BLOCK 10

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 9

BLOCK 11

STAR SWD TEMPORARY CONSTRUCTION ACCESS

STAR SWD WATER CAMPUS

100' TEMP T.C.E.

EX. R/W VARIES

25' EX. R/W

PROP. ITD R/W VARIES

SECTION LINE

N0°11'16"E 867.58'

PROP. ITD R/W

472.2'

PROP. ITD R/W 192'

FND ALUMINUM CAP MONUMENT AT SW CORNER OF SEC 20, T4N, R1W.

S89°13'49"E 35.15'

N72°28'16"W 172.52'

172.5'

N0°46'11"E 108.91'

664.5'

N88°59'27"W 796.89'

60' EX. R/W

40' EX. R/W

132.4'

CALCULATED POINT AT SE CORNER OF SW 1/16 OF SEC 20

N0°42'16"E 20.00'

657.8'

1195.74'

N88°59'27"W

538.1'

S1°55'42"W 434.91'

CHINDEN BOULEVARD

MATCHLINE SEE SHEET 06

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISION	BY	DATE	APP'D

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: ITC
DRAWN BY: ITC
CHECKED BY: TRB
DATE: 3/23/2022

Kimley»Horn

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950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

INSPIRADO
HORIZONTAL CONTROL
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-PC

06 OF 11

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APN: S0420417500

APN: S0420314900

PHYLLIS CANAL

OLD SCHOOL DRIVE

APN: S0420449205

APN: S0420438800

APN: S0420438905

APN: S0420438610

APN: S0420438700

APN: S0420347000

APN: S0420347100

MATCHLINE SEE SHEET 06

BLOCK 1

BLOCK 2

BLOCK 5

BLOCK 7

BLOCK 8

BLOCK 9

BLOCK 11

BLOCK 12

N84°43'04"E 1068.62'

N85°06'27"E 1416.98'

N84°36'10"E 182.24'

N89°18'12"W 667.84'

S0°34'11"W 668.37'

N89°17'50"W 640.14'

S0°36'15"W 248.00'

N0°36'18"E 434.94'

S0°36'18"W 1036.75'

N89°00'00"W 456.41'

N89°15'11"W 19.83'

FOUND ALUMINUM CAP MONUMENT AT SE CORNER OF SW ¼ OF SEC 20

N0°36'18"E 40.00'

¼ SECTION LINE

1/16 SECTION LINE

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISION	BY	DATE	APP'D

Kimley»Horn

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950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

SCALE (H): 1"=40'
SCALE (V): NONE

DESIGNED BY: ITC
DRAWN BY: ITC
CHECKED BY: TRB

DATE: 3/23/2022

INSPIRADO
HORIZONTAL CONTROL
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
TELLER BARD

EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-PC

07 OF 11

K:\Bhx_civil\291015012 - chinden & star\CADD\preliminary plat\5012-PP-PC.dwg Mar 23, 2022 Teller.Bard
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LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 1	30,500	0.70
2	BLOCK 1	7,470	0.17
3	BLOCK 1	6,672	0.15
4	BLOCK 1	5,927	0.14
5	BLOCK 1	5,750	0.13
6	BLOCK 1	5,750	0.13
7	BLOCK 1	5,750	0.13
8	BLOCK 1	5,750	0.13
9	BLOCK 1	5,750	0.13
10	BLOCK 1	5,723	0.13
11	BLOCK 1	8,241	0.19
12	BLOCK 1	5,815	0.13
13	BLOCK 1	5,817	0.13
14	BLOCK 1	6,911	0.16
15	BLOCK 1	11,097	0.25
16	BLOCK 1	8,341	0.19
17	BLOCK 1	5,500	0.13
18	BLOCK 1	5,500	0.13
19	BLOCK 1	5,500	0.13
20	BLOCK 1	5,500	0.13
21	BLOCK 1	5,500	0.13
22	BLOCK 1	35,957	0.83
23	BLOCK 1	15,521	0.36
24	BLOCK 1	17,317	0.40
25	BLOCK 1	13,844	0.32
26	BLOCK 1	13,777	0.32
27	BLOCK 1	13,837	0.32
29	BLOCK 1	14,223	0.33
30	BLOCK 1	14,001	0.32
31	BLOCK 1	15,235	0.35
32	BLOCK 1	6,440	0.15
33	BLOCK 1	16,316	0.37
34	BLOCK 1	15,400	0.35
35	BLOCK 1	15,400	0.35
38	BLOCK 1	15,400	0.35
39	BLOCK 1	14,000	0.32
40	BLOCK 1	14,000	0.32
41	BLOCK 1	14,000	0.32
42	BLOCK 1	14,000	0.32
43	BLOCK 1	14,000	0.32
47	BLOCK 1	44,443	1.02
48	BLOCK 1	15,250	0.35
49	BLOCK 1	8,576	0.20
50	BLOCK 1	8,692	0.20
51	BLOCK 1	8,750	0.20
52	BLOCK 1	3,653	0.08
53	BLOCK 1	8,750	0.20
54	BLOCK 1	8,735	0.20
55	BLOCK 1	16,173	0.37
56	BLOCK 1	15,884	0.36
57	BLOCK 1	9,733	0.22
58	BLOCK 1	10,260	0.24
59	BLOCK 1	10,733	0.25
60	BLOCK 1	23,377	0.54
61	BLOCK 1	16,463	0.38
62	BLOCK 1	8,769	0.20
63	BLOCK 1	8,790	0.20
64	BLOCK 1	14,850	0.34
65	BLOCK 1	16,871	0.39
66	BLOCK 1	8,698	0.20
67	BLOCK 1	9,545	0.22

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 2	4,697	0.11
2	BLOCK 2	10,052	0.23
3	BLOCK 2	9,626	0.22
4	BLOCK 2	9,741	0.22
5	BLOCK 2	9,750	0.22
6	BLOCK 2	9,750	0.22
7	BLOCK 2	9,750	0.22
8	BLOCK 2	76,952	1.77
9	BLOCK 2	10,091	0.23
10	BLOCK 2	10,125	0.23
11	BLOCK 2	10,125	0.23
12	BLOCK 2	10,125	0.23
13	BLOCK 2	10,125	0.23
14	BLOCK 2	10,125	0.23
15	BLOCK 2	10,125	0.23
16	BLOCK 2	10,125	0.23
17	BLOCK 2	10,125	0.23
18	BLOCK 2	10,125	0.23
19	BLOCK 2	10,125	0.23
20	BLOCK 2	10,125	0.23
21	BLOCK 2	10,438	0.24
22	BLOCK 2	14,656	0.34
23	BLOCK 2	9,547	0.22
24	BLOCK 2	9,375	0.22
25	BLOCK 2	8,750	0.20
26	BLOCK 2	8,750	0.20
27	BLOCK 2	8,750	0.20
28	BLOCK 2	8,750	0.20
29	BLOCK 2	8,750	0.20
30	BLOCK 2	8,750	0.20
31	BLOCK 2	8,624	0.20
32	BLOCK 2	8,409	0.19
33	BLOCK 2	5,764	0.13
34	BLOCK 2	5,606	0.13
35	BLOCK 2	5,750	0.13
36	BLOCK 2	5,750	0.13
37	BLOCK 2	5,750	0.13
38	BLOCK 2	5,750	0.13
39	BLOCK 2	5,750	0.13
40	BLOCK 2	5,750	0.13
41	BLOCK 2	5,894	0.14
42	BLOCK 2	5,762	0.13
43	BLOCK 2	5,974	0.14
44	BLOCK 2	5,924	0.14
45	BLOCK 2	5,817	0.13
46	BLOCK 2	6,081	0.14
47	BLOCK 2	5,812	0.13
48	BLOCK 2	5,720	0.13
49	BLOCK 2	6,004	0.14
50	BLOCK 2	10,615	0.24
51	BLOCK 2	9,456	0.22
52	BLOCK 2	8,750	0.20
53	BLOCK 2	8,750	0.20
54	BLOCK 2	8,745	0.20

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 3	34,231	0.79
2	BLOCK 3	5,750	0.13
3	BLOCK 3	5,880	0.13
4	BLOCK 3	6,734	0.15
5	BLOCK 3	7,282	0.17
6	BLOCK 3	7,092	0.16
7	BLOCK 3	9,765	0.22
8	BLOCK 3	10,309	0.24
9	BLOCK 3	6,946	0.16
10	BLOCK 3	6,165	0.14
11	BLOCK 3	6,281	0.14
12	BLOCK 3	6,050	0.14
13	BLOCK 3	5,962	0.14
14	BLOCK 3	5,750	0.13
15	BLOCK 3	6,184	0.14
16	BLOCK 3	6,327	0.15

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 4	3,771	0.09
2	BLOCK 4	6,046	0.14
3	BLOCK 4	5,500	0.13
4	BLOCK 4	5,578	0.13
5	BLOCK 4	5,864	0.13
6	BLOCK 4	5,500	0.13
7	BLOCK 4	5,500	0.13
8	BLOCK 4	5,500	0.13
9	BLOCK 4	3,203	0.07
10	BLOCK 4	5,720	0.13
11	BLOCK 4	5,720	0.13
12	BLOCK 4	5,720	0.13
13	BLOCK 4	6,464	0.15
14	BLOCK 4	7,286	0.17
15	BLOCK 4	8,019	0.18

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 5	10,610	0.24
2	BLOCK 5	9,447	0.22
3	BLOCK 5	8,769	0.20
4	BLOCK 5	1,549	0.04
5	BLOCK 5	8,400	0.19
6	BLOCK 5	8,400	0.19
7	BLOCK 5	8,400	0.19
8	BLOCK 5	3,503	0.08
9	BLOCK 5	8,400	0.19
10	BLOCK 5	8,400	0.19
11	BLOCK 5	8,400	0.19
12	BLOCK 5	2,441	0.06

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 6	12,489	0.29
2	BLOCK 6	9,878	0.23
3	BLOCK 6	12,305	0.28
4	BLOCK 6	4,139	0.10
5	BLOCK 6	12,887	0.30
6	BLOCK 6	10,850	0.25
7	BLOCK 6	10,850	0.25
8	BLOCK 6	10,850	0.25
9	BLOCK 6	4,623	0.11

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 7	10,597	0.24
2	BLOCK 7	9,750	0.22
3	BLOCK 7	1,903	0.04
4	BLOCK 7	8,899	0.20
5	BLOCK 7	9,849	0.23
6	BLOCK 7	36,212	0.83
7	BLOCK 7	10,990	0.25
8	BLOCK 7	13,686	0.31
9	BLOCK 7	1,795	0.04
10	BLOCK 7	9,133	0.21
11	BLOCK 7	10,163	0.23
12	BLOCK 7	9,726	0.22
13	BLOCK 7	9,697	0.22
14	BLOCK 7	1,991	0.05
15	BLOCK 7	12,027	0.28
16	BLOCK 7	15,747	0.36
17	BLOCK 7	8,678	0.20
18	BLOCK 7	8,750	0.20
19	BLOCK 7	8,750	0.20
20	BLOCK 7	8,750	0.20
21	BLOCK 7	8,750	0.20

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 8	3,503	0.08
2	BLOCK 8	8,400	0.19
3	BLOCK 8	8,400	0.19
4	BLOCK 8	3,503	0.08
5	BLOCK 8	8,400	0.19
6	BLOCK 8	8,400	0.19

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 9	8,526	0.20
2	BLOCK 9	9,433	0.22
3	BLOCK 9	10,040	0.23
4	BLOCK 9	8,977	0.21
5	BLOCK 9	8,750	0.20
6	BLOCK 9	8,750	0.20
7	BLOCK 9	8,750	0.20
8	BLOCK 9	9,432	0.22
9	BLOCK 9	9,636	0.22
10	BLOCK 9	8,853	0.20
11	BLOCK 9	13,465	0.31
12	BLOCK 9	14,740	0.34
13	BLOCK 9	9,706	0.22
14	BLOCK 9	9,708	0.22
15	BLOCK 9	9,709	0.22
16	BLOCK 9	9,627	0.22
17	BLOCK 9	10,433	0.24
18	BLOCK 9	45,661	1.05

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 10	85,947	1.97

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 11	15,963	0.37
2	BLOCK 11	546,722	12.55
3	BLOCK 11	796,972	18.30
4	BLOCK 11	321,413	7.38
5	BLOCK 11	126,764	2.91

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 12	146,057	3.35

PHASE SUMMARY	
PHASE	NUMBER OF LOTS
1	72
2	49
3	58
4	48

NO.	REVISION	BY	DATE	APP

Kimley»Horn

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950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

SCALE (H): 1"=150'
SCALE (V): NONE

DESIGNED BY: ITC
DRAWN BY: ITC
CHECKED BY: TRB

DATE: 3/23/2022

INSPIRADO

LOT DATA

STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19946
3/23/22
STATE OF IDAHO
TELLER BARD

EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-PC

08 OF 11

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USER: Teller.Bard - Kimley-Horn and Associates, Inc. - 2022.3.0 (build 2022.3.0.0) - 3/23/2022 8:04 AM
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APN: S0420325855
APN: S0420335750
1/16 SECTION LINE
APN: S0420314900
APN: S0420314900
1/4 SECTION LINE
APN: S0420417500
1/16 SECTION LINE
PHYLLIS CANAL
PHYLLIS CANAL
APN: S0419417750
APN: S0419449020
CALCULATED POINT AT NE CORNER OF SW 1/16 OF SEC 20, T4N, R1W.
BLOCK 10
1
20' EX. IRR. EASEMENT
W. LOOKOUT VIEW ST
W. LOOKOUT VIEW ST
W. LOOKOUT VIEW ST
W. LOOKOUT VIEW ST
W. DAYBREAK RUN CT
N. AURORA SKY AVE
N. MAGIC MALLARD AVE
N. WONDER AVE
N. ELLIS PARK AVE
N. JACKSON RIVER AVE
N. GOLDEN SKY WAY
N. NIGHTBREAK WAY
N. COPPERSKY CT
N. DUSK AVE
N. MOUNTAIN BIRD AVE
N. VISTA VERDE AVE
N. ROCKY JUNIPER AVE
W. WILDROCK ST
PHASE LINE
1/16 SECTION LINE
1/16 SECTION LINE
1/4 SECTION LINE
W. OLD SCHOOL ST
W. OLD SCHOOL ST
W. OLD SCHOOL DR
PHASE 1
PHASE 2
PHASE 3
PHASE 4
APN: S0420449205
APN: S0420438800
APN: S0420438905
APN: S0420438610
APN: S0420438700
1
BLOCK 12
1/16 SECTION LINE
N. STAR ROAD
2
BLOCK 11
W. INSPIRADO DR
W. WHISPER RIDGE DR
W. WHISPER RIDGE DR
W. INSPIRADO DR
N. SUNSET SPRING WAY
N. SUNSET SPRING WAY
N. SMOKEFALL AVE
6
BLOCK 11
APN: S0419449300
25' EX. R/W
EX. R/W VARIES
SECTION LINE
3
1/16 SECTION LINE
4
5
PHASE LINE
APN: S0420347000
APN: S0420438610
APN: S0420347100
FND ALUMINUM CAP MONUMENT AT SW CORNER OF SEC 20, T4N, R1W.
60' EX. R/W
40' EX. R/W
CALCULATED POINT AT SE CORNER OF SW 1/16 OF SEC 20
40' EX. R/W
W. CHINDEN BOULEVARD
40' EX. R/W

NOTE

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

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

NO.	REVISION	BY	DATE	APP

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950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

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SCALE (V): NONE
DESIGNED BY: ITC
DRAWN BY: ITC
CHECKED BY: TRB
DATE: 3/23/2022

INSPIRADO
PHASING PLAN
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-PHASE

09 OF 11

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APN: S0420325855

APN: S0420335750

APN: S0419417750

APN: S0419449020

APN: S0419449300

1/16 SECTION LINE

PHYLLIS CANAL

STA 122+50
[FAP S-3770(1)]

PROP. 8" PIRR

PROP. PIRR SERVICE FOR ENTRY MONUMENT

20' EX. IRR EASEMENT

EXISTING CANAL ESMT

BLOCK 10

CONNECT TO EX. WELL FOR PIRR SYSTEM

EXISTING IRRIGATION PIPE (PROTECT IN PLACE)

CALCULATED POINT AT NE CORNER OF SW 1/16 OF SEC 20, T4N, R1W.

EXISTING IRRIGATION PIPE (PROTECT IN PLACE)

EXISTING CANAL ESMT

CONNECT TO EX. PHYLLIS CANAL OUTFALL

PROP. IRR MH (TYP)

BLOCK 11

N. STAR ROAD

PHASE 1

BLOCK 1

W. LOOKOUT VIEW ST

50' R/W

PHASE 2

BLOCK 2

W. DAYBREAK RUN CT

W. INSPIRADO DR

40' R/W

N. AURORA SKY AVE

W. OLD SCHOOL ST

N. MAGIC MALLARD AVE

N. WONDER AVE

N. ELLIS PARK AVE

BLOCK 3

BLOCK 4

BLOCK 5

W. WHISPER RIDGE DR

N. SMOKEFALL AVE

BLOCK 9

PROP. GIRR DITCH WITH LANDSCAPING

68' R/W

PROP. IRR PUMP HOUSE

PROP. IRR STORAGE POND

MATCHLINE SEE SHEET 05

EX. R/W VARIES

25' EX. R/W

SECTION LINE

FND ALUMINUM CAP MONUMENT AT SW CORNER OF SEC 20, T4N, R1W.

60' EX. R/W

40' EX. R/W

CALCULATED POINT AT SE CORNER OF SW 1/16 OF SEC 20

W. CHINDEN BOULEVARD

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISION	BY	DATE	APP'D

SCALE (H): 1"=150'
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INSPIRADO
PRELIMINARY IRRIGATION PLAN
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
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10 OF 11

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XREFS: x5012-LOT-PH1, x5012-LOT-PH2, x5012-LOT-PH3, x5012-LOT-PH4, x5012-UIT-PH1, x5012-PIRR-PH1, x5012-PIRR-PH2, x5012-PIRR-PH3, x5012-PIRR-PH4
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XREFs: 4501_ALTA.dwg, 4501_ALTA-EXHIBIT.dwg, 4501_ALTA-EXHIBIT-2.dwg, 5012_LUT-PH4.dwg, 5012_PIRR-PH1.dwg, 5012_PIRR-PH2.dwg, 5012_PIRR-PH3.dwg, 5012_PIRR-PH4.dwg
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PRELIMINARY IRRIGATION PLAN
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

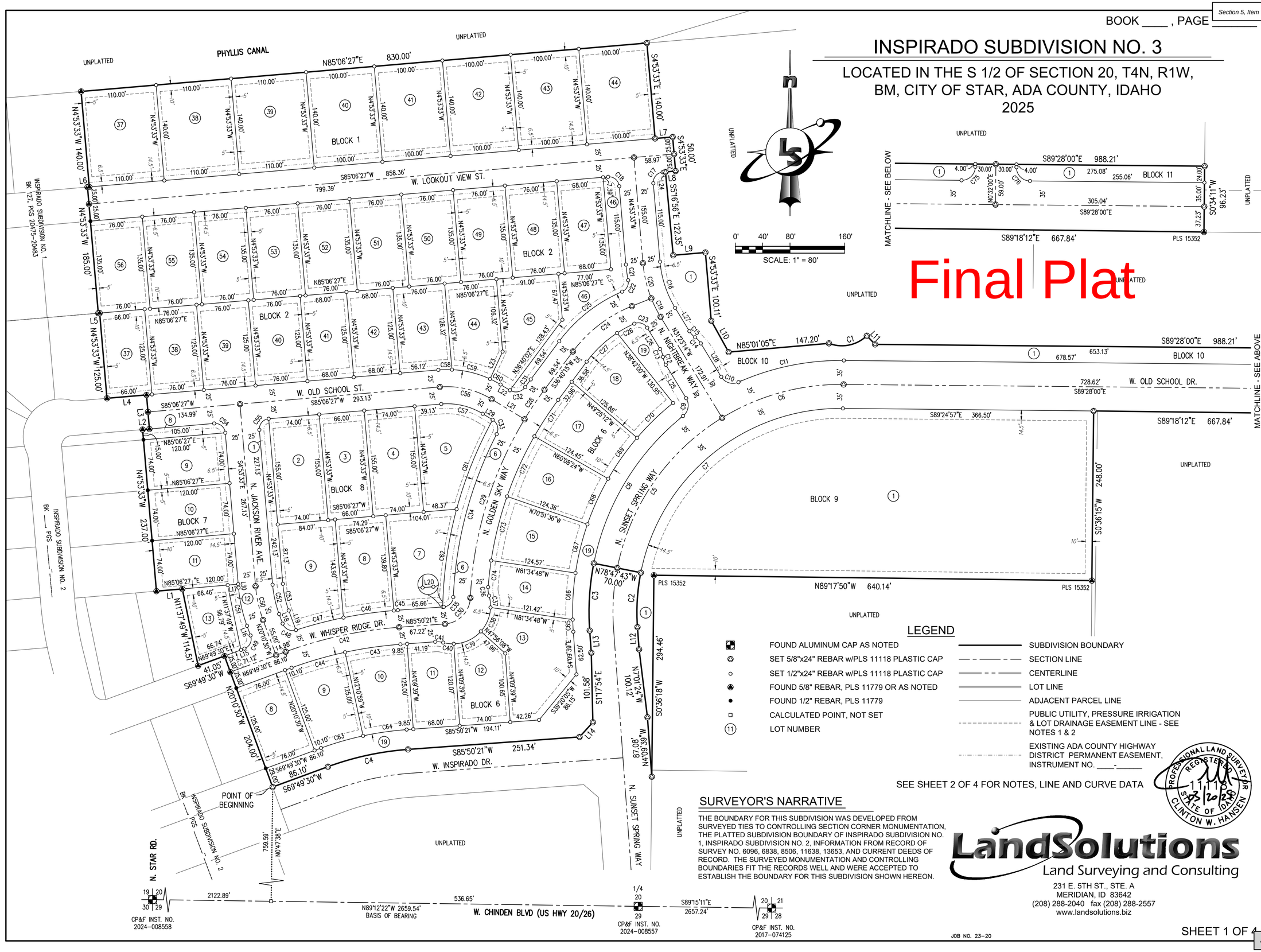
DRAWING NAME
5012-PP-IRR

11 OF 11

BOOK ____ , PAGE ____

INSPIRADO SUBDIVISION NO. 3

LOCATED IN THE S 1/2 OF SECTION 20, T4N, R1W, BM, CITY OF STAR, ADA COUNTY, IDAHO 2025



Final Plat

LEGEND

- FOUND ALUMINUM CAP AS NOTED
- SET 5/8"x24" REBAR w/PLS 11118 PLASTIC CAP
- SET 1/2"x24" REBAR w/PLS 11118 PLASTIC CAP
- FOUND 5/8" REBAR, PLS 11779 OR AS NOTED
- FOUND 1/2" REBAR, PLS 11779
- CALCULATED POINT, NOT SET
- (11) LOT NUMBER
- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- ADJACENT PARCEL LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT, INSTRUMENT NO. ____-_____

SEE SHEET 2 OF 4 FOR NOTES, LINE AND CURVE DATA

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 3/26/25

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARY OF INSPIRADO SUBDIVISION NO. 1, INSPIRADO SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NO. 6096, 6838, 8506, 11638, 13653, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

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

JOB NO. 23-20

INSPIRADO SUBDIVISION NO. 3

BOOK ____ , PAGE _____

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.99'	S85°06'27"W
L2	10.01'	N85°06'27"E
L3	50.00'	N4°53'33"W
L4	58.00'	S85°06'27"W
L5	2.00'	S85°06'27"W
L6	2.57'	N85°06'27"E
L7	25.78'	N85°06'27"E
L8	14.80'	S85°06'27"W
L9	47.23'	N85°01'06"E
L10	52.44'	S29°01'23"E
L11	17.50'	S43°52'55"E
L12	32.58'	N4°09'39"W
L13	32.58'	S4°09'39"E
L14	28.98'	S42°16'13"W
L15	5.43'	N69°49'30"E
L16	15.00'	N20°10'30"W
L17	15.55'	N85°06'27"E
L18	14.91'	S20°10'30"E
L19	30.49'	S20°10'30"E
L20	1.57'	N85°50'21"E
L21	56.35'	S58°36'15"E
L22	16.01'	N58°36'15"W
L23	44.02'	N24°43'23"E
L24	4.17'	S85°06'27"W
L25	57.24'	N31°23'14"W
L26	36.42'	N31°23'14"W
L27	39.93'	S31°23'14"E
L28	57.24'	S31°23'14"E
L29	16.94'	S58°36'15"E
L30	5.13'	S4°53'33"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	59.54'	52.50'	64°58'34"	N78°36'22"E	56.40'
C2	79.92'	298.00'	15°21'55"	N3°31'19"E	79.68'
C3	98.69'	368.00'	15°21'55"	S3°31'19"W	98.39'
C4	120.18'	430.00'	16°00'51"	S77°49'56"W	119.79'
C5	275.53'	333.00'	47°24'29"	S34°54'31"W	267.74'
C6	186.49'	333.00'	32°05'17"	S74°39'24"W	184.07'
C7	412.86'	298.00'	79°22'46"	S50°53'40"W	380.62'
C8	256.94'	368.00'	40°00'15"	S31°12'24"W	251.75'
C9	28.83'	20.00'	82°35'45"	N9°54'39"E	26.40'
C10	28.83'	20.00'	82°35'45"	S72°41'07"E	26.40'
C11	158.49'	368.00'	24°40'33"	S78°21'17"W	157.27'
C12	12.33'	30.00'	23°33'23"	S19°36'32"E	12.25'
C13	12.33'	30.00'	23°33'23"	N19°36'32"W	12.25'
C14	12.33'	30.00'	23°33'23"	N43°09'56"W	12.25'
C15	12.33'	30.00'	23°33'23"	S43°09'56"E	12.25'
C16	71.67'	155.00'	26°29'41"	S18°08'24"E	71.04'
C17	23.56'	15.00'	90°00'00"	S40°06'27"W	21.21'
C18	23.56'	15.00'	90°00'00"	N49°53'33"W	21.21'
C19	30.12'	180.00'	9°35'15"	S26°35'36"E	30.09'
C20	53.12'	180.00'	16°54'25"	S13°20'46"E	52.92'
C21	23.08'	205.00'	6°26'58"	S8°07'02"E	23.06'
C22	20.47'	15.00'	78°10'37"	N27°44'47"E	18.92'
C23	21.59'	15.00'	82°27'35"	N72°37'01"W	19.77'
C24	110.06'	200.00'	31°31'46"	S52°26'08"W	108.68'
C25	118.45'	225.00'	30°09'51"	S51°45'11"W	117.09'
C26	28.60'	175.00'	9°21'48"	S61°28'17"W	28.57'
C27	61.45'	175.00'	20°07'07"	S46°43'49"W	61.13'
C28	52.20'	550.16'	5°26'12"	S33°57'10"W	52.18'
C29	275.61'	550.16'	28°42'10"	S16°52'59"W	272.73'
C30	58.16'	40.00'	83°18'27"	N44°11'08"E	53.17'
C31	13.91'	575.16'	1°23'07"	S35°58'42"W	13.91'
C32	25.10'	16.70'	86°06'37"	N78°20'27"E	22.80'
C33	23.86'	15.90'	85°59'07"	N15°42'56"W	21.68'
C34	248.41'	575.16'	24°44'44"	S14°54'16"W	246.48'
C35	21.81'	15.00'	83°18'27"	N44°11'08"E	19.94'
C36	12.60'	35.00'	20°37'35"	S5°57'02"E	12.53'
C37	17.46'	55.00'	18°11'20"	N7°10'10"W	17.39'
C38	38.53'	55.00'	40°08'23"	N21°59'41"E	37.75'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C39	44.79'	55.00'	46°39'29"	N65°23'37"E	43.56'
C40	15.65'	55.00'	16°18'17"	S83°07'30"E	15.60'
C41	11.72'	35.00'	19°11'17"	N84°34'00"W	11.67'
C42	170.22'	609.00'	16°00'51"	S77°49'56"W	169.66'
C43	81.77'	584.00'	8°01'20"	S81°49'41"W	81.70'
C44	81.46'	584.00'	7°59'31"	S73°49'16"W	81.39'
C45	5.92'	634.00'	0°32'05"	S85°34'18"W	5.92'
C46	74.45'	634.00'	6°43'42"	S81°56'25"W	74.41'
C47	71.80'	634.00'	6°29'21"	S75°19'53"W	71.77'
C48	23.90'	15.60'	87°47'45"	S64°04'22"E	21.63'
C49	23.56'	15.00'	90°00'00"	N24°49'30"E	21.21'
C50	50.68'	190.00'	15°16'57"	S12°32'02"E	50.53'
C51	57.35'	215.00'	15°16'57"	S12°32'02"E	57.18'
C52	44.01'	165.00'	15°16'57"	S12°32'02"E	43.88'
C53	40.01'	150.00'	15°16'57"	S12°32'02"E	39.89'
C54	23.56'	15.00'	90°00'00"	N49°53'33"W	21.21'
C55	23.56'	15.00'	90°00'00"	S40°06'27"W	21.21'
C56	79.17'	125.00'	36°17'19"	N76°44'54"W	77.85'
C57	63.34'	100.00'	36°17'19"	N76°44'54"W	62.28'
C58	19.94'	150.00'	7°37'02"	S88°54'58"W	19.93'
C59	57.59'	150.00'	21°59'55"	N76°16'34"W	57.24'
C60	17.47'	150.00'	6°40'22"	N61°56'26"W	17.46'
C61	141.10'	590.16'	13°41'56"	S21°58'04"W	140.76'
C62	144.73'	590.16'	14°03'04"	S8°05'35"W	144.37'
C63	64.02'	459.00'	7°59'31"	S73°49'16"W	63.97'
C64	64.27'	459.00'	8°01'20"	S81°49'41"W	64.21'
C65	17.73'	392.00'	2°35'28"	S2°51'55"E	17.73'
C66	68.35'	392.00'	9°59'23"	S3°25'31"W	68.26'
C67	73.34'	392.00'	10°43'12"	S13°46'48"W	73.24'
C68	73.34'	392.00'	10°43'12"	S24°30'00"W	73.24'
C69	73.34'	392.00'	10°43'12"	S35°13'12"W	73.24'
C70	73.34'	392.00'	10°43'12"	S45°56'24"W	73.24'
C71	63.75'	525.16'	6°57'17"	S33°11'37"W	63.71'
C72	96.61'	525.16'	10°32'27"	S24°26'45"W	96.48'
C73	96.63'	525.16'	10°32'31"	S13°54'15"W	96.49'
C74	39.14'	525.16'	4°16'14"	S6°29'52"W	39.13'
C75	31.42'	20.00'	90°00'00"	N45°32'00"E	28.28'
C76	31.42'	20.00'	90°00'00"	S44°28'00"E	28.28'

NOTES

1. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A FOURTEEN AND ONE HALF (14.5) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
2. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
3. 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.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
5. IRRIGATION WATER HAS BEEN PROVIDED BY THE OWNER THROUGH A PRESSURIZED IRRIGATION SYSTEM, TO BE OWNED AND MAINTAINED BY THE INSPIRADO HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CREASON LATERAL ASSOCIATION INC.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNERS ASSOCIATION.
7. LOT 46, BLOCK 2; LOT 19, BLOCK 6; LOTS 8 AND 12, BLOCK 7; LOTS 1 AND 6, BLOCK 8; LOT 1, BLOCK 9; LOT 1, BLOCK 10 AND LOT 1, BLOCK 11 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE INSPIRADO HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. EXCEPT FOR LOT 1, BLOCK 9 SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE.
8. 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."
9. WITH THE EXCEPTION OF LOT 1, BLOCK 9, DIRECT LOT OR PARCEL ACCESS TO W. INSPIRADO DRIVE, W. OLD SCHOOL DRIVE AND N. SUNSET SPRINGS WAY IS PROHIBITED.
10. LOT 46, BLOCK 2; LOT 1, BLOCK 10; AND LOT 1, BLOCK 11 ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
11. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENTS RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO.
12. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR INSPIRADO SUBDIVISION, RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE SUBSEQUENTLY AMENDED.

PROFESSIONAL LAND SURVEYOR
REGISTERED
11118
3/20/23
STATE OF IDAHO
CLINTON W. HANSEN

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

JOB NO. 23-20

INSPIRADO SUBDIVISION NO. 3

BOOK ____ , PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT ANTONOV STAR DEVELOPMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL BEING A PORTION OF THE S ½ OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF THE SW ¼ OF SAID SECTION 20 (S ¼ CORNER), FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW ¼ BEARS N 89°12'22" W A DISTANCE OF 2659.54 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SW ¼ N 89°12'22" W A DISTANCE OF 536.65 FEET TO A POINT;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°47'38" E A DISTANCE OF 759.59 FEET TO A POINT ON THE EASTERLY BOUNDARY OF INSPIRADO SUBDIVISION NO. 2 AS SHOWN IN BOOK ___ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY OF INSPIRADO SUBDIVISION NO. 2 THE FOLLOWING DESCRIBED COURSES:

THENCE N 20°10'30" W A DISTANCE OF 204.00 FEET TO A POINT;

THENCE S 69°49'30" W A DISTANCE OF 41.05 FEET TO A POINT;

THENCE N 11°37'49" W A DISTANCE OF 114.51 FEET TO A POINT;

THENCE S 85°06'27" W A DISTANCE OF 37.99 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 237.00 FEET TO A POINT;

THENCE N 85°06'27" E A DISTANCE OF 10.01 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 85°06'27" W A DISTANCE OF 58.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF INSPIRADO SUBDIVISION NO. 1, AS SHOWN IN BOOK 127 OF PLATS ON PAGES 20475 THROUGH 20483, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID EASTERLY BOUNDARY OF INSPIRADO SUBDIVISION NO. 1 THE FOLLOWING DESCRIBED COURSES:

THENCE N 4°53'33" W A DISTANCE OF 125.00 FEET TO A POINT;

THENCE S 85°06'27" W A DISTANCE OF 2.00 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 185.00 FEET TO A POINT;

THENCE N 85°06'27" E A DISTANCE OF 2.57 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 140.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE PHYLLIS CANAL BEING THE NORTHEASTERLY CORNER OF SAID INSPIRADO SUBDIVISION NO. 1;

THENCE LEAVING SAID SUBDIVISION BOUNDARY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY N 85°06'27" E A DISTANCE OF 830.00 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY S 4°53'33" E A DISTANCE OF 140.00 FEET TO A POINT;

THENCE N 85°06'27" E A DISTANCE OF 25.78 FEET TO A POINT;

THENCE S 4°53'33" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 85°06'27" W A DISTANCE OF 14.80 FEET TO A POINT;

THENCE S 5°16'56" E A DISTANCE OF 122.35 FEET TO A POINT;

THENCE N 85°01'06" E A DISTANCE OF 47.23 FEET TO A POINT;

THENCE S 4°53'33" E A DISTANCE OF 100.11 FEET TO A POINT;

THENCE S 29°01'23" E A DISTANCE OF 52.44 FEET TO A POINT;

THENCE N 85°01'05" E A DISTANCE OF 147.20 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 59.54 FEET ALONG THE ARC OF A 52.50 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 64°58'34" AND A LONG CHORD BEARING N 78°36'22" E A DISTANCE OF 56.40 FEET TO A POINT;

THENCE S 43°52'55" E A DISTANCE OF 17.50 FEET TO A POINT;

THENCE S 89°28'00" E A DISTANCE OF 988.21 FEET TO A POINT;

THENCE S 0°34'11" W A DISTANCE OF 96.23 FEET TO A POINT;

THENCE N 89°18'12" W A DISTANCE OF 667.84 FEET TO A POINT;

THENCE S 0°36'15" W A DISTANCE OF 248.00 FEET TO A POINT;

THENCE N 89°17'50" W A DISTANCE OF 640.14 FEET TO A POINT;

THENCE S 0°36'18" W A DISTANCE OF 294.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N. SUNSET SPRING WAY;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES:

THENCE N 4°09'39" W A DISTANCE OF 87.08 FEET TO A POINT;

THENCE N 7°01'24" W A DISTANCE OF 100.12 FEET TO A POINT;

THENCE N 4°09'39" W A DISTANCE OF 32.58 FEET TO A POINT OF CURVATURE;

CERTIFICATE OF OWNERS - CONTINUED

THENCE A DISTANCE OF 79.92 FEET ALONG THE ARC OF A 298.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°21'55" AND A LONG CHORD BEARING N 3°31'19" E A DISTANCE OF 79.68 FEET TO A POINT;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY N 78°47'43" W A DISTANCE OF 70.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF N. SUNSET SPRING WAY;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES:

THENCE A DISTANCE OF 98.69 FEET ALONG THE ARC OF A 368.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°21'55" AND A LONG CHORD BEARING S 3°31'19" W A DISTANCE OF 98.39 FEET TO A POINT;

THENCE S 4°09'39" E A DISTANCE OF 32.58 FEET TO A POINT;

THENCE S 1°17'54" E A DISTANCE OF 101.58 FEET TO A POINT;

THENCE S 42°16'13" W A DISTANCE OF 28.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF W. INSPIRADO DRIVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES:

THENCE S 85°50'21" W A DISTANCE OF 251.34 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 120.18 FEET ALONG THE ARC OF A 430.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16°00'51" AND A LONG CHORD BEARING S 77°49'56" W A DISTANCE OF 119.79 FEET TO A POINT;

THENCE S 69°49'30" W A DISTANCE OF 86.10 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 23.65 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE-DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC; HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY 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 WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE SEWER AND WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. SAID DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

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

_____
ERIN M. DIANGELIS, MANAGER
ANTONOV STAR DEVELOPMENT LLC

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 ERIN M. DIANGELIS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF ANTONOV STAR DEVELOPMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES _____

RESIDING AT _____

_____
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 03/26/25 STATE OF IDAHO CLINTON W. HANSEN

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

JOB NO. 23-20

INSPIRADO SUBDIVISION NO. 3

BOOK ____ , PAGE _____

APPROVAL OF CENTRAL DISTRICT HEALTH

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

_____
CENTRAL DISTRICT HEALTH

APPROVAL OF CITY COUNCIL

I, _____, 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.

_____
STAR CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

_____
CITY ENGINEER

APPROVAL OF THE ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE __ DAY OF _____ 20__.

_____
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

_____
ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____

_____
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } S.S.
COUNTY OF ADA }

INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ___ O'CLOCK __ .M. ON THIS ____ DAY OF _____ , 20___, IN BOOK ____ OF PLATS AT PAGES _____.

_____ _____
DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN

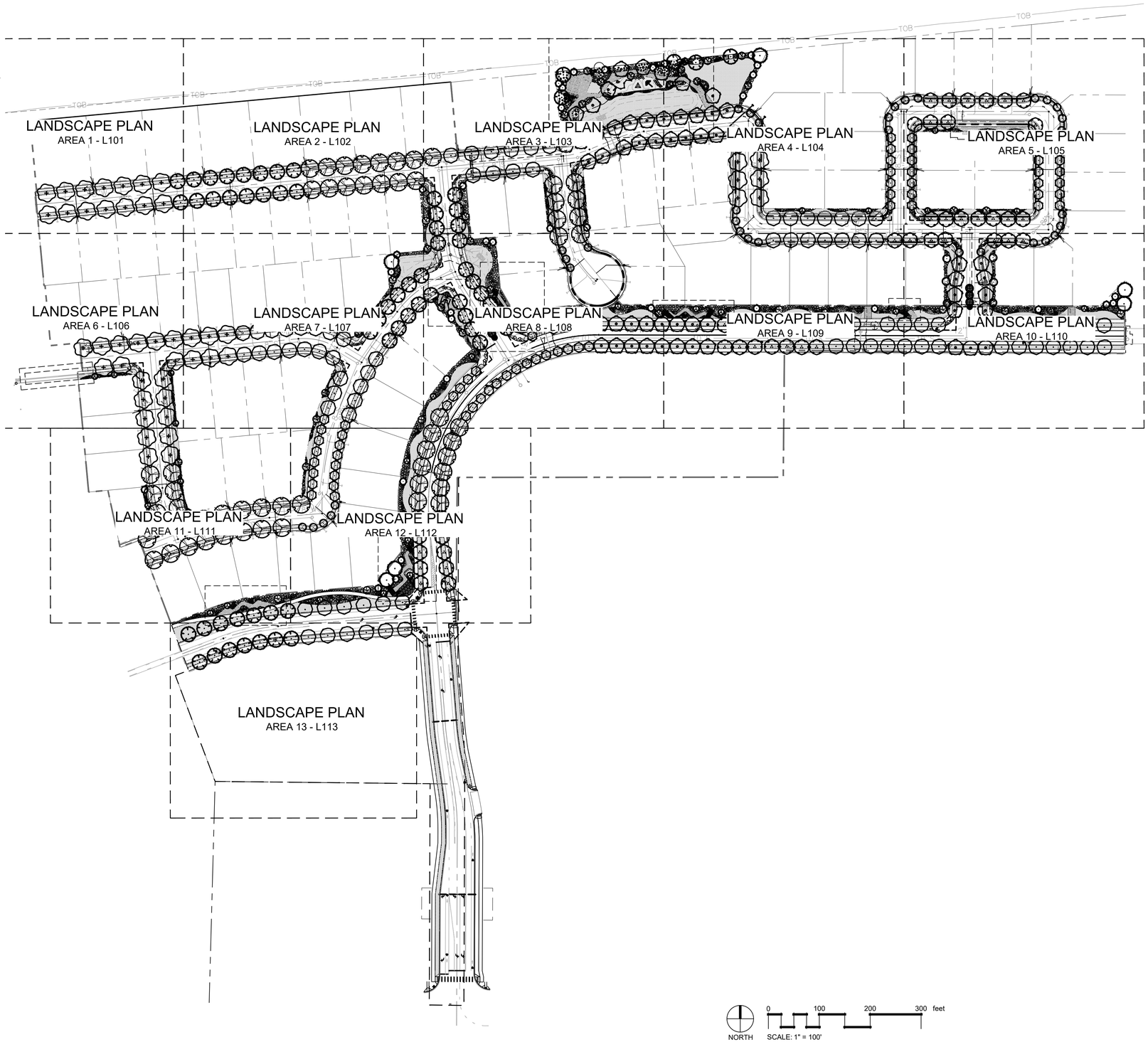
LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 23-20

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of Star, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.6.1. Install $\frac{3}{4}$" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=30' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

OVERALL LANDSCAPE PLAN:



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404 S 8th St. #300A1
Boise, ID 83702
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WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
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Seals

PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 05.08.25 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - OVERALL

SHEET NUMBER

L100

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50`-60` TALL & 40` WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40`-50` TALL & 12`-15` WIDE	B&B		10`-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

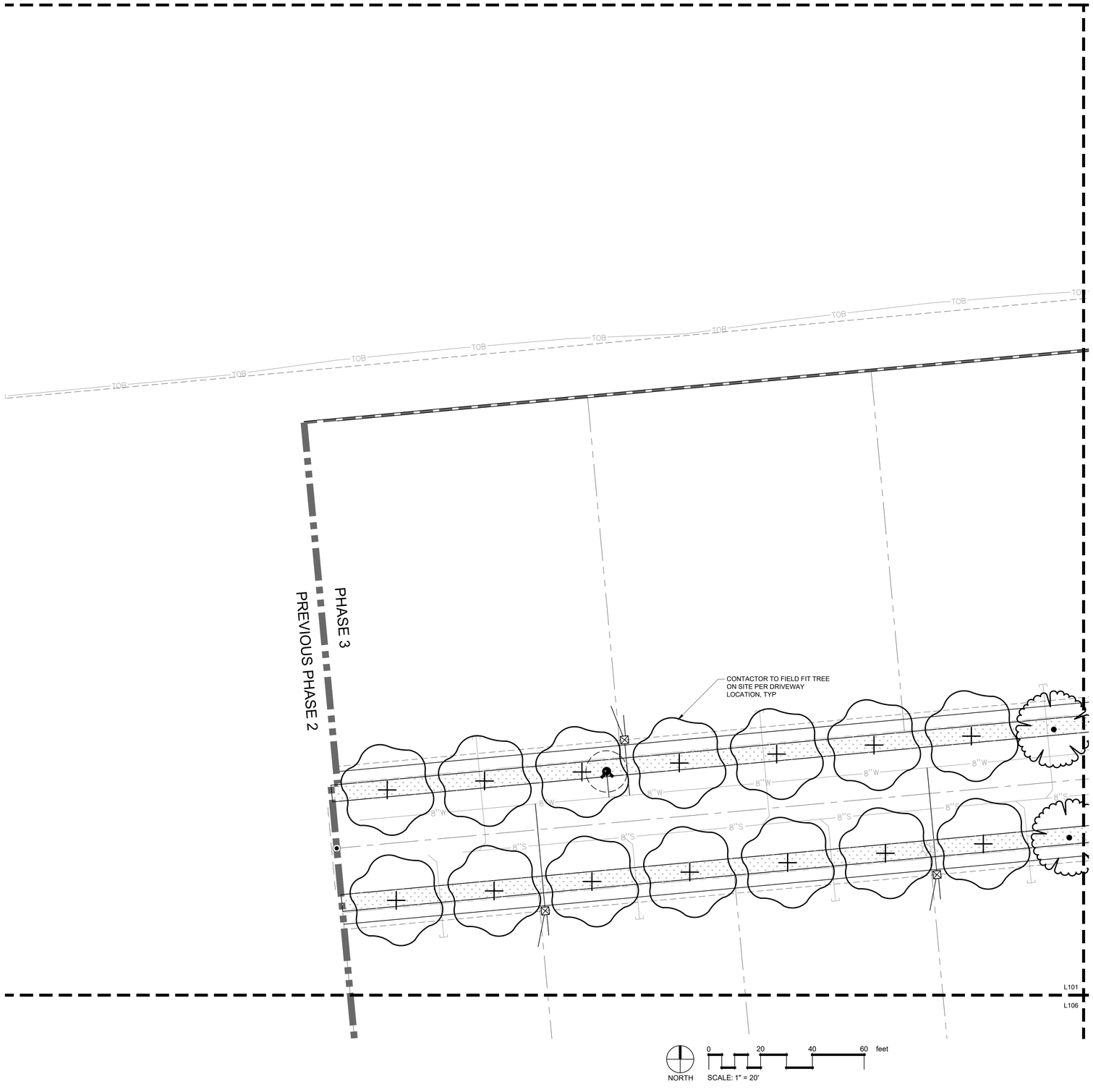
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- -ooooooo- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LICENSED LANDSCAPE ARCHITECT · LA-167.33 05.08.25

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
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	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
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	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
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- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
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- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

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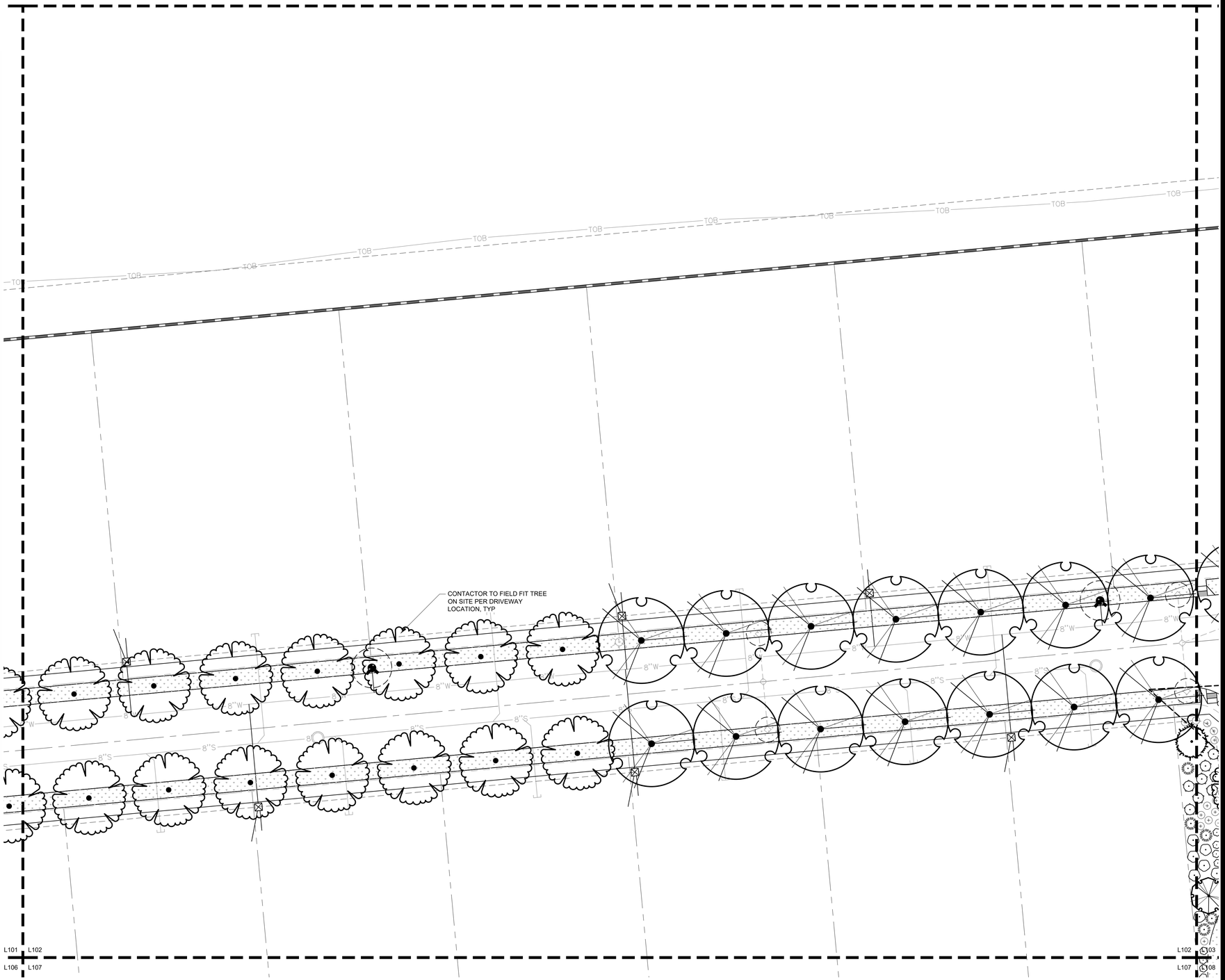
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE, INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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STATE OF IDAHO · WILLET C HOWARD · LA-16733 · 05.08.25 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
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	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
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	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

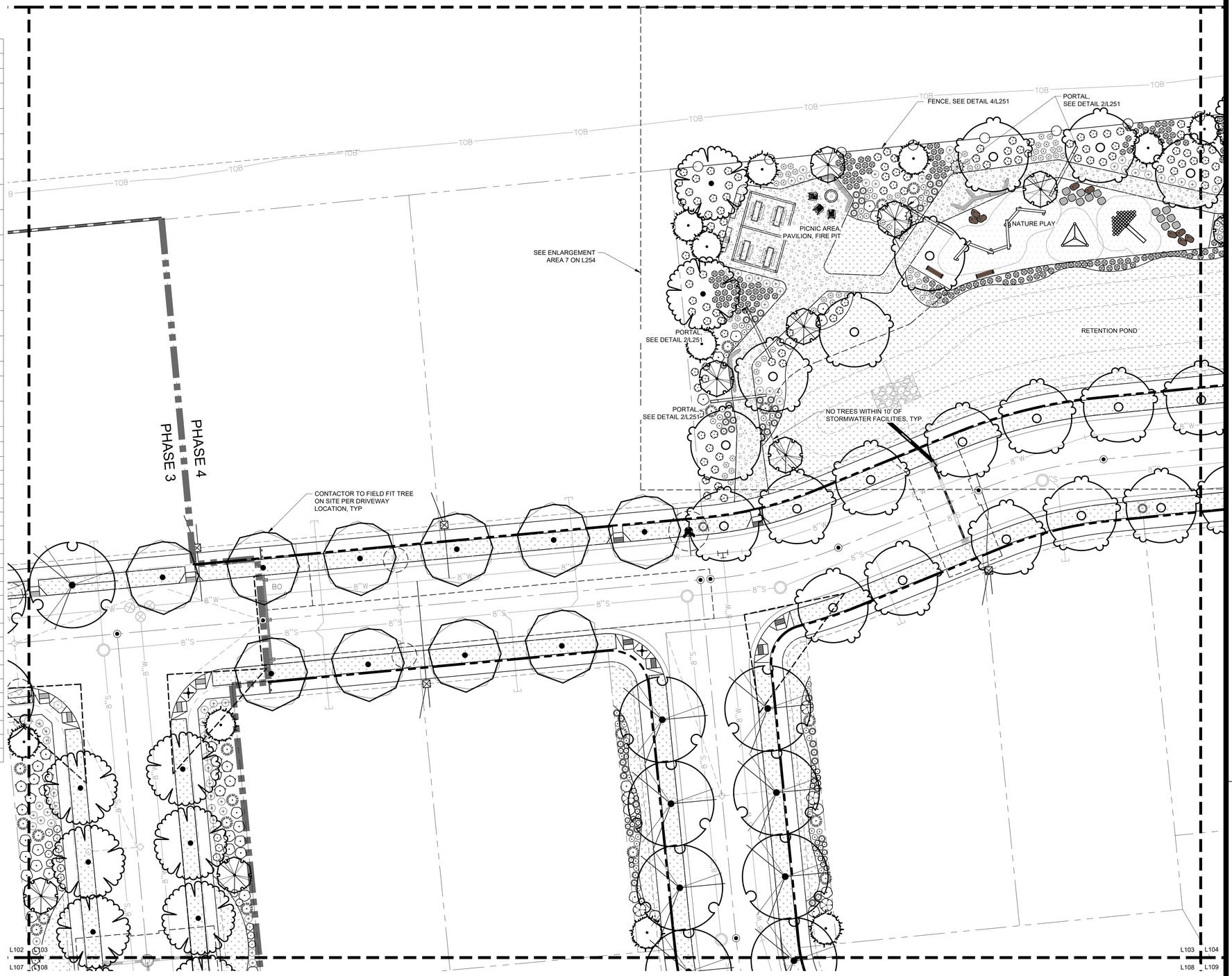
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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

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

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Seals

PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 05.08.25 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60` TALL & 40` WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50` TALL & 12'-15` WIDE	B&B		10'-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12` H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

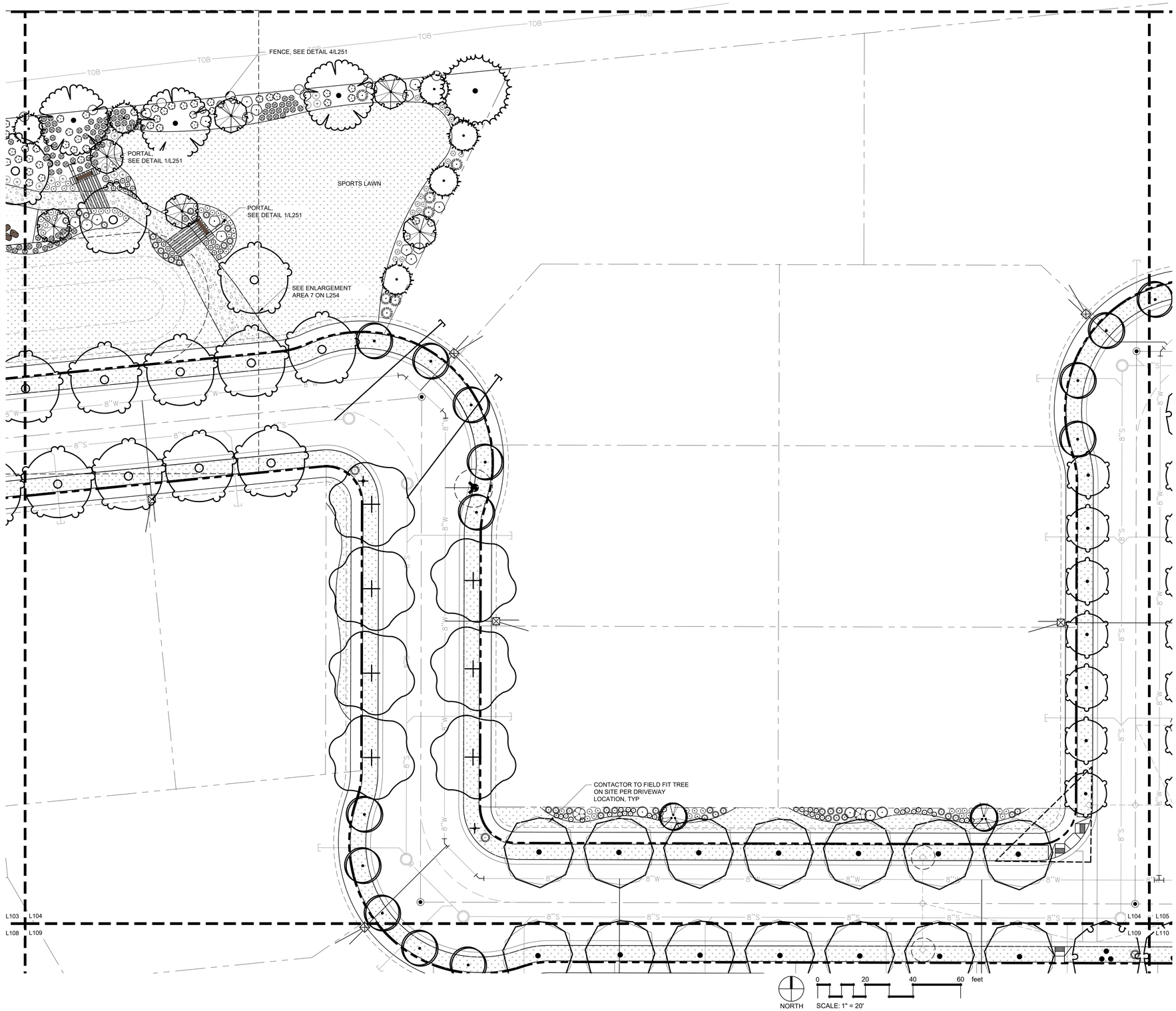
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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WILLET C HOWARD, PLA
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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LICENSED LANDSCAPE ARCHITECT · LA-16733 · 05.08.25

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

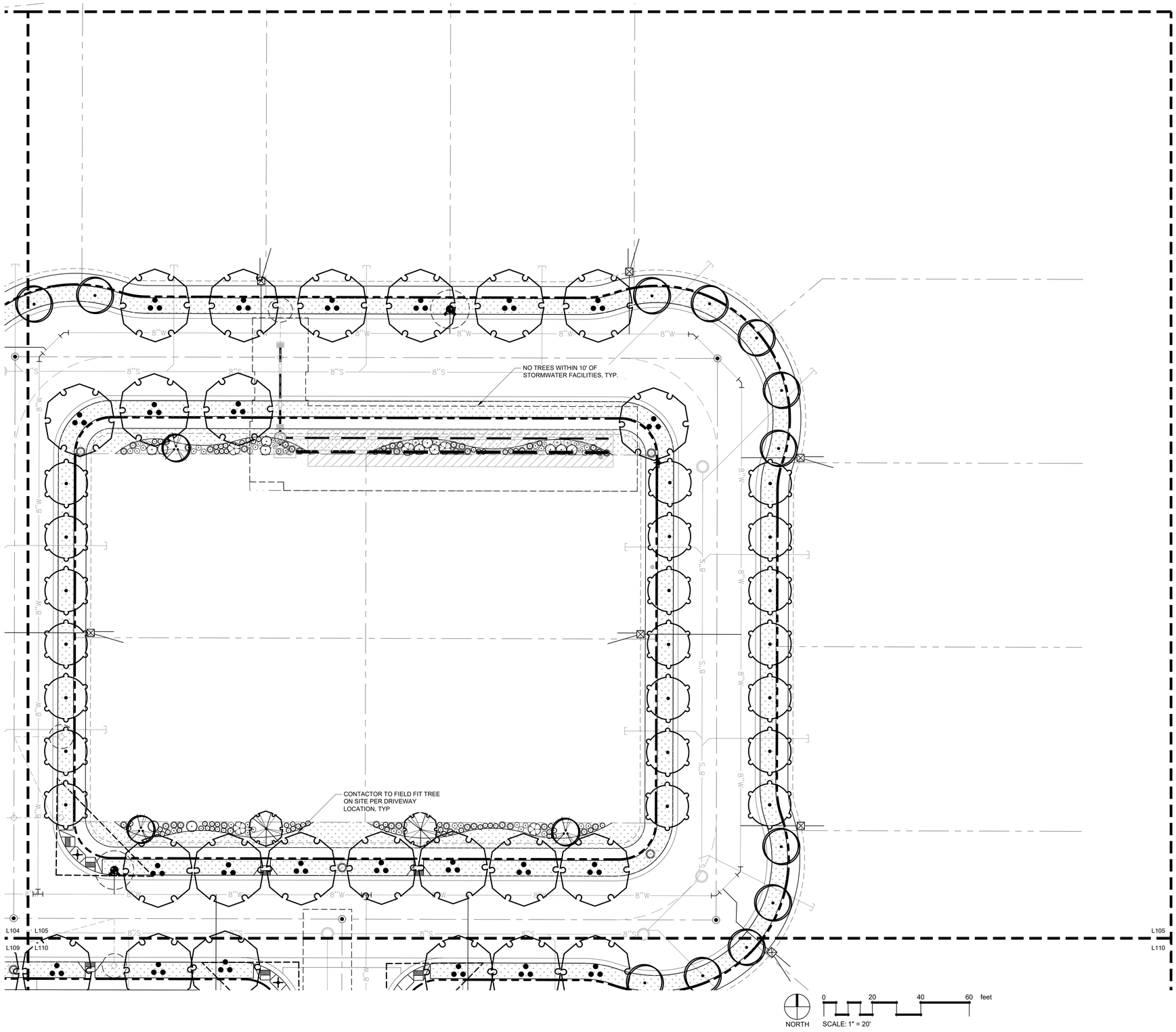
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-167.33 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
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	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
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	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
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	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
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	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET, INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL, INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE, INSTALL PER MANUFACTURERS RECOMMENDATIONS

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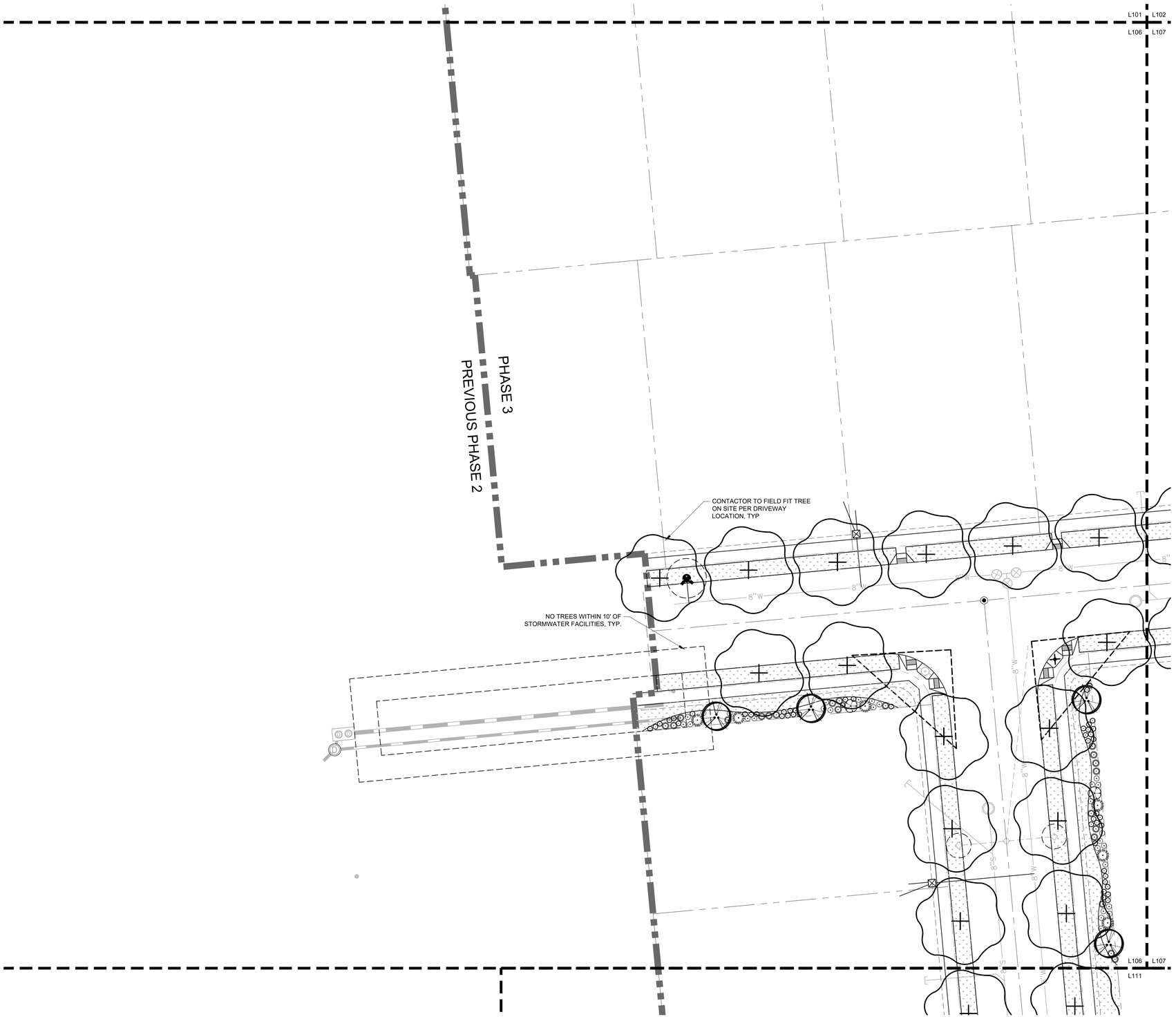
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 6

SHEET NUMBER

L106

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10`-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

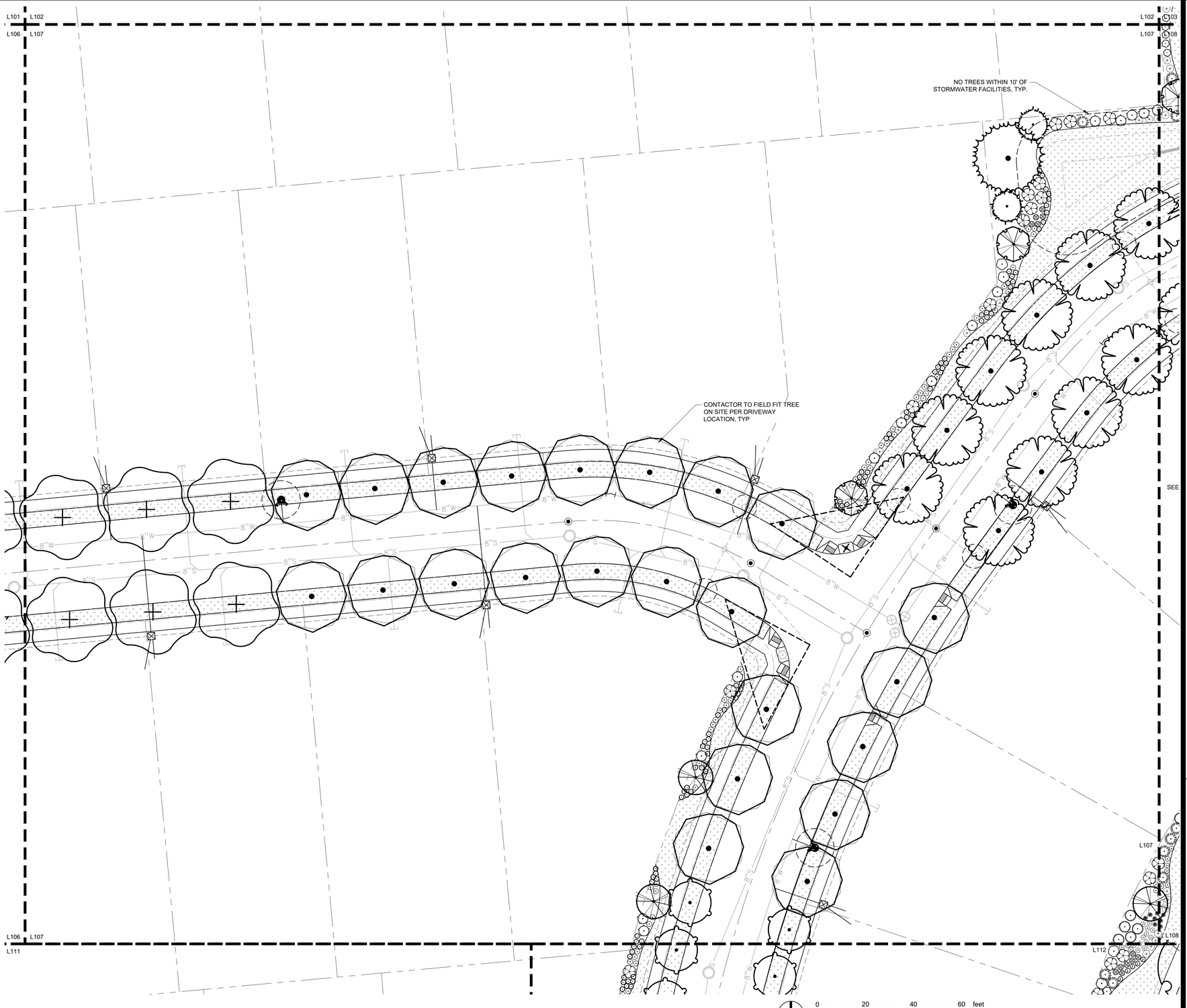
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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

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

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Seals

PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 05.08.25 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 7

SHEET NUMBER

L107

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

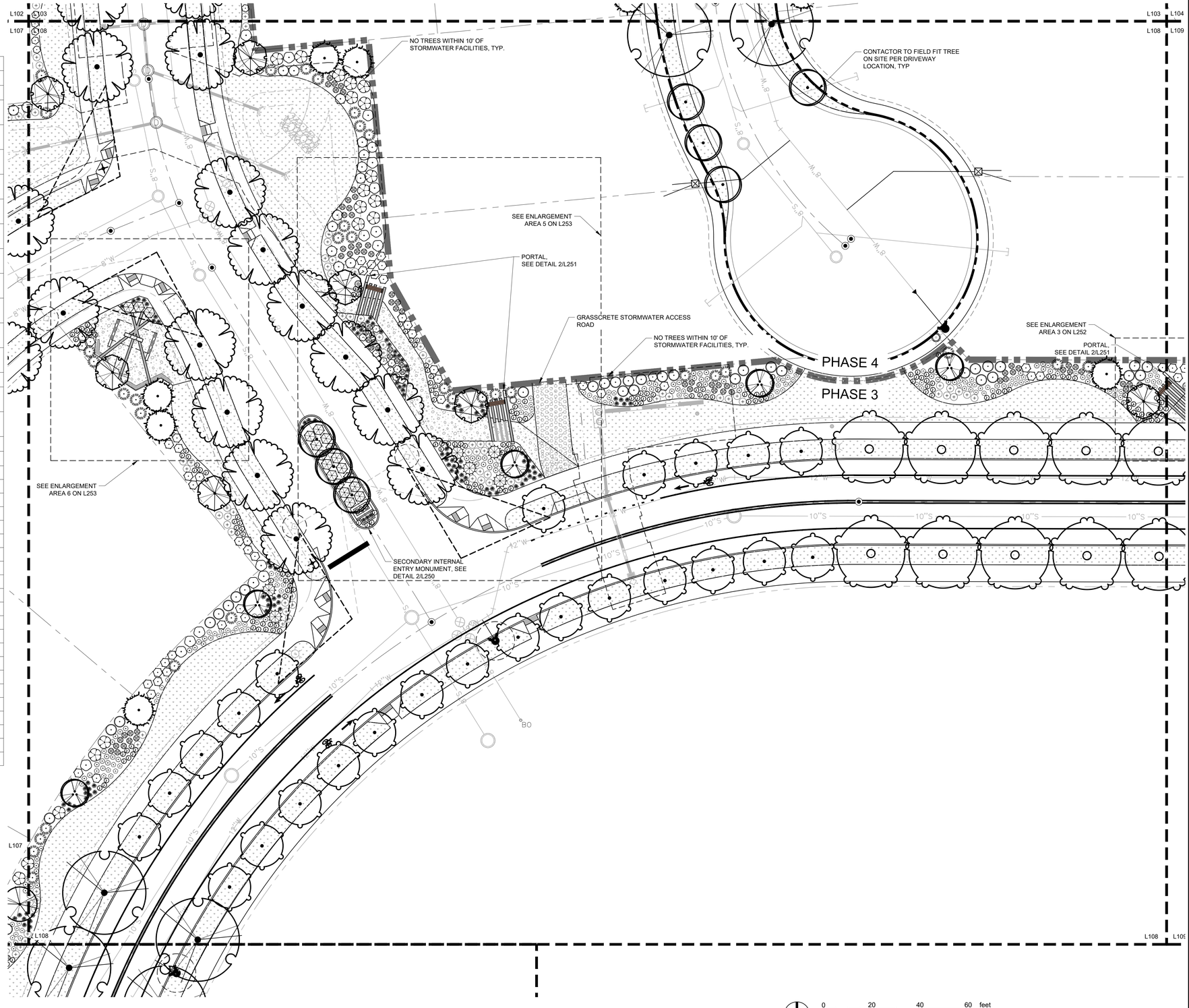
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



NORTH

SCALE: 1" = 20'

0 20 40 60 feet

STACK ROCK GROUP

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 8

SHEET NUMBER

L108

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50`-60` TALL & 40` WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40`-50` TALL & 12`-15` WIDE	B&B		10`-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
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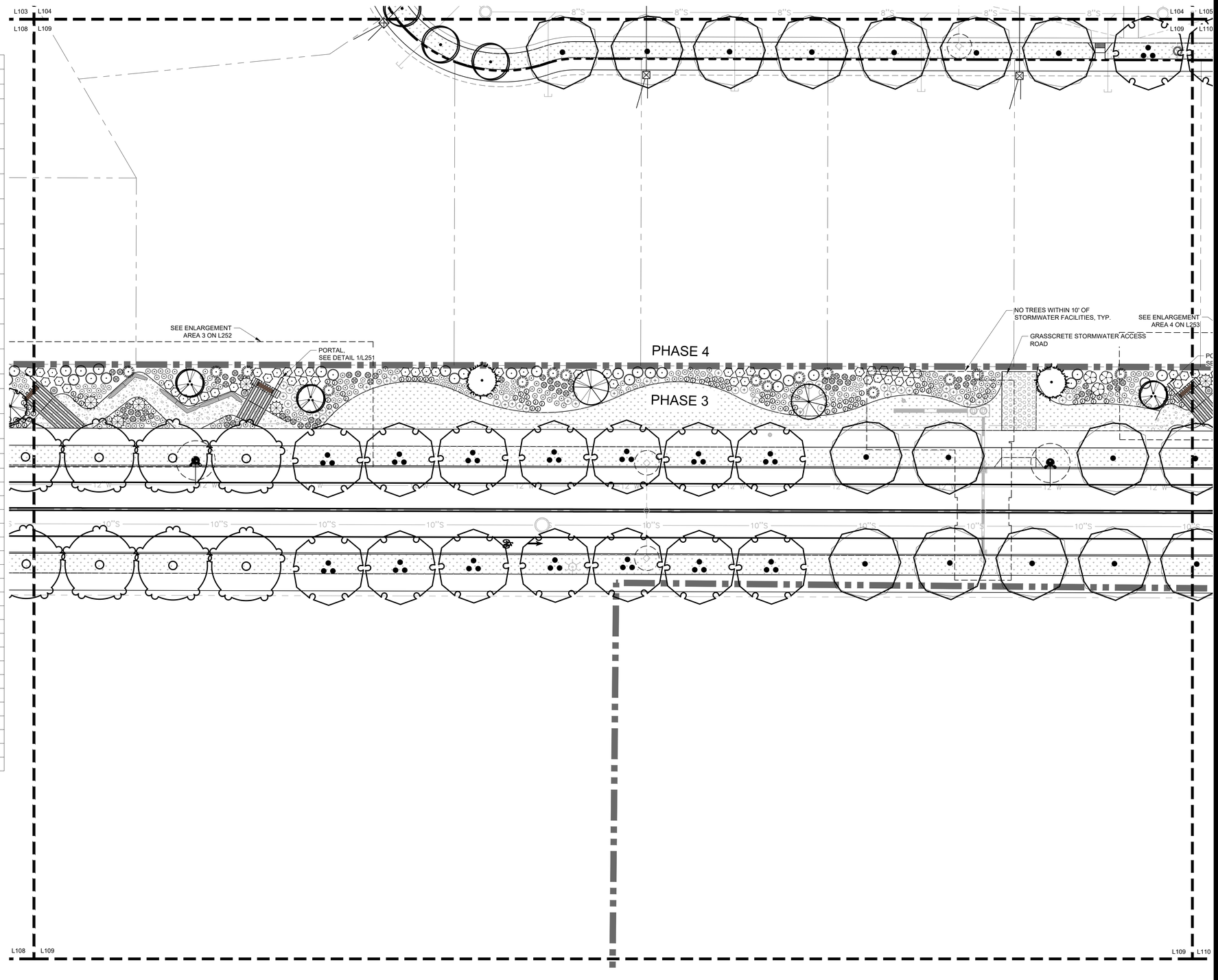
*SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS

- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

STACK ROCK GROUP

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	••	••

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 9

SHEET NUMBER

L109

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW76' / Armstrong Gold® Maple	B & B	3"-3.5"		58
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	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
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	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
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	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
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	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
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NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

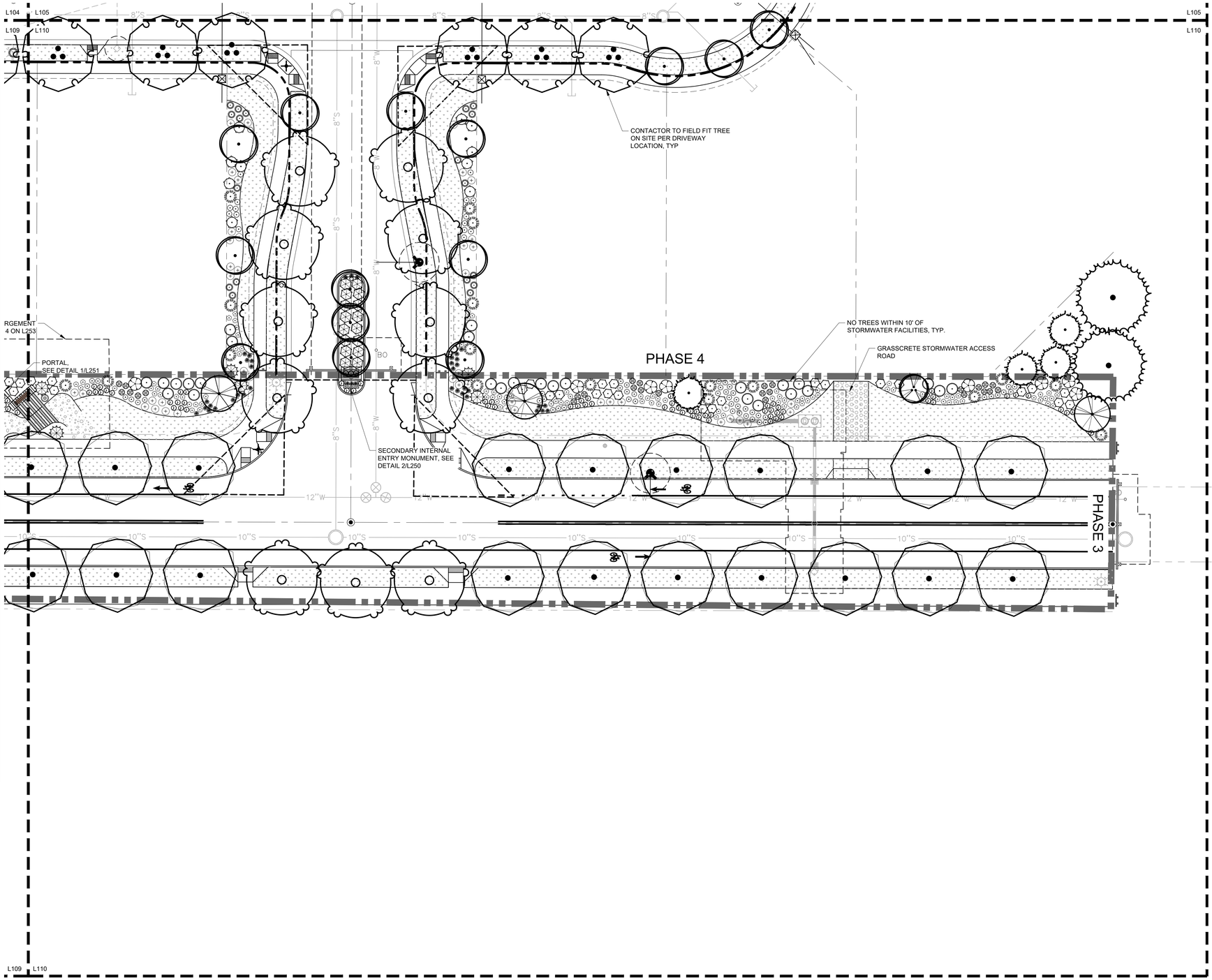
- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

*SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS

- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



NORTH

SCALE: 1" = 20'

0 20 40 60 feet

STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

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

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

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LICENSED LANDSCAPE ARCHITECT — LA-16733 — 05.08.25

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 10

SHEET NUMBER

L110

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50`-60` TALL & 40` WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40`-50` TALL & 12`-15` WIDE	B&B		10`-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

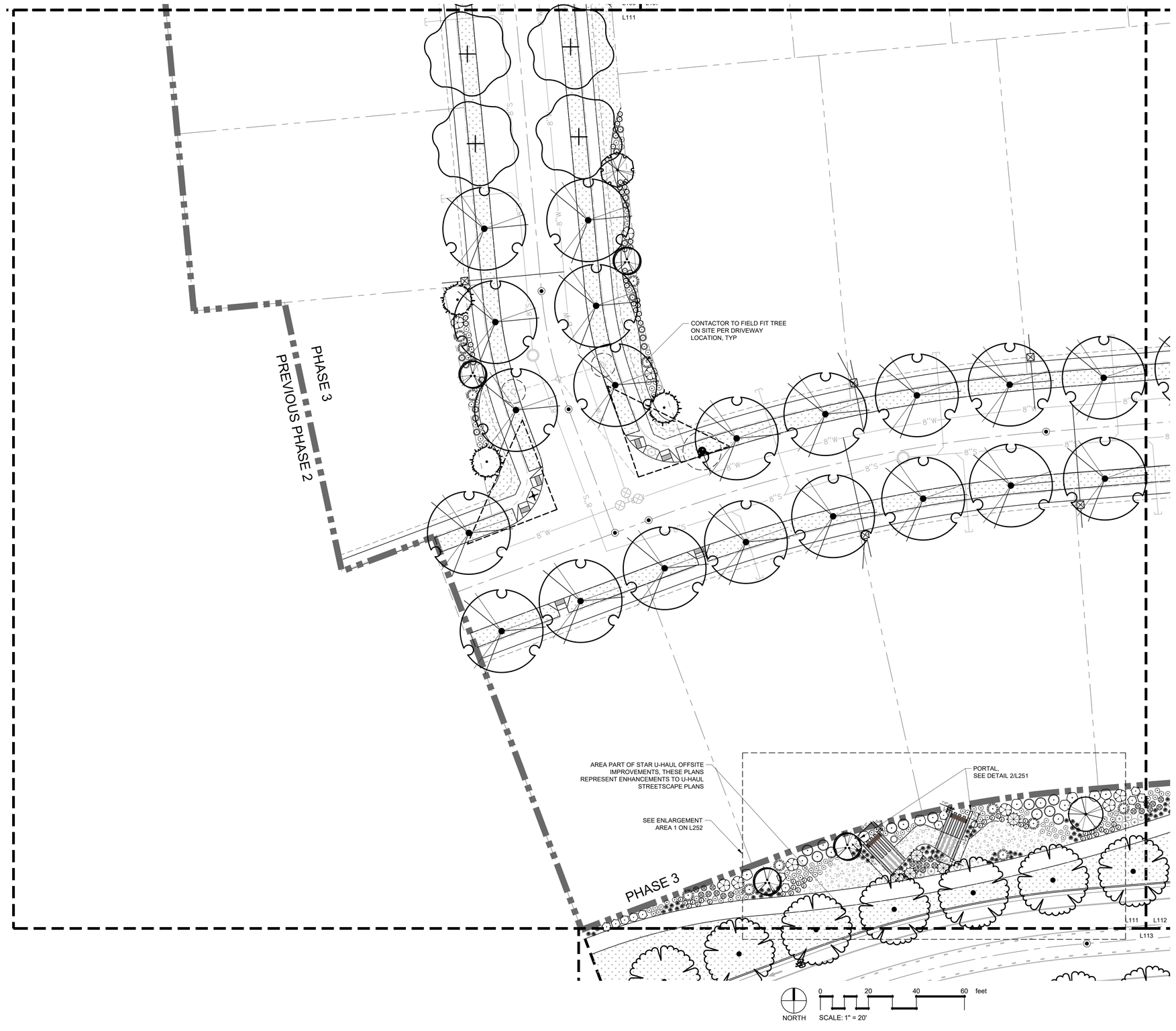
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LICENSED LANDSCAPE ARCHITECT · LA–167.33 · 05.08.25

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 11

SHEET NUMBER

L111

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

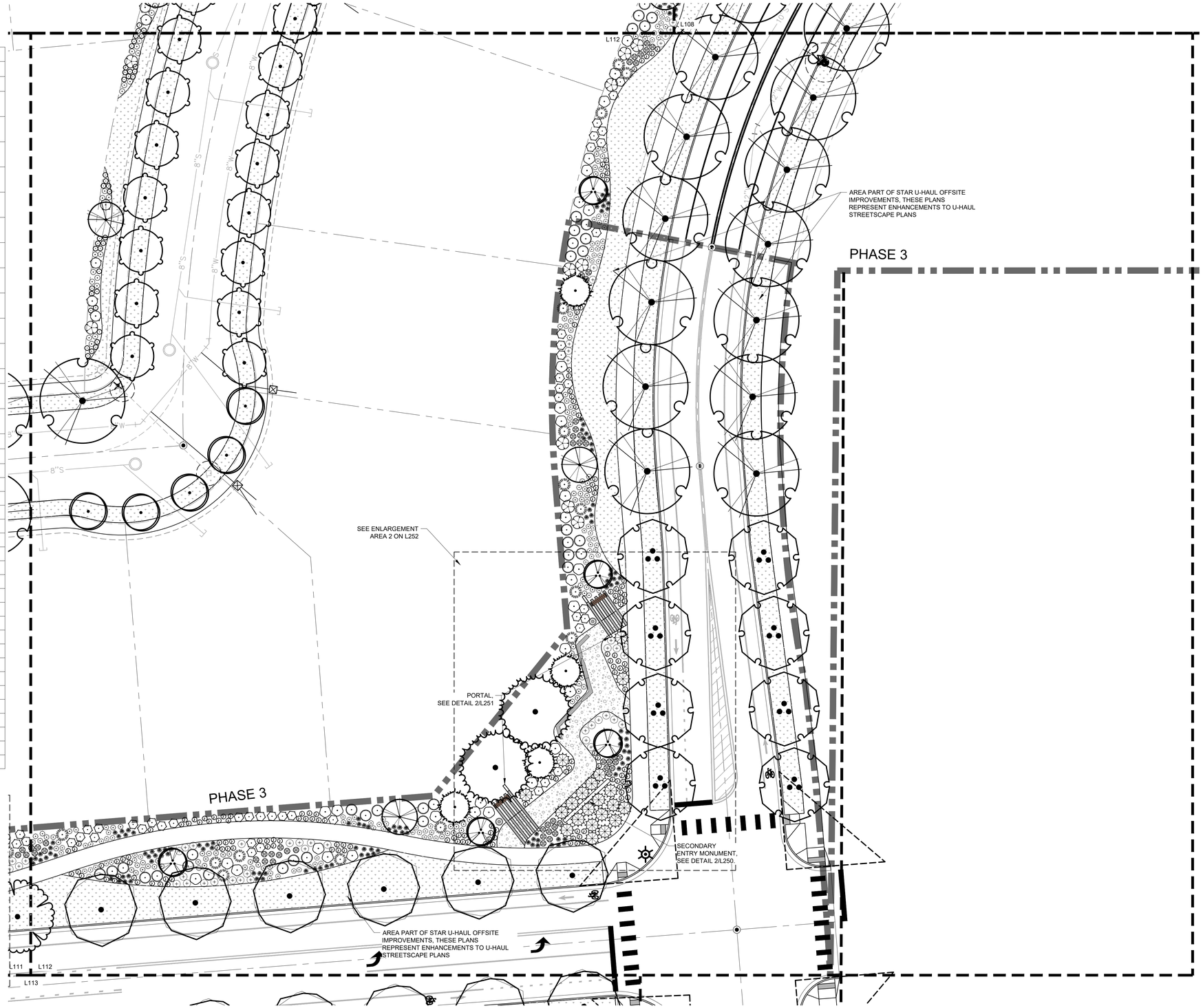
LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



STACK ROCK GROUP

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404 S 8th St. #300A1
Boise, ID 83702
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WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LICENSED LANDSCAPE ARCHITECT — LA-16733 — 05.08.25

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 12

SHEET NUMBER

L112

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
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	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
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	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

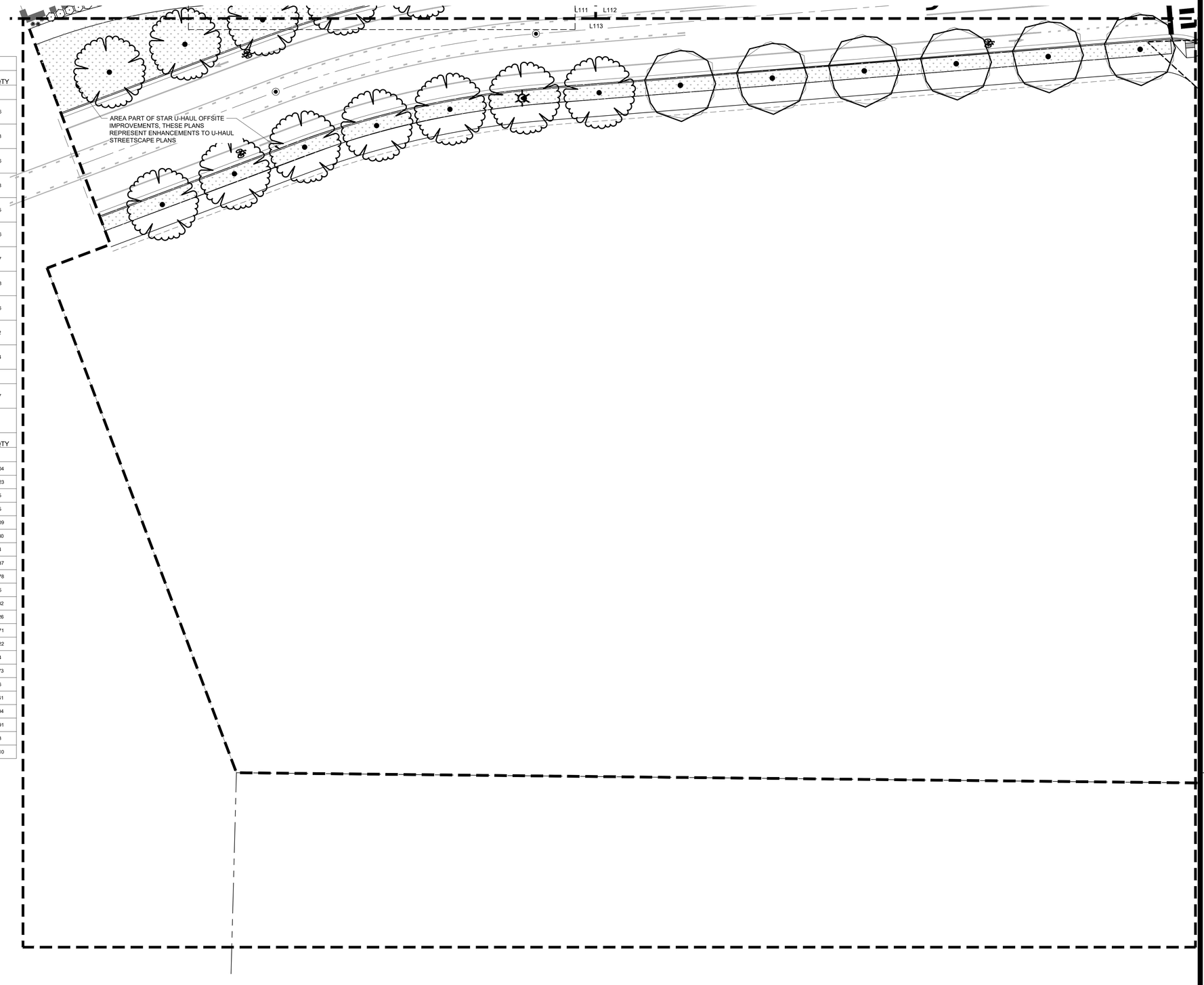
- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

*SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS

- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-167.33 05.08.25 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

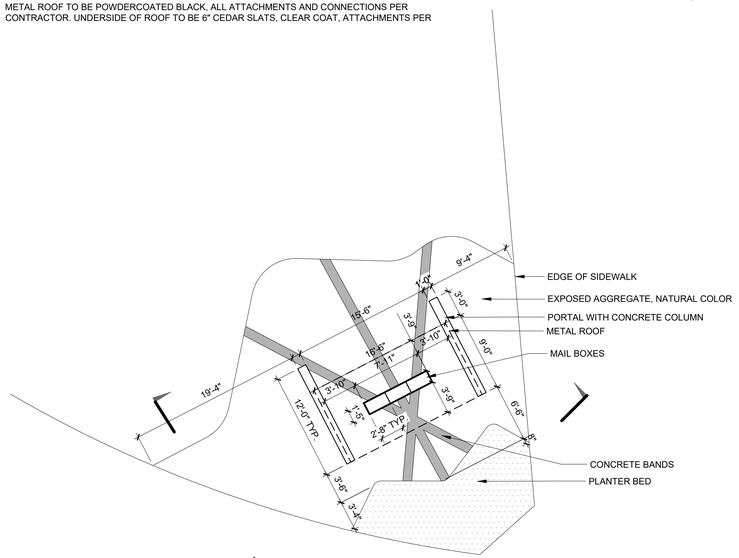
LANDSCAPE PLAN - AREA 13

SHEET NUMBER

L113

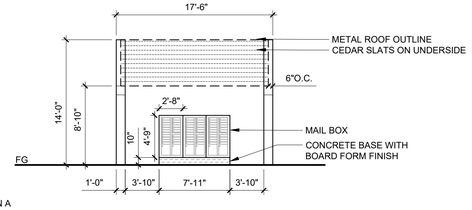
STACK ROCK GROUP - AGENCY REVIEW SET

NOTES:
1. ALL FOOTINGS, CONNECTIONS AND ATTACHMENTS PER STRUCTURAL DRAWINGS
2. CONCRETE BAND COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH.
3. METAL PORTAL TO HAVE A WELDED CONNECTION, SEE STRUCTURAL DRAWINGS
4. CONCRETE COLUMN TO BE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER
5. MAILBOX STRUCTURE PER DEVELOPER
6. METAL ROOF TO BE POWDERCOATED BLACK, ALL ATTACHMENTS AND CONNECTIONS PER CONTRACTOR. UNDERSIDE OF ROOF TO BE 6" CEDAR SLATS, CLEAR COAT, ATTACHMENTS PER CONTRACTOR. FINAL DECISION PER DEVELOPER
7. MAILBOX UNITS TO BE (3) OF THE 4C16D-20 - 20 TENANT DOORS WITH 2 PARCEL LOCKERS AND OUTGOING MAIL COMPARTMENT - 4C WALL MOUNT MAX HEIGHT MAILBOXES FROM MAILBOXUSA
8. BASE OF MAILBOXES TO BE CONCRETE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER
9. REFER TO STRUCTURAL DRAWINGS, DETAIL SHOWN FOR DESIGN INTENT ONLY

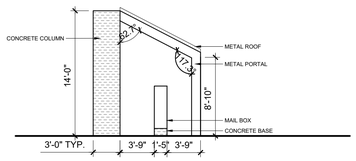


PLAN VIEW

B L152 A L152



ELEVATION A

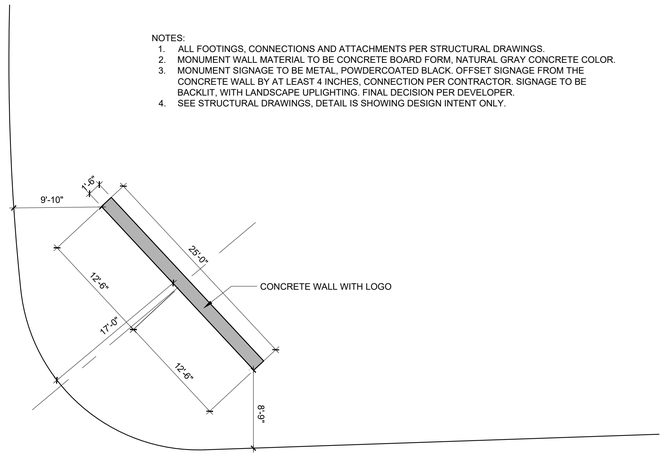


ELEVATION B

1 MAILBOX CENTER

1/8" = 1'-0" P-CO-132

NOTES:
1. ALL FOOTINGS, CONNECTIONS AND ATTACHMENTS PER STRUCTURAL DRAWINGS.
2. MONUMENT WALL MATERIAL TO BE CONCRETE BOARD FORM, NATURAL GRAY CONCRETE COLOR.
3. MONUMENT SIGNAGE TO BE METAL, POWDERCOATED BLACK. OFFSET SIGNAGE FROM THE CONCRETE WALL BY AT LEAST 4 INCHES, CONNECTION PER CONTRACTOR. SIGNAGE TO BE BACKLIT, WITH LANDSCAPE UPLIGHTING. FINAL DECISION PER DEVELOPER.
4. SEE STRUCTURAL DRAWINGS, DETAIL IS SHOWING DESIGN INTENT ONLY.



PLAN VIEW

ELEVATION A

2 SECONDARY ENTRY MONUMENT P3

1/8" = 1'-0" P-CO-INS-08

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Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LICENSED LANDSCAPE ARCHITECT · LA-16733 · 05.08.25

NOT FOR CONSTRUCTION

INSPIRADO PHASES NO. 3 & 4 STAR, ID

REVISIONS

MRK	DATE	Description
1	••	••

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

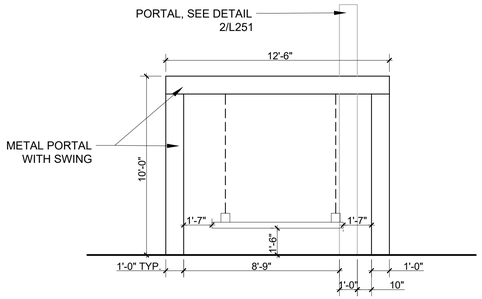
LANDSCAPE DETAILS

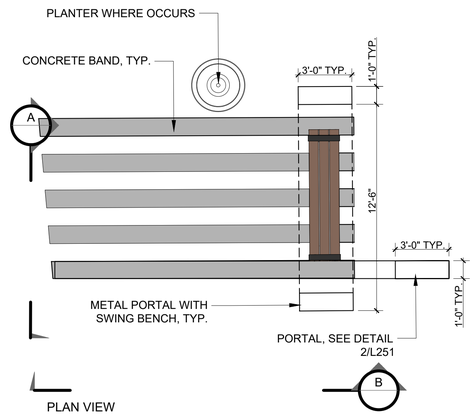
SHEET NUMBER

L250

STACK ROCK GROUP - AGENCY REVIEW SET

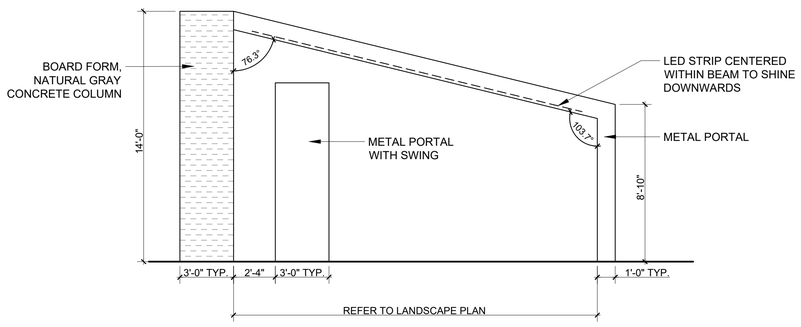
NOTES:
1. ALL FOOTINGS, CONNECTIONS, AND ATTACHMENTS PER STRUCTURAL
2. CONCRETE BAND COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
3. S431 SWINGING BENCH- LANDSCAPE FORMS, WOOD SLATS, MATTE BLACK METAL FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS. CONTRACTOR TO INSTALL SEPARATE SWING ATTACHMENTS.
4. METAL PORTAL TO HAVE A WELDED CONNECTION, SEE STRUCTURAL DRAWINGS. LED STRIP TO FOLLOW INSIDE BEAM SHINING DOWNWARDS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND COORDINATE ELECTRICAL.
5. CONCRETE COLUMN TO BE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER





ELEVATION A

PLAN VIEW



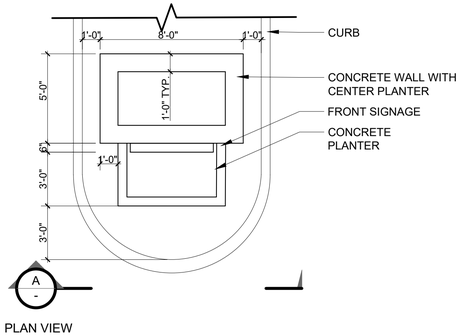
ELEVATION B

1 TYPICAL PORTAL WITH SWING BENCH

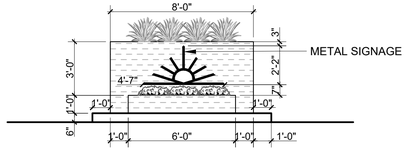
1/4" = 1'-0"

P-CO-139

NOTES:
1. ALL FOOTINGS, CONNECTIONS, AND ATTACHMENTS PER STRUCTURAL
2. CONCRETE WALL AND PLANTER TO BE BOARD FORM, NATURAL GRAY CONCRETE COLOR OR APPROVED OTHER
3. MONUMENT SIGNAGE TO BE METAL, POWDERCOATED BLACK. OFFSET SIGNAGE FROM THE CONCRETE WALL BY AT LEAST 4 INCHES, ELECTRICAL CONNECTION PER CONTRACTOR. SIGNAGE TO BE BACKLIT, FINAL DECISION PER DEVELOPER.



PLAN VIEW



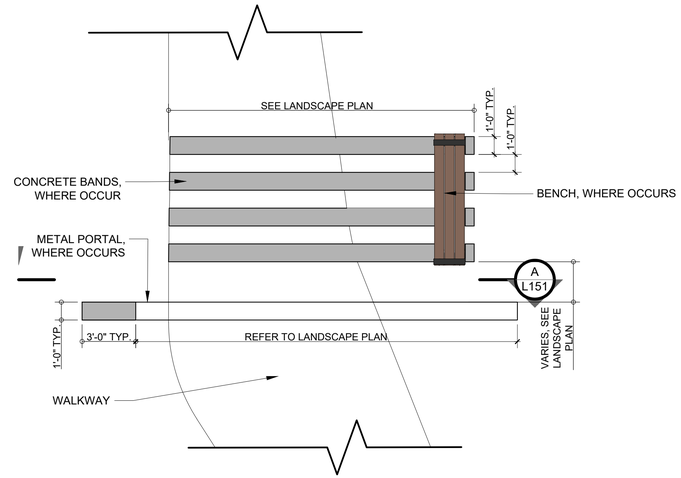
ELEVATION A

3 SECONDARY MONUMENT

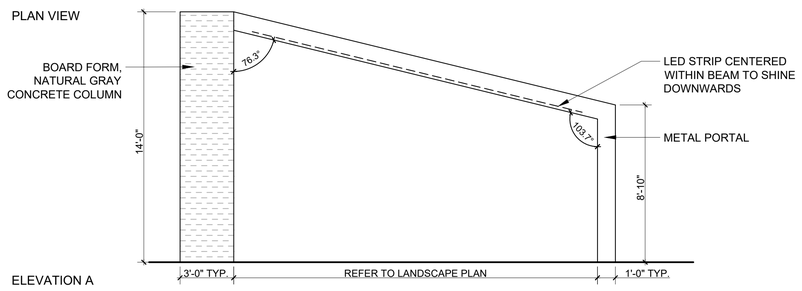
1/4" = 1'-0"

P-CO-INS-05

NOTES:
1. ALL FOOTINGS, CONNECTIONS, AND ATTACHMENTS PER STRUCTURAL
2. CONCRETE BAND COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
3. BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS
4. METAL PORTAL TO HAVE A WELDED CONNECTION, SEE STRUCTURAL DRAWINGS. LED STRIP TO FOLLOW INSIDE BEAM SHINING DOWNWARDS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND COORDINATE ELECTRICAL.
5. CONCRETE COLUMN TO BE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER



PLAN VIEW



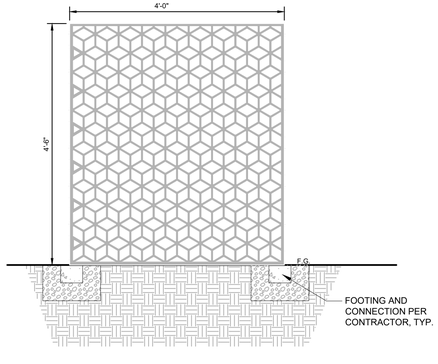
ELEVATION A

2 TYPICAL PORTAL

1/4" = 1'-0"

P-RE-233

NOTES:
1. ALL FOOTINGS, CONNECTIONS AND ATTACHMENTS PER CONTRACTOR
2. FENCE TO BE BOK MODERN, PATTERN A41.1, POWDERCOATED BLACK. FLAT PANEL SIDE TO FACE OUTSIDE OF FENCED AREA. INSTALL PER MANUFACTURERS RECOMMENDATIONS. FENCE TO BE CENTERED ON CONCRETE WALL.
3. SEE SITE PLAN FOR FENCE LOCATION.



4 4'-6" FENCE

3/4" = 1'-0"

P-CO-143

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LANDSCAPE ARCHITECTURE & MASTER PLANNING
(208) 345-0500
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StackRockGroup.com

WILLET C HOWARD, PLA
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INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

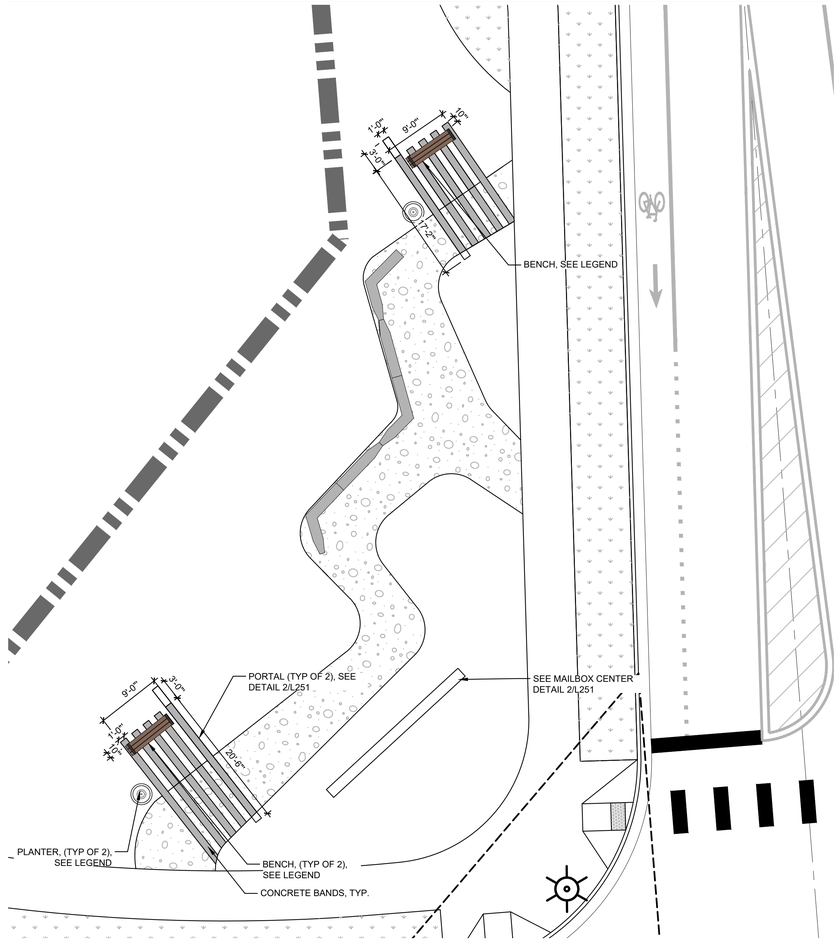
LANDSCAPE DETAILS

SHEET NUMBER

L251

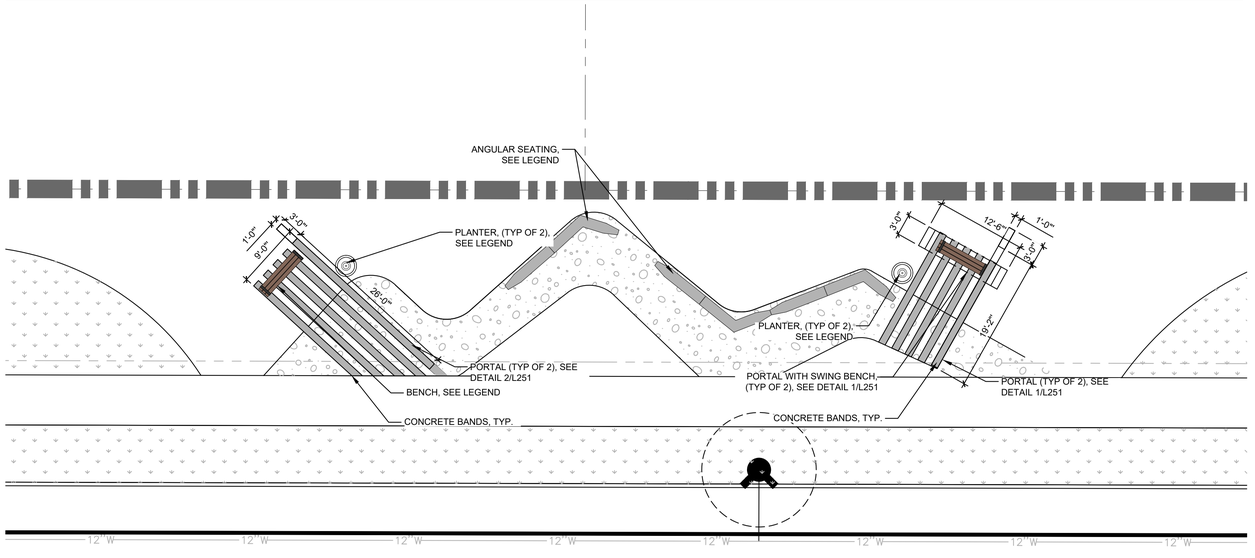
STACK ROCK GROUP - AGENCY REVIEW SET

AREA #2:



AREA #1:

AREA #3:



LANDSCAPE MATERIALS LEGEND:

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- NATURE PLAY SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L251

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. COMBINATION OF ALL (3) SIZE OPTIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE

NORTH

0 10 20 30 feet

SCALE: 1" = 10'

STACK ROCK GROUP

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NOT FOR CONSTRUCTION

INSPIRADO PHASES NO. 3 & 4 STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

ENLARGEMENT AREAS

SHEET NUMBER

L252

STACK ROCK GROUP - AGENCY REVIEW SET

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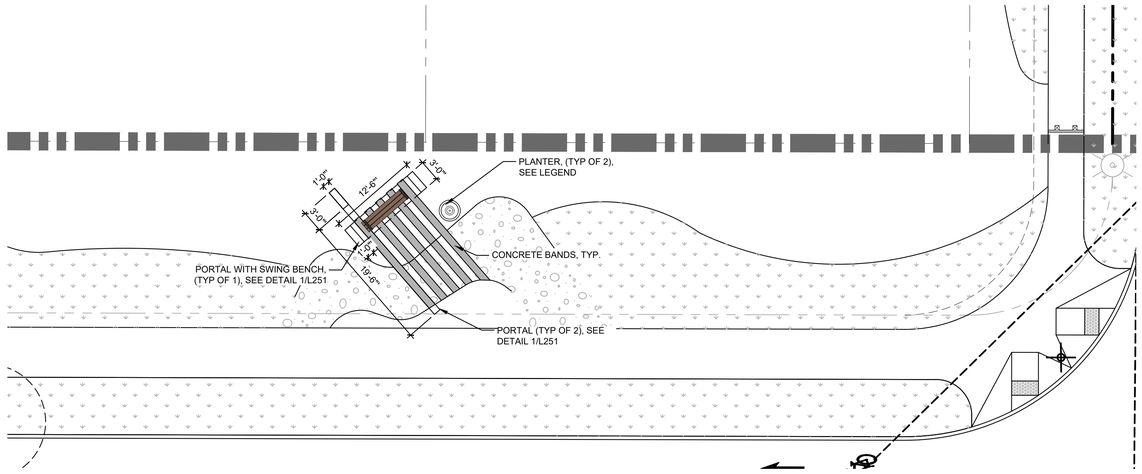

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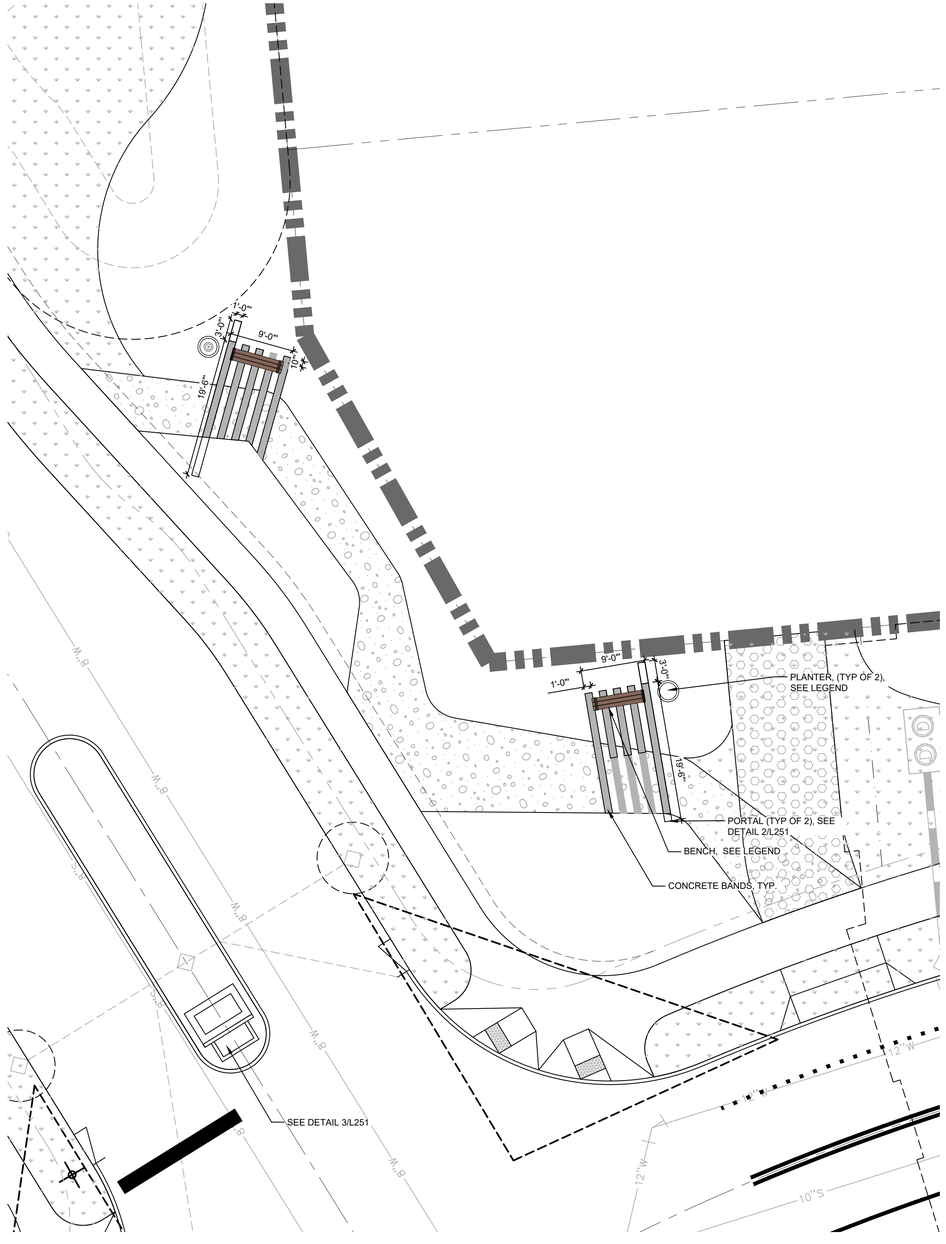
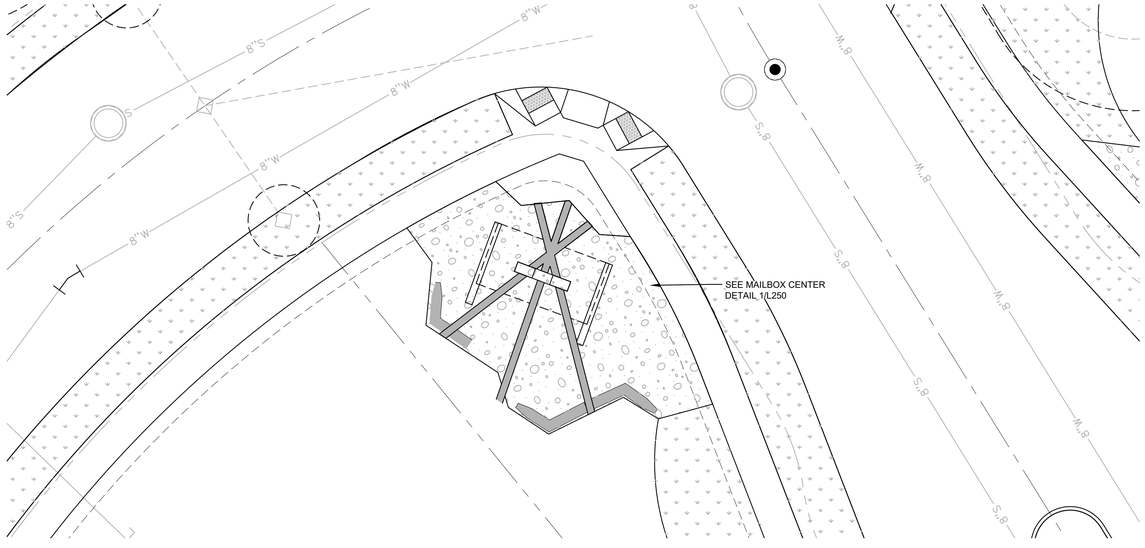


AREA #6:



LANDSCAPE MATERIALS LEGEND:

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- NATURE PLAY SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L251

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. COMBINATION OF ALL (3) SIZE OPTIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS
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- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE

NORTH

0 10 20 30 feet

SCALE: 1" = 10'

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STATE OF IDAHO · WILLET C HOWARD · LA-167.33 · 05.08.25 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO PHASES NO. 3 & 4

STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

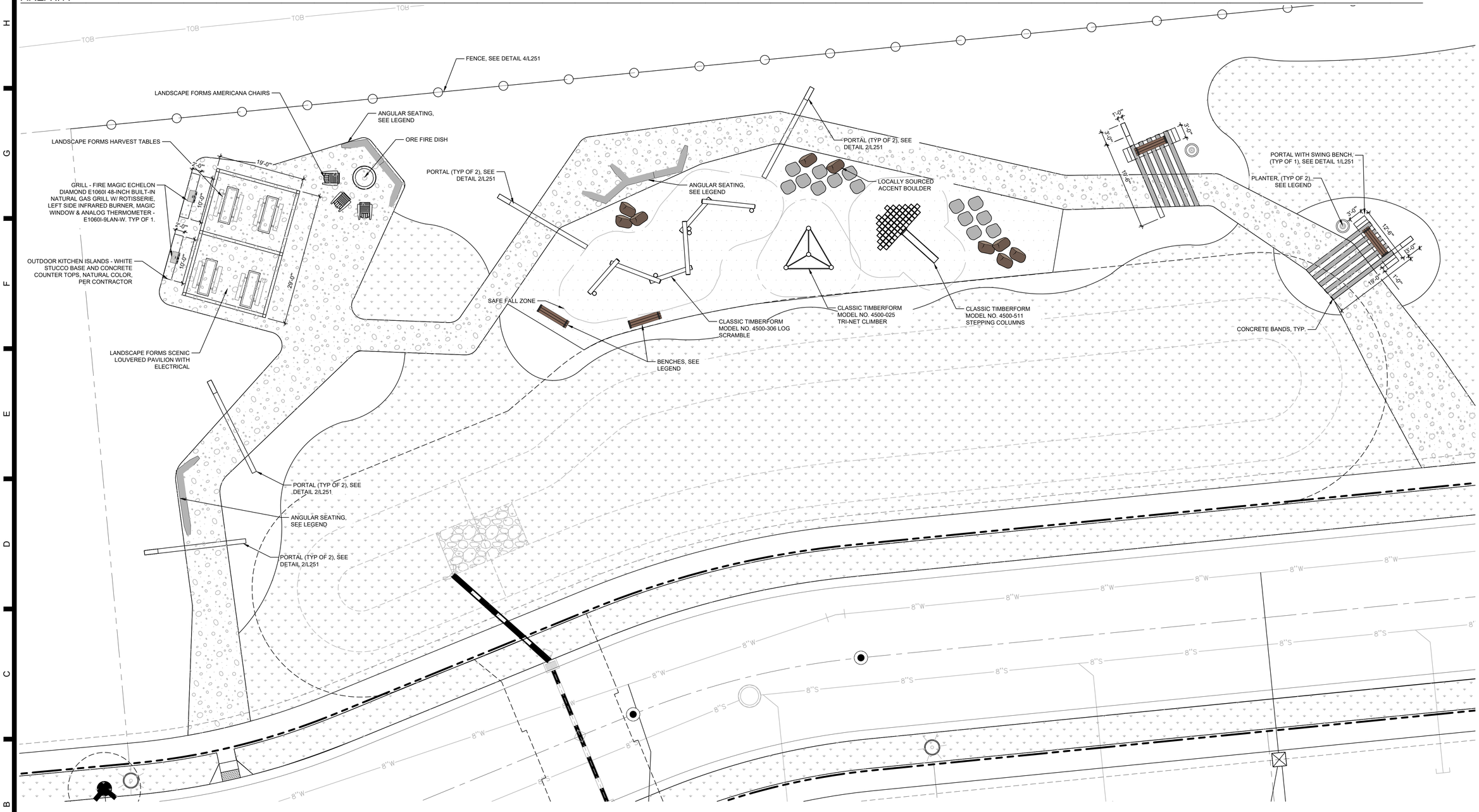
ENLARGEMENT AREAS

SHEET NUMBER

L253

STACK ROCK GROUP - AGENCY REVIEW SET

AREA #7:



LANDSCAPE MATERIALS LEGEND:

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
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- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- NATURE PLAY SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L251

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. COMBINATION OF ALL (3) SIZE OPTIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE

NORTH

SCALE: 1" = 10'

0 10 20 30 feet

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NOT FOR CONSTRUCTION

INSPIRADO PHASES NO. 3 & 4

STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

ENLARGEMENT AREAS

SHEET NUMBER

L254

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CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: **July 15, 2025**
FILE(S) #: FP-25-07 Final Plat, Inspirado Subdivision Phase 4

REQUEST

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision Phase 4 consisting of 41 residential lots and 10 common lots on 14.94 acres. The subject property is generally located on the northeast corner of W. Chinden Blvd and N. Star Road in Star, Idaho. Ada County Parcel No's S0420346610, and S0420315215.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE:
Teller Bard
Kimley-Horn
1100 W. Idaho Street, Ste. 210
Boise, Idaho 83702

OWNER/APPLICANT:
Antonov Star Holdings, LLC
75 E. Santa Clara Street
San Jose, California 95113

PROPERTY INFORMATION

Land Use Designation -	Residential (R-3-PUD-DA)
	Phase 4
Acres -	14.94
Residential Lots -	41
Common Lots -	10
Commercial -	0

HISTORY

August 17, 2021	Application was originally scheduled for public hearing and was postponed allowing ACHD and ITD time to provide comments.
January 11, 2022	Council approved applications for Annexation and Zoning (AZ-21-09), Development Agreement (DA-21-11), Planned Unit Development (PUD-21-01), and Preliminary Plat (PP-21-12) for Inspirado Subdivision. The preliminary plat was approved for a maximum 195 single-family residential lots, 2 multi-family lots, 1 commercial lot, 4 mixed use lots and 24 common lots on 139acres.
September 6, 2022	Council approved the final plat for Inspirado Subdivision, (FP-22-20), Phase 1 consisting of 61 residential lots, 7 common lots and 1 commercial lot on 61.32 acres.
November 15, 2022	Council approved the final plat for Inspirado Subdivision, (FP-22-22), Phase 2 consisting of 43 residential lots, 7 common lots and 1 commercial lot on 18.19 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision, Phase 4, consisting of 41 single-family residential lots, 10 common lots, and 0 commercial lot on 14.94 acres.

The Final Plat generally complies with the approved Preliminary Plat.

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

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

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

The application states that proposed overall open space provided is 10.65 acres (15.9%), including 3.5 acres (33%) usable open space. The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 9 site amenities. The applicant is proposing two main amenity areas (primary and secondary) including a community pool, 2 pickleball and two bocce ball courts, children's play area with tot lot structure, shade ramada, picnic tables and benches, multiple pathways and connections and passive, open areas. The applicant is also proposing a primary entrance monument with a water feature. with a pocket park with a shade ramada and a pathway along the southern portion of the property along the hillside and wetland area. There will also be three ponds in the development. These amenities satisfy the code requirement for development amenities. Any future multi-family development shall meet additional landscaping and amenity requirements in Section 8-5-20 of the UDC at the time of future approval.

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

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

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

Staff analysis of Final Plat Submittal:

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

The Preliminary Plat was approved with 195 single-family residential lots, 24 common lots, 2 multi-family lots, 1 commercial lot, and 4 mixed-use lots on 139 acres. The Final Plat for Phase 1 contains 61 single-family residential homes, 1 commercial lot and 7 common lots. Phase 2 contains 43 single-family residential homes, 1 commercial lot and 7 common lots. Phase 3 contains 48 single-family residential lots. Phase 4 contains 41 single-family residential lots. After the first four phases, there are 193 single-family residential lots platted, and 2 commercial lots. The high density residential lot was platted in Phase 3 and 1 mixed-use lot is being platted in Phase 4.

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

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

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

Setbacks – Council approved Setbacks shall be as follows:

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

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

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

Mailbox Cluster – **Applicant shall provided documentation from Meridian Postmaster depicting the approved location for the mailbox cluster for the development.** 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.

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

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

Fencing – **Applicant has not provided a fencing plan. Fence shall be consistent throughout the development. A plan shall be submitted for Staff review/approval prior to signing the final plat.**

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on July 7, 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.
Staff finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.

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

E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

Conditions included in the Findings of Fact & Development Agreement.

- 7' Sidewalks shall be constructed along Collector Roadways and Star Road, or bonded for through ACHD
- Provide a public pathway easement along the south side of the Phyliss Canal for potential future pathway
- **The Developer agrees to provide the Bean property two (2) built driveways per their agreement in Phase 1. To date, the driveways have not been constructed per the condition of approval. Prior to signature of the final plat for Phase 3, the driveways shall be completed and inspected by staff.**
- There shall be no residential uses allowed within the Commercially zoned district
- Any storage units proposed in the Mixed-Use or Commercial areas shall require a Conditional Use Permit
- All streets within the development shall have minimum 36' roadway widths. The detached sidewalk planter strips shall be allowed at 6 ½ feet on each side with Class I trees.
- Non-single-family detached residential dwellings will be limited to a maximum of 10% of the subject gross R-3 development parcel.
- Setbacks shall be approved as follows: 5' side yard setbacks for all patio homes, 7' side yard setbacks for all single-family detached homes

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 $1,600 per buildable lot within each phase prior to**

signature on the final plat for the applicable phase, capped at $315,000. $65,600 is due (41 residential lots x $1600) to be paid before signing the final plat of phase 4.

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**.
4. The applicant shall provide approval from the Meridian Postmaster for the location of mailbox cluster.
5. Applicant shall provide a fencing plan for Staff review/approval. Fencing shall be consistent throughout the development.

Additional Conditions of Approval

1. The approved Final Plat for Inspirado Subdivision, Phase 4 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
3. **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.**
4. All entrances into the subdivision 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.
5. 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.
6. 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.**
7. **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.**
8. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
9. 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

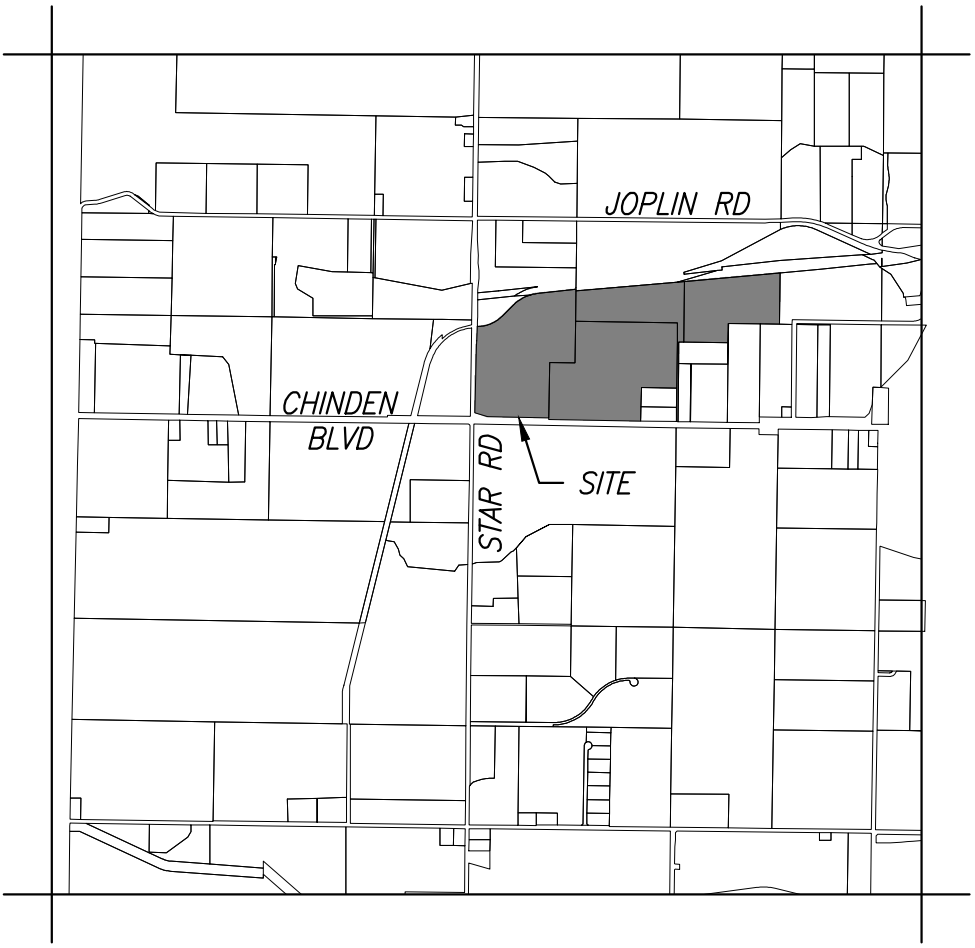
provided. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**

10. All streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
11. 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.
12. 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.
13. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
14. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
15. 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)
16. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
17. A 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.
18. 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.)
19. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
20. A separate sign application is required for any subdivision sign.
21. Applicant shall provide the City with an electronic copy of the signed recorded final plat with all signatures, prior to any building permits being issued.

22. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
23. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
24. All common areas shall be maintained by the Homeowners Association.
25. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
26. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.

COUNCIL DECISION

The Star City Council _____ File # FP-25-07 Inspirado Subdivision, Final Plat, Phase 4 on _____, _____. 2025.



T4N, R1W, SEC. 20

Kimley»Horn

May 9, 2025

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

RE: Inspirado Subdivision No. 4

Dear Ryan,

Attached for your review is the Final Plat application for Inspirado Subdivision No. 4. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for Inspirado Subdivision.

Inspirado No. 4 includes 41 single-family residential lots, and 10 common lots on 14.94 acres. The gross density is 2.48 units per acre. The typical lot widths are 70-feet and 110-feet and lot sizes will range from 8,400 SF to 15,400 SF. The overall open space for the site is 2.09 acres (7.2%) of the total development area. Amenities for the subdivision are provided with Inspirado No. 1.

Construction of Inspirado Subdivision No. 4 will comply the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-906-3871 or at teller.bard@kimley-horn.com.

Thanks for your review and assistance with this application,

Teller Bard, P.E.
Project Engineer

City
P.O
Star, Idaho 83669
P: 208-286-7247

FINAL PLAT APPLICATION

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

FILE NO.: FP-25-07
Date Application Received: 5/14/2025 Fee Paid: _____
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Antonov Star Holdings, LLC
Applicant Address: 75 E. Santa Clara St. San Jose, CA Zip: 95113
Phone: 858-500-6786 Email: taylor@bvcapitalre.com

Owner Name: Antonov Star Holdings, LLC
Owner Address: 75 E. Santa Clara St. San Jose, CA Zip: 95113
Phone: 858-500-6786 Email: taylor@bvcapitalre.com

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

Property Information:

Subdivision Name: Inspirado Subdivision No. 4 Phase: 4
Parcel Number(s): S0420346610; S0420315215
Approved Zoning: R-3 PUD Units per acre: 1.67
Total acreage of phase: 14.94 Total number of lots: 51
Residential: 41 Commercial: _____ Industrial: _____
Common lots: 10 Total acreage of common lots: 2.09 Percentage: 7.2%
Percent of common space to be used for drainage: 6.1% Acres: 0.13
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:	41	41
Number of Common Lots:	10	10
Number of Commercial Lots:		
Roads:	W. Lookout View St., N. Copper Sky Pl., N. Dusk Ave., W Wildbook St., N. Mountain Bird Ave., W. Lookout View St., N. Vista Verde Ave., N. Rocky Juniper Ave.	W. Lookout View St., N. Copper Sky Pl., N. Dusk Ave., W Wildbook St., N. Mountain Bird Ave., W. Lookout View St., N. Vista Verde Ave., N. Rocky Juniper Ave.

Amenities: None in Phase None in Phase

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

Subdivision Name: Inspirado Subdivision No. 4 Phase: 4

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): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0140J
FIRM effective date(s): mm/dd/year 06/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
Base Flood Elevation(s): AE N/A .0 ft., etc.: N/A

c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

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

X	One (1) 11” X 17” copy of the Final landscape plan	
X	Electronic copy of site grading & drainage plans**	BN
X	Electronic copy of originally approved Preliminary Plat**	
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	BN
X	Storm drainage calculations must be submitted for private streets/drives and parking areas within subdivisions**	BN
X	Electronic copy of streetlight **design** and **location** information	
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R’s 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
X	**Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance**: • 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.	
X	After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.	

FEE REQUIREMENT:

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

Applicant/Representative Signature

04/29/2025

Date

• Inspirador

AFFIDAVIT OF LEGAL INTEREST

STATE OF _____)
) ss
COUNTY OF _____)

I Antonov Star Holding LLC (name) 75 E. Santa Clara St. Suite 900 (address)
San Jose (city), CA (state) 95113 (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property described on the attached, and I grant my permission to Kimley Horn (name),
950 Bannock St. #1100 (address), Boise, ID (state) 83702 (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: _____

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

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

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

Type of application: _____

Dated this 9th day of April, 2021.

_____
(Signature)

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

MEGHAN E SMITH
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 578551
MY COMMISSION EXPIRES
March 9, 2024

Notary Public for ~~Idaho~~ Arizona
Residing at: Peoria, Az
My Commission Expires: 3.9.24

INSPIRADO LEGAL DESCRIPTION

A PORTION OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., FROM WHICH A 5/8"IRON PIN MARKING THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., BEARS NORTH 00046'11" EAST, 2,633.05 FEET; THENCE ON THE WEST BOUNDARY LINE OF SECTION 20 NORTH 00°46'11" EAST, 108.91 FEET; THENCE LEAVING SAID WEST BOUNDARY LINE SOUTH 89°13'49" EAST, 35.15 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. STAR ROAD AND THE REAL POINT OF BEGINNING;

THENCE ON THE EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 01°11'16" EAST, 867.58 FEET;

NORTH 04°40'24" EAST, 67.57 FEET;

NORTH 02°22'47" EAST, 188.19 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE PHYLLIS CANAL;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

368.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 457.81 FEET, A CENTRAL ANGLE OF 46°09'47" AND A LONG CHORD WHICH BEARS NORTH 66°52'56" EAST, 358.96 FEET;

NORTH 44°43'38" EAST, 197.20 FEET;

348.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 552.74 FEET, A CENTRAL ANGLE OF 36°04'43" AND A LONG CHORD WHICH BEARS NORTH 64°23'46" EAST, 342.33 FEET;

NORTH 83°52'40" EAST, 507.77 FEET;

SOUTH 00°41'14" WEST, 20.76 FEET;

NORTH 85°06'27"EAST, 1,416.98 FEET;

NORTH 84°43'04" EAST, 1,068.62 FEET;

NORTH 84°36'10" EAST, 182.24 FEET TO THE TO THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20;

THENCE ON SAID EAST BOUNDARY LINE, SOUTH 00°34'11" WEST, 668.37 FEET TO THE SE 1/16 CORNER OF SECTION 20;

THENCE ON SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, NORTH 89°18'12" WEST, 667.84 FEET;

THENCE LEAVING SAID SOUTH BOUNDARY LINE, SOUTH 00°36'15" WEST, 248.00 FEET;

THENCE NORTH 89°17'50" WEST, 640.14 FEET;

THENCE SOUTH 00°36'18" WEST, 1,036.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 20/26 (W. CHINDEN BOULEVARD);

THENCE ON SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°15'H" WEST, 19.83 FEET;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00036'18" EAST, 434.94 FEET;

THENCE NORTH 89°00'00" WEST, 456.41 FEET;

THENCE SOUTH 01°55'42" WEST, 434.91 FEET TO THE NORTH RIGHT-OF-WAY LINE OF W. STATE HIGHWAY 20/26 (W. CHINDEN BOULEVARD);

THENCE ON SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING (4) COURSES AND DISTANCES:

NORTH 88°59'27" WEST, 1,195.74 FEET;

NORTH 00°42'16" EAST, 20.00 FEET;

NORTH 88°59'27" WEST, 796.89 FEET;

NORTH 72°28'16" WEST, 172.52 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 115.086 ACRES, MORE OR LESS.

AND

A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., FROM WHICH A 5/8"IRON PIN MARKING THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., BEARS NORTH 00°46'11" EAST, 2,633.05 FEET; THENCE ON THE WEST BOUNDARY LINE OF SECTION 20, NORTH 00046'H" EAST, 1,315.15 FEET; THENCE LEAVING SAID WEST BOUNDARY LINE, SOUTH 89°13'49" EAST, 51.46 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. STAR ROAD AND THE REAL POINT OF BEGINNING;

THENCE ON SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES AND DISTANCES:

NORTH 04°2T26" EAST, 41.11 FEET;

NORTH 00°06'37" EAST, 318.90 FEET;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 85°01'11"EAST, 784.39 FEET TO THE PHYLLIS CANAL;

THENCE ON SAID PHYLLIS CANAL THE FOLLOWING TWO COURSES AND DISTANCES:

482.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 629.62 FEET, A CENTRAL ANGLE OF 43°56'33" AND A LONG CHORD WHICH BEARS SOUTH 62°00'46" WEST, 471.13 FEET;

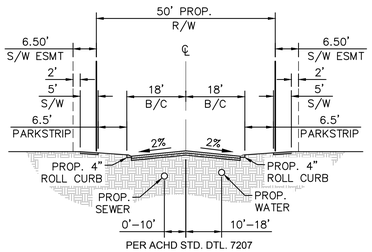
432.49 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 598.91 FEET, A CENTRAL ANGLE OF 41°22'31" AND A LONG CHORD WHICH BEARS SOUTH 60°43'43" WEST, 423.16 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 3.082 ACRES, MORE OR LESS.

END OF DESCRIPTION

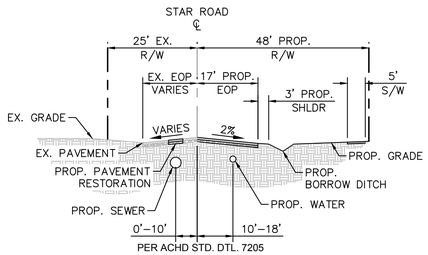
PRELIMINARY PLAT NOTES

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACHD STANDARD FOR PUBLIC STREETS.
3. BLOCK 1 LOT 1, BLOCK 1 LOT 22, BLOCK 1 LOT 32, BLOCK 1 LOT 47, BLOCK 1 LOT 52, BLOCK 1 LOT 67, BLOCK 2 LOT 1, BLOCK 2 LOT 8, BLOCK 2 LOT 21, BLOCK 3 LOT 1, BLOCK 4 LOT 1, BLOCK 4 LOT 9, BLOCK 5 LOT 4, BLOCK 5 LOT 8, BLOCK 5 LOT 12, BLOCK 6 LOT 4, BLOCK 6 LOT 9, BLOCK 7 LOT 3, BLOCK 7 LOT 6, BLOCK 7 LOT 9, BLOCK 7 LOT 14, BLOCK 8 LOT 1, BLOCK 8 LOT 4, AND BLOCK 9 LOT 18 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE INSPIRADO SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
4. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVED PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOA.
7. DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
8. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
9. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
10. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
11. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
12. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF THE RE-SUBDIVISION.
14. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
15. FRONT, REAR, AND SIDE YARD EASEMENT LOCATIONS AND WIDTHS TO BE DETERMINED WITH FINAL PLAT.
16. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
17. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.
18. A TRAFFIC IMPACT STUDY (TIS) IS BEING PREPARED FOR THIS DEVELOPMENT. APPROVED STUDY WILL BE PROVIDED TO STAFF WHEN AVAILABLE.



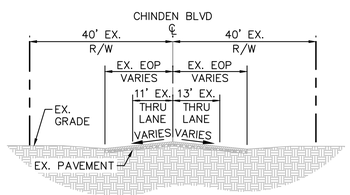
PER ACHD STD. DTL. 7207

(SECTION A)
STANDARD LOCAL
N.T.S.

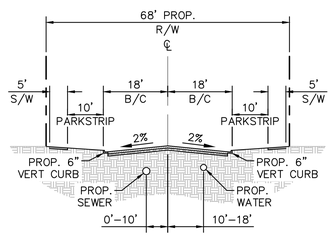


PER ACHD STD. DTL. 7205

(SECTION B)
STAR ROAD
LOOKING NORTH
N.T.S.



(SECTION C)
EXISTING CHINDEN BOULEVARD
N.T.S.

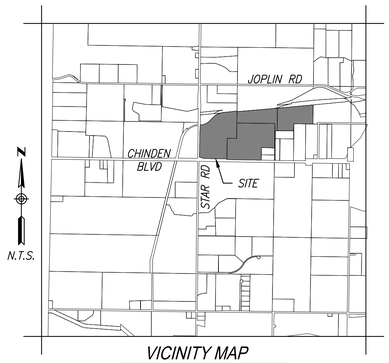


PER ACHD STD. DTL. 7206

(SECTION D)
COLLECTOR ROAD
N.T.S.

INSPIRADO
PRELIMINARY PLAT

A PORTION OF THE S $\frac{1}{2}$ OF SECTION 20,
TOWNSHIP 4 NORTH, RANGE 1 WEST
ADA COUNTY, IDAHO



VICINITY MAP
NTS

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS
03	EXISTING CONDITIONS
04	PROPOSED CONDITIONS
05	PROPOSED CONDITIONS
06	HORIZONTAL CONTROL
07	HORIZONTAL CONTROL
08	LOT DATA
09	PHASING PLAN
10	PRELIMINARY IRRIGATION PLAN
11	PRELIMINARY IRRIGATION PLAN

OWNER/DEVELOPER

ANTONOV STAR HOLDINGS, LLC.
7629 E PINNACLE PEAK ROAD #110
SCOTTSDALE, ARIZONA 85255
TELEPHONE: (480) 401-0800
CONTACT: RANDAL CLARNO
EMAIL: RANDY@CRITERIONLAND.COM

CIVIL ENGINEER

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

LAND SURVEYOR

IDAHO SURVEY GROUP
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PHONE: (208) 846-8570
CONTACT: CODY MCCAMMON, PLS
EMAIL: CODYM@IDAHOSURVEY.COM

LEGEND

- PROPOSED CL/SECTION LINE
- PROPOSED SWALE
- PROPOSED BOUNDARY
- ROAD RIGHT OF WAY
- LOT LINE
- EASEMENT
- PROPOSED SEWER
- PROPOSED" WATER (3' COVER)
- STORM WATER INFRASTRUCTURE EASEMENT
- PROPOSED CURB
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED SEWER MANHOLE
- EXISTING HIGHWAY MONUMENT
- CALCULATED MONUMENT
- EXISTING UTILITY PIPE SLEEVE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- SIDEWALK RAMP
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL ROAD
- EXISTING FENCE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- PHASE LINE
- DRAINAGE POND BOUNDARY
- SEEPAGE BED

PRELIMINARY PLAT DATA

EXISTING ZONING RUT
PROPOSED ZONING: PUD

GROSS ACREAGE: 124.07 AC
GROSS RESIDENTIAL ACREAGE: 66.80 AC

TOTAL LOTS: 224
COMMON LOTS: 24
MIXED USE LOTS: 5
(BLOCK 11, LOTS 2, 4, & 5)
COMMERCIAL LOTS:1 (BLOCK 11, LOT 3)
HIGH DENSITY RESIDENTIAL LOTS: 2
(BLOCK 10, LOT 1 & BLOCK 12, LOT 1)
RESIDENTIAL LOTS: 192

GROSS DENSITY:1.55 DU/AC
RESIDENTIAL GROSS DENSITY: 2.87 DU/AC

BUFFER OPEN SPACE: 2.35 AC
COMMON OPEN SPACE: 4.44 AC
USABLE OPEN SPACE: 3.53 AC
VISUAL NATURAL OPEN SPACE: 0.34 AC

TOTAL RESIDENTIAL OPEN SPACE: 10.65 AC
(15.9% OF GROSS)

PATIO HOME MINIMUM WIDTH: 50'
LUXURY HOME MINIMUM WIDTH: 70'
CUSTOM HOME MINIMUM WIDTH: 75'

PATIO HOME MINIMUM AREA: 5,500 SF
LUXURY HOME MINIMUM AREA: 8,400 SF
CUSTOM HOME MINIMUM AREA: 10,500 SF

NO.	REVISION	BY	DATE	APP

Kimley»Horn

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950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

SCALE (H): 1"=50'
SCALE (V): NONE
DESIGNED BY: ITC
DRAWN BY: ITC
CHECKED BY: TRB
DATE: 3/23/2022

INSPIRADO
COVER SHEET
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19946
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-CVR

01 OF 11

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FOUND 5/8" IRON PIN AT COMMON CORNER OF SEC 19 & 20, T4N, R1W.

N0°46'11"E 2633.06' (BASIS OF BEARING)

APN: S0420325855

APN: S0420335750

1/16 SECTION LINE

APN: S0420314900

PHYLLIS CANAL

S0°41'14"W 20.76'

N85°06'27"E 1416.98'

N83°52'40"E 507.77'

APN: S0419417750

EXISTING OVER-HEAD ELECTRICAL TO BE UNDERGROUNDED.

STA 122+50 [EAP S-3770(1)]

784.39'

S85°01'11"W

EXISTING CANAL ESMT.

R=629.62'
L=482.88'

EXISTING WELL TO BE REMOVED.

EXISTING STORM DRAIN PIPE AND CATCH BASIN TO BE REMOVED.

20' EX. IRR EASEMENT

R=552.74'
L=348.06'

EXISTING 18" IRRIGATION PIPE TO REMAIN.

EXISTING 18" IRRIGATION PIPE TO BE REMOVED.

EXISTING RESIDENCE, ANCILLARY STRUCTURES, AND OTHER PERMANENT IMPROVEMENTS TO BE REMOVED.

EXISTING FENCE TO BE REMOVED.

EXISTING 12" IRRIGATION PIPE TO BE REMOVED.

318.90'
S0°06'37"W

N44°43'38"E
197.20'

EXISTING CANAL ESMT.

APN: S0419449020

S4°21'26"W
41.11'

R=598.91'
L=432.50'

WATER PIPE SLEEVE PREVIOUSLY INSTALLED.

SEWER PIPE SLEEVE PREVIOUSLY INSTALLED.

CHANNEL SIPHON STRUCTURE TO BE MAINTAINED OR MODIFIED AS NEEDED.

1/16 SECTION LINE

CALCULATED POINT AT NE CORNER OF SW 1/16 OF SEC 20, T4N, R1W.

S89°13'49"E
51.46'

R=457.81'
L=368.86'

EXISTING IRRIGATION DITCH TO BE REMOVED.

EXISTING BOX STRUCTURE TO REMAIN

EXISTING 16" IRRIGATION PIPE TO REMAIN.

N2°22'47"E
188.19'

STAR ROAD

EXISTING IRRIGATION DITCH TO BE PIPED AND RELOCATED.

EXISTING POWER POLES AND POWER LINE TO BE UNDERGROUNDED.

25' EX. OHE

23' EX. GAS

N0°46'11"E
1315.15'

N4°40'24"E
67.57'

39' EX. OHE

APN: S0419449300

23' EX. EOP

40' EX. R/W (VARIES)

25' EX. R/W

14' EX. EOP

SECTION LINE

EXISTING 12" IRRIGATION PIPE TO BE PIPED AND RELOCATED.

EXISTING 18" IRRIGATION PIPE TO BE PIPED AND RELOCATED.

EXISTING IRRIGATION DITCH TO BE PIPED AND RELOCATED.

EXISTING IRRIGATION DITCH TO BE REMOVED.

EXISTING IRRIGATION DITCH TO BE REMOVED.

EXISTING 15" IRRIGATION PIPE TO BE REMOVED.

1/16 SECTION LINE

EXISTING IRRIGATION DITCH TO BE REMOVED.

N1°11'16"E 867.58'

25' EX. R/W

S89°13'49"E
35.15'

EX. R/W VARIES

N0°46'11"E
108.91'

FND ALUMINUM CAP MONUMENT AT SW CORNER OF SEC 20, T4N, R1W.

EXISTING POWER POLES POWER LINE TO BE UNDERGROUNDED.

EXISTING DIRT ROAD TO BE REMOVED.

EXISTING 24" IRRIGATION PIPE TO BE REMOVED.

N72°28'16"W
172.52'

EXISTING 24" IRRIGATION PIPE TO REMAIN.

51' EX. OHE

46' EX. GAS

19' EX. EOP (VARIES)

60' EX. R/W

N88°59'27"W 796.89'

N0°42'16"E
20.00'

CALCULATED POINT AT SE CORNER OF SW 1/16 OF SEC 20

EXISTING GAS LINE AND STRUCTURE TO REMAIN.

EXISTING POWER POLES AND POWER LINE TO BE UNDERGROUNDED.

1195.74'
N88°59'27"W

EXISTING TRAFFIC CONTROL BOX AND CONCRETE PAD TO REMAIN.

CHINDEN BOULEVARD

EXISTING TRAFFIC SIGNAL AND INTERSECTION IMPROVEMENTS TO REMAIN

40' EX. R/W

MATCHLINE SEE SHEET 03

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NO.	REVISION	BY	DATE	APP'D

Kimley»Horn

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950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

SCALE (H): 1"=40'
SCALE (V): NONE

DESIGNED BY: ITC
DRAWN BY: ITC
CHECKED BY: TRB

DATE: 3/23/2022

INSPIRADO
EXISTING CONDITIONS
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-EC

02 OF 11

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MATCHLINE SEE SHEET 02

APN: S0420314900

APN: S0420417500

APN: S0420449205

APN: S0420438800

APN: S0420438905

APN: S0420438610

APN: S0420438700

APN: S0420347000

APN: S0420347100

PHYLLIS CANAL

OLD SCHOOL ROAD

CHINDEN BOULEVARD

¼ SECTION LINE

1/16 SECTION LINE

EXISTING 10" IRRIGATION PIPE TO REMOVED.

EXISTING 10" IRRIGATION PIPE TO BE REMOVED.

EXISTING 18" IRRIGATION PIPE TO REMAIN.

EXISTING 12" IRRIGATION PIPE TO BE REMOVED.

EXISTING 12" IRRIGATION PIPE TO REMAIN.

EXISTING DIRT ROAD TO BE REALIGNED WITHIN PIONEER IRRIGATION EASEMENT

EXISTING IRRIGATION DITCH TO BE REMOVED.

EXISTING IRRIGATION DITCHES AND PIPE TO BE TILED AS REQUIRED FOR EXTENSION TO OLD SCHOOL ROAD.

EXISTING IRRIGATION DITCH TO BE PIPED AND RELOCATED.

EXISTING IRRIGATION PUMP TO BE REMOVED.

EXISTING IRRIGATION PIPE TO BE REMOVED.

EXISTING 12" IRRIGATION PIPE TO REMAIN.

EXISTING 24" IRRIGATION PIPE TO BE REMAIN.

EXISTING GRAVEL ROAD TO BE REMOVED.

EXISTING 15" IRRIGATION PIPE TO REMAIN.

EXISTING 15" IRRIGATION PIPE TO BE REMOVED.

EXISTING FENCE TO BE REMOVED.

EXISTING 16" IRRIGATION PIPE TO REMAIN.

EXISTING IRRIGATION STRUCTURE TO REMAIN.

EXISTING IRRIGATION STRUCTURE TO BE REMOVED.

EXISTING 16" IRRIGATION PIPE TO REMAIN.

EXISTING 12" IRRIGATION PIPE TO REMAIN.

FOUND ALUMINUM CAP MONUMENT AT SE CORNER OF SW ¼ OF SEC 20

EXISTING POWER POLES AND POWER LINE TO REMAIN.

EXISTING 12" IRRIGATION PIPE TO REMAIN.

EXISTING GAS LINE AND STRUCTURE TO REMAIN.

EXISTING 16" IRRIGATION PIPE TO BE REMOVED.

N85°06'27"E 1416.98'

N84°43'04"E 1068.62'

N84°36'10"E 182.24'

S0°34'11"W 668.37'

N89°18'12"W 667.84'

S0°36'15"W 248.00'

N89°17'50"W 640.14'

S0°36'18"W 1036.75'

N89°00'00"W 456.41'

S1°55'42"W 434.91'

S0°36'18"W 434.94'

N88°59'27"W 1195.74'

S89°15'11"E 19.83'

40' EX. R/W

40' EX. R/W

2513 2514 2515 2516 2517 2518 2519 2520

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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NO.	REVISION	BY	DATE	APP'D

Kimley»Horn

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950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

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INSPIRADO
EXISTING CONDITIONS
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
JELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-EC

03 OF 11

APN: S0420325855

APN: S0420335750

APN: S0419417750

APN: S0419449020

APN: S0419449300

1/8 SECTION LINE

PHYLLIS CANAL

STA 122+50
[FAP S-3770(1)]

FUTURE 12" WATER LINE EXTENSION TO BE CONSTRUCTED WITH STARPOINTE SUBDIVISION (NOT A PART)

PROP. STAR ROAD CONNECTION

PROP. WATER BLOWOFF (TYP)

FUTURE 21" SEWER LINE EXTENSION TO BE CONSTRUCTED WITH STARPOINTE SUBDIVISION (NOT A PART)

EXISTING IRRIGATION PIPE (PROTECT IN PLACE)

CALCULATED POINT AT NE CORNER OF SW 1/8 OF SEC 20, T4N, R1W.

EXISTING IRRIGATION PIPE (PROTECT IN PLACE)

EXISTING CANAL ESMT

20' EX. IRR. EASEMENT

PROP. BASIN LOCATION

PROP. FIRE HYDRANT (TYP)

PROP. BASIN LOCATION

PROP. STREET LIGHT (TYP)

PROP. CATCH BASIN LOCATION (TYP)

PROP. SEEPAGE BED LOCATION

PROP. SEEPAGE BED LOCATION

PROP. CATCH BASIN LOCATION (TYP)

PROP. STREET LIGHT (TYP)

PROP. SANITARY SEWER MANHOLE (TYP)

PROP. TEMPORARY BASIN LOCATION
ACHD EASEMENT FOR STORMWATER STORAGE FACILITY

FND ALUMINUM CAP MONUMENT AT SW CORNER OF SEC 20, T4N, R1W.

CALCULATED POINT AT SE CORNER OF SW 1/8 OF SEC 20

PROP. ITD R/W

PROP. ITD R/W VARIES

PROP. ITD R/W 192'

EX. R/W VARIES

25' EX. R/W

SECTION LINE

BLOCK 10

BLOCK 11

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 9

PHASE 1
BLOCK 1

PHASE 1
BLOCK 2

W. LOOKOUT VIEW ST

W. DAYBREAK RUN CT

W. INSPIRADO DR

N. AURORA SKY AVE

W. OLD SCHOOL ST

N. MAGIC MALLARD AVE

N. WONDER AVE

N. ELUSIVE PARK AVE

W. WHISPER RIDGE DR

N. SMOKEFALL AVE

N. STAR ROAD

W. CHINDEN BOULEVARD

MATCHLINE SEE SHEET 05

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

K:\phx_civil\291015012 — chinden & star\CADD\preliminary plat\5012-PP-PC-2.dwg Mar 23, 2022 Teller.Bard
XREF: x5012_UTIL_PH1.dwg x5012_UTIL_PH2.dwg x5012_UTIL_PH3.dwg x5012-UTIL-PH4.dwg x5012_UTIL_ALL_PH4.dwg x5012_UTIL_ALL_PH4_ITD.dwg x5012_UTIL_ALL_PH4_ITD_ALT.dwg x5012_UTIL_ALL_PH4_ITD_ALT_2.dwg
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NO.	REVISION	BY	DATE	APP'D

Kimley»Horn

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950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

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

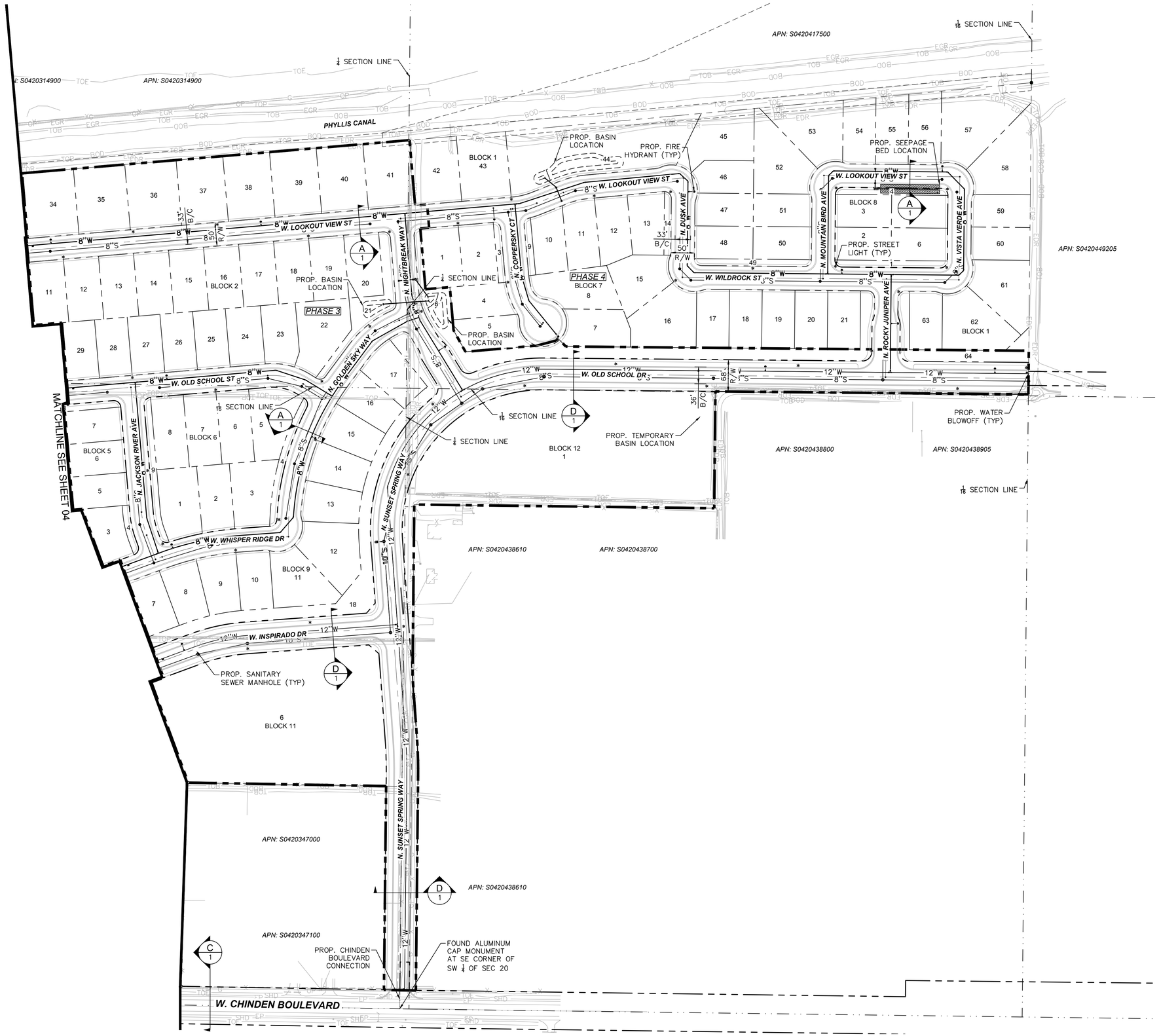
INSPIRADO
PROPOSED CONDITIONS
STAR, IDAHO

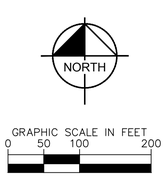
PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-PC-2

04 OF 11





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PROJECT NO.
291015012

DRAWING NAME
5012-PP-PC-2

05 OF 11

K:\phx_civil\291015012 - chinden & star\CADD\preliminary plat\5012-PP-PC-2.dwg Mar 23, 2022 Teller Bard
XREFS: 5012-CTB.ctb, 5012-LT-PH1.dwg, 5012-LT-PH2.dwg, 5012-LT-PH3.dwg, 5012-LIT-PH4
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FOUND 5/8" IRON PIN AT COMMON CORNER OF SEC 19 & 20, T4N, R1W.

N0°46'11"E 2633.06' (BASIS OF BEARING)

APN: S0420325855

APN: S0420335750

1/16 SECTION LINE

EXISTING CANAL ESMT.

R=629.62'
L=482.88'

PHYLLIS CANAL

APN: S0419417750

STA 122+50
[FAP S-3770(1)]

S85°01'11"W 784.39'

652.9'

S0°41'14"W 20.76'

N83°52'40"E 507.77'

BLOCK 10

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 9

BLOCK 11

S0°06'37"W 318.90'

R=552.74'
L=348.05'

EASEMENT

N44°43'38"E 197.20'

APN: S0419449020

S4°21'26"W 41.11'

R=598.91'
L=432.50'

S89°13'49"E 51.46'

R=457.81'
L=368.86'

CALCULATED POINT AT NE CORNER OF SW 1/16 OF SEC 20, T4N, R1W.

EXISTING CANAL ESMT.

STAR ROAD

N2°22'47"E 188.19'

N4°40'24"E 67.57'

N0°46'11"E 1315.15'

APN: S0419449300

STAR SWD TEMPORARY CONSTRUCTION ACCESS

STAR SWD WATER CAMPUS

EX. R/W VARIES

25' EX. R/W

PROP. ITD R/W VARIES

SECTION LINE

N0°11'16"E 667.58'

PROP. ITD R/W

472.2'

PROP. ITD R/W 192'

EX. R/W VARIES

25' EX. R/W

FND ALUMINUM CAP MONUMENT AT SW CORNER OF SEC 20, T4N, R1W.

S89°13'49"E 35.15'

N72°28'16"W 172.52'

172.5'

N0°46'11"E 108.91'

664.5'

N88°59'27"W 796.89'

60' EX. R/W

40' EX. R/W

132.4'

CALCULATED POINT AT SE CORNER OF SW 1/16 OF SEC 20

N0°42'16"E 20.00'

657.8'

1195.74'

N88°59'27"W

538.1'

CHINDEN BOULEVARD

MATCHLINE SEE SHEET 06

236.6'

154.7'

195.8'

169.6'

S1°55'42"W 434.91'

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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INSPIRADO
HORIZONTAL CONTROL
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
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PROJECT NO.
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07 OF 11

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LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 1	30,500	0.70
2	BLOCK 1	7,470	0.17
3	BLOCK 1	6,672	0.15
4	BLOCK 1	5,927	0.14
5	BLOCK 1	5,750	0.13
6	BLOCK 1	5,750	0.13
7	BLOCK 1	5,750	0.13
8	BLOCK 1	5,750	0.13
9	BLOCK 1	5,750	0.13
10	BLOCK 1	5,723	0.13
11	BLOCK 1	8,241	0.19
12	BLOCK 1	5,815	0.13
13	BLOCK 1	5,817	0.13
14	BLOCK 1	6,911	0.16
15	BLOCK 1	11,097	0.25
16	BLOCK 1	8,341	0.19
17	BLOCK 1	5,500	0.13
18	BLOCK 1	5,500	0.13
19	BLOCK 1	5,500	0.13
20	BLOCK 1	5,500	0.13
21	BLOCK 1	5,500	0.13
22	BLOCK 1	35,957	0.83
23	BLOCK 1	15,521	0.36
24	BLOCK 1	17,317	0.40
25	BLOCK 1	13,844	0.32
26	BLOCK 1	13,777	0.32
27	BLOCK 1	13,837	0.32
29	BLOCK 1	14,223	0.33
30	BLOCK 1	14,001	0.32
31	BLOCK 1	15,235	0.35
32	BLOCK 1	6,440	0.15
33	BLOCK 1	16,316	0.37
34	BLOCK 1	15,400	0.35
35	BLOCK 1	15,400	0.35
38	BLOCK 1	15,400	0.35
39	BLOCK 1	14,000	0.32
40	BLOCK 1	14,000	0.32
41	BLOCK 1	14,000	0.32
42	BLOCK 1	14,000	0.32
43	BLOCK 1	14,000	0.32
47	BLOCK 1	44,443	1.02
48	BLOCK 1	15,250	0.35
49	BLOCK 1	8,576	0.20
50	BLOCK 1	8,692	0.20
51	BLOCK 1	8,750	0.20
52	BLOCK 1	3,653	0.08
53	BLOCK 1	8,750	0.20
54	BLOCK 1	8,735	0.20
55	BLOCK 1	16,173	0.37
56	BLOCK 1	15,884	0.36
57	BLOCK 1	9,733	0.22
58	BLOCK 1	10,260	0.24
59	BLOCK 1	10,733	0.25
60	BLOCK 1	23,377	0.54
61	BLOCK 1	16,463	0.38
62	BLOCK 1	8,769	0.20
63	BLOCK 1	8,790	0.20
64	BLOCK 1	14,850	0.34
65	BLOCK 1	16,871	0.39
66	BLOCK 1	8,698	0.20
67	BLOCK 1	9,545	0.22

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 2	4,697	0.11
2	BLOCK 2	10,052	0.23
3	BLOCK 2	9,626	0.22
4	BLOCK 2	9,741	0.22
5	BLOCK 2	9,750	0.22
6	BLOCK 2	9,750	0.22
7	BLOCK 2	9,750	0.22
8	BLOCK 2	76,952	1.77
9	BLOCK 2	10,091	0.23
10	BLOCK 2	10,125	0.23
11	BLOCK 2	10,125	0.23
12	BLOCK 2	10,125	0.23
13	BLOCK 2	10,125	0.23
14	BLOCK 2	10,125	0.23
15	BLOCK 2	10,125	0.23
16	BLOCK 2	10,125	0.23
17	BLOCK 2	10,125	0.23
18	BLOCK 2	10,125	0.23
19	BLOCK 2	10,125	0.23
20	BLOCK 2	10,125	0.23
21	BLOCK 2	10,438	0.24
22	BLOCK 2	14,656	0.34
23	BLOCK 2	9,547	0.22
24	BLOCK 2	9,375	0.22
25	BLOCK 2	8,750	0.20
26	BLOCK 2	8,750	0.20
27	BLOCK 2	8,750	0.20
28	BLOCK 2	8,750	0.20
29	BLOCK 2	8,750	0.20
30	BLOCK 2	8,750	0.20
31	BLOCK 2	8,624	0.20
32	BLOCK 2	8,409	0.19
33	BLOCK 2	5,764	0.13
34	BLOCK 2	5,606	0.13
35	BLOCK 2	5,750	0.13
36	BLOCK 2	5,750	0.13
37	BLOCK 2	5,750	0.13
38	BLOCK 2	5,750	0.13
39	BLOCK 2	5,750	0.13
40	BLOCK 2	5,750	0.13
41	BLOCK 2	5,894	0.14
42	BLOCK 2	5,762	0.13
43	BLOCK 2	5,974	0.14
44	BLOCK 2	5,924	0.14
45	BLOCK 2	5,817	0.13
46	BLOCK 2	6,081	0.14
47	BLOCK 2	5,812	0.13
48	BLOCK 2	5,720	0.13
49	BLOCK 2	6,004	0.14
50	BLOCK 2	10,615	0.24
51	BLOCK 2	9,456	0.22
52	BLOCK 2	8,750	0.20
53	BLOCK 2	8,750	0.20
54	BLOCK 2	8,745	0.20

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 3	34,231	0.79
2	BLOCK 3	5,750	0.13
3	BLOCK 3	5,880	0.13
4	BLOCK 3	6,734	0.15
5	BLOCK 3	7,282	0.17
6	BLOCK 3	7,092	0.16
7	BLOCK 3	9,765	0.22
8	BLOCK 3	10,309	0.24
9	BLOCK 3	6,946	0.16
10	BLOCK 3	6,165	0.14
11	BLOCK 3	6,281	0.14
12	BLOCK 3	6,050	0.14
13	BLOCK 3	5,962	0.14
14	BLOCK 3	5,750	0.13
15	BLOCK 3	6,184	0.14
16	BLOCK 3	6,327	0.15

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 4	3,771	0.09
2	BLOCK 4	6,046	0.14
3	BLOCK 4	5,500	0.13
4	BLOCK 4	5,578	0.13
5	BLOCK 4	5,864	0.13
6	BLOCK 4	5,500	0.13
7	BLOCK 4	5,500	0.13
8	BLOCK 4	5,500	0.13
9	BLOCK 4	3,203	0.07
10	BLOCK 4	5,720	0.13
11	BLOCK 4	5,720	0.13
12	BLOCK 4	5,720	0.13
13	BLOCK 4	6,464	0.15
14	BLOCK 4	7,286	0.17
15	BLOCK 4	8,019	0.18

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 5	10,610	0.24
2	BLOCK 5	9,447	0.22
3	BLOCK 5	8,769	0.20
4	BLOCK 5	1,549	0.04
5	BLOCK 5	8,400	0.19
6	BLOCK 5	8,400	0.19
7	BLOCK 5	8,400	0.19
8	BLOCK 5	3,503	0.08
9	BLOCK 5	8,400	0.19
10	BLOCK 5	8,400	0.19
11	BLOCK 5	8,400	0.19
12	BLOCK 5	2,441	0.06

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 6	12,489	0.29
2	BLOCK 6	9,878	0.23
3	BLOCK 6	12,305	0.28
4	BLOCK 6	4,139	0.10
5	BLOCK 6	12,887	0.30
6	BLOCK 6	10,850	0.25
7	BLOCK 6	10,850	0.25
8	BLOCK 6	10,850	0.25
9	BLOCK 6	4,623	0.11

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 7	10,597	0.24
2	BLOCK 7	9,750	0.22
3	BLOCK 7	1,903	0.04
4	BLOCK 7	8,899	0.20
5	BLOCK 7	9,849	0.23
6	BLOCK 7	36,212	0.83
7	BLOCK 7	10,990	0.25
8	BLOCK 7	13,686	0.31
9	BLOCK 7	1,795	0.04
10	BLOCK 7	9,133	0.21
11	BLOCK 7	10,163	0.23
12	BLOCK 7	9,726	0.22
13	BLOCK 7	9,697	0.22
14	BLOCK 7	1,991	0.05
15	BLOCK 7	12,027	0.28
16	BLOCK 7	15,747	0.36
17	BLOCK 7	8,678	0.20
18	BLOCK 7	8,750	0.20
19	BLOCK 7	8,750	0.20
20	BLOCK 7	8,750	0.20
21	BLOCK 7	8,750	0.20

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 8	3,503	0.08
2	BLOCK 8	8,400	0.19
3	BLOCK 8	8,400	0.19
4	BLOCK 8	3,503	0.08
5	BLOCK 8	8,400	0.19
6	BLOCK 8	8,400	0.19

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 9	8,526	0.20
2	BLOCK 9	9,433	0.22
3	BLOCK 9	10,040	0.23
4	BLOCK 9	8,977	0.21
5	BLOCK 9	8,750	0.20
6	BLOCK 9	8,750	0.20
7	BLOCK 9	8,750	0.20
8	BLOCK 9	9,432	0.22
9	BLOCK 9	9,636	0.22
10	BLOCK 9	8,853	0.20
11	BLOCK 9	13,465	0.31
12	BLOCK 9	14,740	0.34
13	BLOCK 9	9,706	0.22
14	BLOCK 9	9,708	0.22
15	BLOCK 9	9,709	0.22
16	BLOCK 9	9,627	0.22
17	BLOCK 9	10,433	0.24
18	BLOCK 9	45,661	1.05

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 10	85,947	1.97

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 11	15,963	0.37
2	BLOCK 11	546,722	12.55
3	BLOCK 11	796,972	18.30
4	BLOCK 11	321,413	7.38
5	BLOCK 11	126,764	2.91

LOT AREA TABLE			
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 12	146,057	3.35

PHASE SUMMARY	
PHASE	NUMBER OF LOTS
1	72
2	49
3	58
4	48

NO.	REVISION	BY	DATE	APP

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INSPIRADO

LOT DATA

STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19946
3/23/22
STATE OF IDAHO
TELLER BARD

EXPIRES 10/31/23

PROJECT NO.
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08 OF 11

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APN: S0420325855
APN: S0420335750
1/16 SECTION LINE
APN: S0420314900
APN: S0420314900
1/4 SECTION LINE
APN: S0420417500
1/16 SECTION LINE
PHYLLIS CANAL
PHYLLIS CANAL
APN: S0419417750
20' EX. IRR. EASEMENT
BLOCK 10
1
W. LOOKOUT VIEW ST
W. LOOKOUT VIEW ST
W. LOOKOUT VIEW ST
PHASE 1
PHASE 3
PHASE 3
PHASE 3
PHASE 3
PHASE 4
N. NIGHTBREAK WAY
N. COPPERSKY CT
W. LOOKOUT VIEW ST
N. DUSK AVE
PHASE 4
W. LOOKOUT VIEW ST
N. MOUNTAIN BIRD AVE
N. VISTA VERDE AVE
APN: S0420449205
W. WILDROCK ST
PHASE LINE
N. ROCKY JUNIPER AVE
PHASE 4
PHASE 4
PHASE 3
APN: S0419449020
1
CALCULATED POINT AT NE CORNER OF SW 1/16 OF SEC 20, T4N, R1W.
1/16 SECTION LINE
PHASE 1
PHASE 2
W. OLD SCHOOL ST
W. OLD SCHOOL ST
N. GOLDEN SKY WAY
W. OLD SCHOOL DR
W. DAYBREAK RUN CT
N. AURORA SKY AVE
PHASE 1
1/16 SECTION LINE
1/4 SECTION LINE
1
BLOCK 12
APN: S0420438800
APN: S0420438905
N. STAR ROAD
W. INSPIRADO DR
N. MAGIC MALLARD AVE
PHASE 1
PHASE 2
N. WONDER AVE
PHASE 2
N. ELLIS PARK AVE
PHASE 2
PHASE 3
N. JACKSON RIVER AVE
N. SUNSET SPRING WAY
1/16 SECTION LINE
2
BLOCK 11
W. WHISPER RIDGE DR
APN: S0420438610
APN: S0420438700
APN: S0419449300
25' EX. R/W
EX. R/W VARIES
SECTION LINE
W. WHISPER RIDGE DR
W. INSPIRADO DR
PHASE 2
PHASE 1
N. SMOKEFALL AVE
PHASE 2
PHASE 3
6
BLOCK 11
3
1/16 SECTION LINE
4
PHASE LINE
5
PHASE 1
PHASE 2
APN: S0420347000
N. SUNSET SPRING WAY
APN: S0420438610
APN: S0420347100
FND ALUMINUM CAP MONUMENT AT SW CORNER OF SEC 20, T4N, R1W.
60' EX. R/W
40' EX. R/W
CALCULATED POINT AT SE CORNER OF SW 1/16 OF SEC 20
40' EX. R/W
W. CHINDEN BOULEVARD
40' EX. R/W

NOTE

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

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

NO.	REVISION	BY	DATE	APP

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INSPIRADO
PHASING PLAN
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
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09 OF 11

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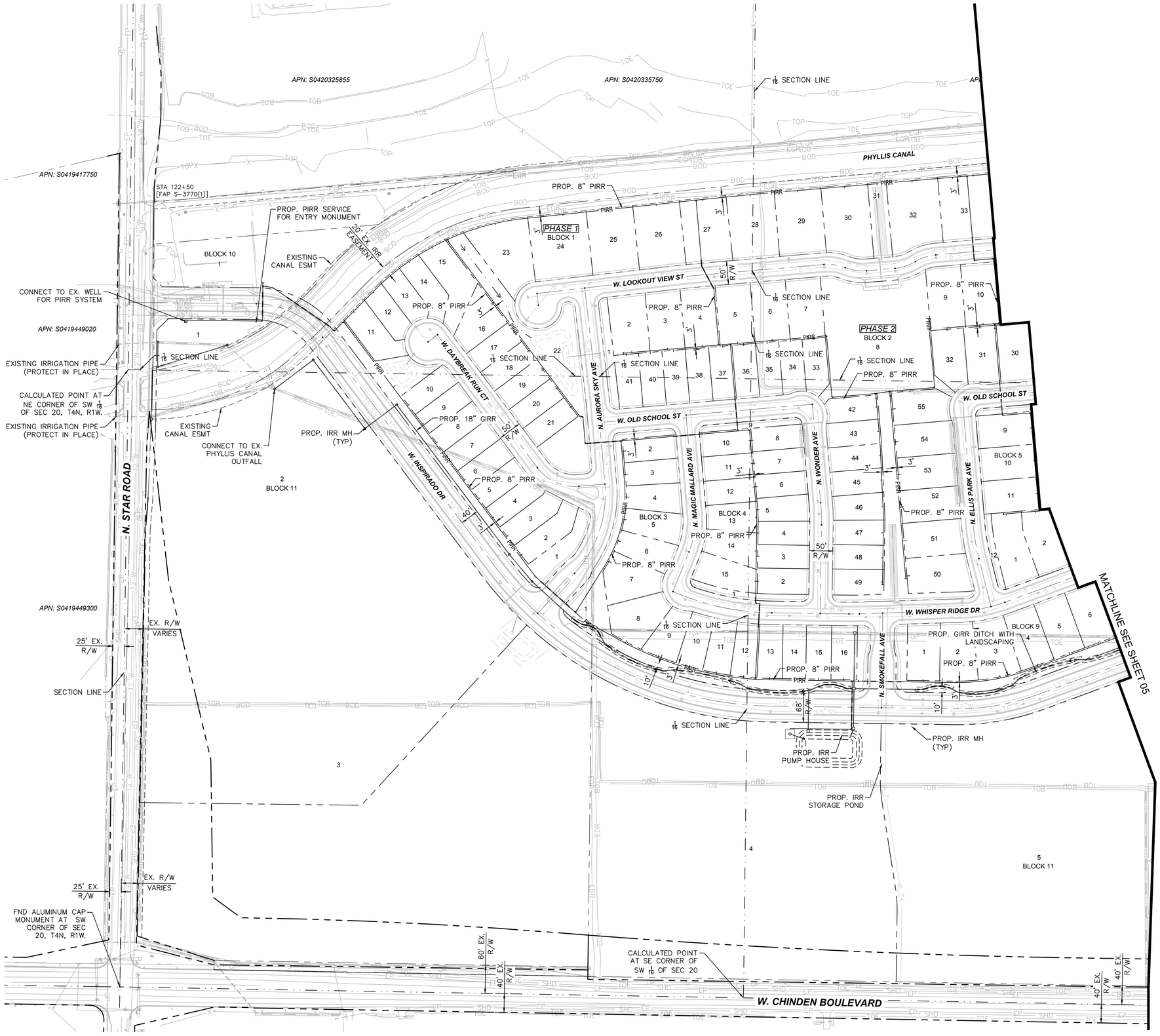
THE CONTENTS OF THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC



NO.	REVISION	BY	DATE	APP'D

Kimley»Horn

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950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

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

INSPIRADO
PRELIMINARY IRRIGATION PLAN
STAR, IDAHO

PROFESSIONAL ENGINEER
LICENSED
19948
3/23/22
STATE OF IDAHO
TELLER BARD
EXPIRES 10/31/23

PROJECT NO.
291015012

DRAWING NAME
5012-PP-IRR

10 OF 11

K:\phx_civil\291015012 - chinden & star\CADD\preliminary plat\5012-PP-IRR.dwg, Mar 23, 2022, Teller.Bard
XREFS: x5012-UIT-PH1 x5012-PIRR-PH1 x5012-UIT-PH2 x5012-PIRR-PH2 x5012-PIRR-PH3 x5012-PIRR-PH4
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XREFs: 4070_ALT_CONTOURS.dwg, 4070_ALT_PH1.dwg, 4070_ALT_PH2.dwg, 4070_ALT_PH3.dwg, 5012_LOT_PH4.dwg, 5012-PIRR-PH1.dwg, 5012-PIRR-PH2.dwg, 5012-PIRR-PH3.dwg, 5012-PIRR-PH4.dwg
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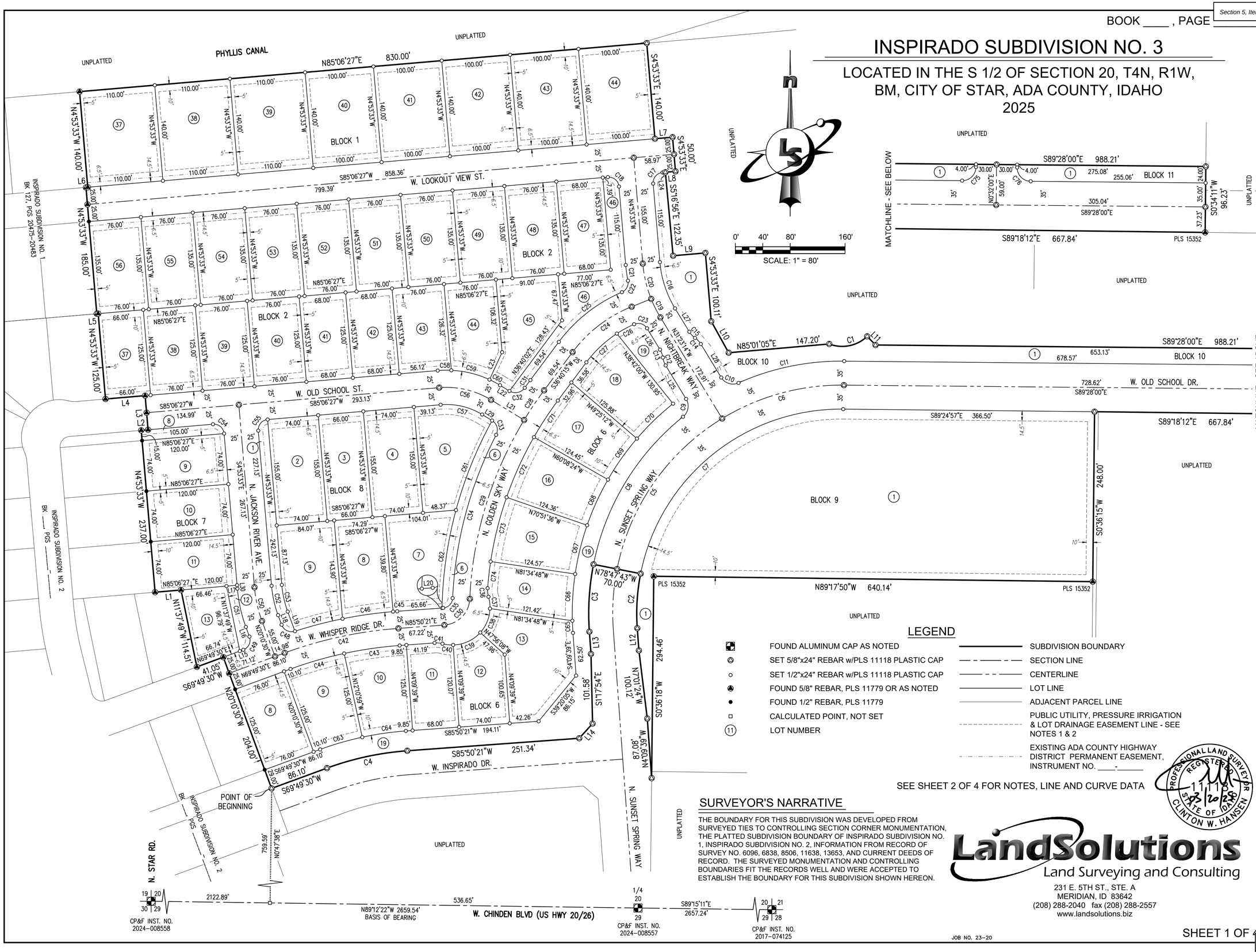
BOOK ____ , PAGE _____

INSPIRADO SUBDIVISION NO. 3

LOCATED IN THE S 1/2 OF SECTION 20, T4N, R1W, BM, CITY OF STAR, ADA COUNTY, IDAHO 2025



LEGEND

- FOUND ALUMINUM CAP AS NOTED
- SET 5/8"x24" REBAR w/PLS 11118 PLASTIC CAP
- SET 1/2"x24" REBAR w/PLS 11118 PLASTIC CAP
- FOUND 5/8" REBAR, PLS 11779 OR AS NOTED
- FOUND 1/2" REBAR, PLS 11779
- CALCULATED POINT, NOT SET
- (11) LOT NUMBER
- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- ADJACENT PARCEL LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT, INSTRUMENT NO. ____-_____

SEE SHEET 2 OF 4 FOR NOTES, LINE AND CURVE DATA

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 3/20/25

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARY OF INSPIRADO SUBDIVISION NO. 1, INSPIRADO SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NO. 6096, 6838, 8506, 11638, 13653, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

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

JOB NO. 23-20

INSPIRADO SUBDIVISION NO. 3

BOOK ____ , PAGE _____

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.99'	S85°06'27"W
L2	10.01'	N85°06'27"E
L3	50.00'	N4°53'33"W
L4	58.00'	S85°06'27"W
L5	2.00'	S85°06'27"W
L6	2.57'	N85°06'27"E
L7	25.78'	N85°06'27"E
L8	14.80'	S85°06'27"W
L9	47.23'	N85°01'06"E
L10	52.44'	S29°01'23"E
L11	17.50'	S43°52'55"E
L12	32.58'	N4°09'39"W
L13	32.58'	S4°09'39"E
L14	28.98'	S42°16'13"W
L15	5.43'	N69°49'30"E
L16	15.00'	N20°10'30"W
L17	15.55'	N85°06'27"E
L18	14.91'	S20°10'30"E
L19	30.49'	S20°10'30"E
L20	1.57'	N85°50'21"E
L21	56.35'	S58°36'15"E
L22	16.01'	N58°36'15"W
L23	44.02'	N24°43'23"E
L24	4.17'	S85°06'27"W
L25	57.24'	N31°23'14"W
L26	36.42'	N31°23'14"W
L27	39.93'	S31°23'14"E
L28	57.24'	S31°23'14"E
L29	16.94'	S58°36'15"E
L30	5.13'	S4°53'33"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	59.54'	52.50'	64°58'34"	N78°36'22"E	56.40'
C2	79.92'	298.00'	15°21'55"	N3°31'19"E	79.68'
C3	98.69'	368.00'	15°21'55"	S3°31'19"W	98.39'
C4	120.18'	430.00'	16°00'51"	S77°49'56"W	119.79'
C5	275.53'	333.00'	47°24'29"	S34°54'31"W	267.74'
C6	186.49'	333.00'	32°05'17"	S74°39'24"W	184.07'
C7	412.86'	298.00'	79°22'46"	S50°53'40"W	380.62'
C8	256.94'	368.00'	40°00'15"	S31°12'24"W	251.75'
C9	28.83'	20.00'	82°35'45"	N9°54'39"E	26.40'
C10	28.83'	20.00'	82°35'45"	S72°41'07"E	26.40'
C11	158.49'	368.00'	24°40'33"	S78°21'17"W	157.27'
C12	12.33'	30.00'	23°33'23"	S19°36'32"E	12.25'
C13	12.33'	30.00'	23°33'23"	N19°36'32"W	12.25'
C14	12.33'	30.00'	23°33'23"	N43°09'56"W	12.25'
C15	12.33'	30.00'	23°33'23"	S43°09'56"E	12.25'
C16	71.67'	155.00'	26°29'41"	S18°08'24"E	71.04'
C17	23.56'	15.00'	90°00'00"	S40°06'27"W	21.21'
C18	23.56'	15.00'	90°00'00"	N49°53'33"W	21.21'
C19	30.12'	180.00'	9°35'15"	S26°35'36"E	30.09'
C20	53.12'	180.00'	16°54'25"	S13°20'46"E	52.92'
C21	23.08'	205.00'	6°26'58"	S8°07'02"E	23.06'
C22	20.47'	15.00'	78°10'37"	N27°44'47"E	18.92'
C23	21.59'	15.00'	82°27'35"	N72°37'01"W	19.77'
C24	110.06'	200.00'	31°31'46"	S52°26'08"W	108.68'
C25	118.45'	225.00'	30°09'51"	S51°45'11"W	117.09'
C26	28.60'	175.00'	9°21'48"	S61°28'17"W	28.57'
C27	61.45'	175.00'	20°07'07"	S46°43'49"W	61.13'
C28	52.20'	550.16'	5°26'12"	S33°57'10"W	52.18'
C29	275.61'	550.16'	28°42'10"	S16°52'59"W	272.73'
C30	58.16'	40.00'	83°18'27"	N44°11'08"E	53.17'
C31	13.91'	575.16'	1°23'07"	S35°58'42"W	13.91'
C32	25.10'	16.70'	86°06'37"	N78°20'27"E	22.80'
C33	23.86'	15.90'	85°59'07"	N15°42'56"W	21.68'
C34	248.41'	575.16'	24°44'44"	S14°54'16"W	246.48'
C35	21.81'	15.00'	83°18'27"	N44°11'08"E	19.94'
C36	12.60'	35.00'	20°37'35"	S5°57'02"E	12.53'
C37	17.46'	55.00'	18°11'20"	N7°10'10"W	17.39'
C38	38.53'	55.00'	40°08'23"	N21°59'41"E	37.75'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C39	44.79'	55.00'	46°39'29"	N65°23'37"E	43.56'
C40	15.65'	55.00'	16°18'17"	S83°07'30"E	15.60'
C41	11.72'	35.00'	19°11'17"	N84°34'00"W	11.67'
C42	170.22'	609.00'	16°00'51"	S77°49'56"W	169.66'
C43	81.77'	584.00'	8°01'20"	S81°49'41"W	81.70'
C44	81.46'	584.00'	7°59'31"	S73°49'16"W	81.39'
C45	5.92'	634.00'	0°32'05"	S85°34'18"W	5.92'
C46	74.45'	634.00'	6°43'42"	S81°56'25"W	74.41'
C47	71.80'	634.00'	6°29'21"	S75°19'53"W	71.77'
C48	23.90'	15.60'	87°47'45"	S64°04'22"E	21.63'
C49	23.56'	15.00'	90°00'00"	N24°49'30"E	21.21'
C50	50.68'	190.00'	15°16'57"	S12°32'02"E	50.53'
C51	57.35'	215.00'	15°16'57"	S12°32'02"E	57.18'
C52	44.01'	165.00'	15°16'57"	S12°32'02"E	43.88'
C53	40.01'	150.00'	15°16'57"	S12°32'02"E	39.89'
C54	23.56'	15.00'	90°00'00"	N49°53'33"W	21.21'
C55	23.56'	15.00'	90°00'00"	S40°06'27"W	21.21'
C56	79.17'	125.00'	36°17'19"	N76°44'54"W	77.85'
C57	63.34'	100.00'	36°17'19"	N76°44'54"W	62.28'
C58	19.94'	150.00'	7°37'02"	S88°54'58"W	19.93'
C59	57.59'	150.00'	21°59'55"	N76°16'34"W	57.24'
C60	17.47'	150.00'	6°40'22"	N61°56'26"W	17.46'
C61	141.10'	590.16'	13°41'56"	S21°58'04"W	140.76'
C62	144.73'	590.16'	14°03'04"	S8°05'35"W	144.37'
C63	64.02'	459.00'	7°59'31"	S73°49'16"W	63.97'
C64	64.27'	459.00'	8°01'20"	S81°49'41"W	64.21'
C65	17.73'	392.00'	2°35'28"	S2°51'55"E	17.73'
C66	68.35'	392.00'	9°59'23"	S3°25'31"W	68.26'
C67	73.34'	392.00'	10°43'12"	S13°46'48"W	73.24'
C68	73.34'	392.00'	10°43'12"	S24°30'00"W	73.24'
C69	73.34'	392.00'	10°43'12"	S35°13'12"W	73.24'
C70	73.34'	392.00'	10°43'12"	S45°56'24"W	73.24'
C71	63.75'	525.16'	6°57'17"	S33°11'37"W	63.71'
C72	96.61'	525.16'	10°32'27"	S24°26'45"W	96.48'
C73	96.63'	525.16'	10°32'31"	S13°54'15"W	96.49'
C74	39.14'	525.16'	4°16'14"	S6°29'52"W	39.13'
C75	31.42'	20.00'	90°00'00"	N45°32'00"E	28.28'
C76	31.42'	20.00'	90°00'00"	S44°28'00"E	28.28'

NOTES

1. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A FOURTEEN AND ONE HALF (14.5) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
2. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
3. 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.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
5. IRRIGATION WATER HAS BEEN PROVIDED BY THE OWNER THROUGH A PRESSURIZED IRRIGATION SYSTEM, TO BE OWNED AND MAINTAINED BY THE INSPIRADO HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CREASON LATERAL ASSOCIATION INC.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNERS ASSOCIATION.
7. LOT 46, BLOCK 2; LOT 19, BLOCK 6; LOTS 8 AND 12, BLOCK 7; LOTS 1 AND 6, BLOCK 8; LOT 1, BLOCK 9; LOT 1, BLOCK 10 AND LOT 1, BLOCK 11 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE INSPIRADO HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. EXCEPT FOR LOT 1, BLOCK 9 SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE.
8. 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."
9. WITH THE EXCEPTION OF LOT 1, BLOCK 9, DIRECT LOT OR PARCEL ACCESS TO W. INSPIRADO DRIVE, W. OLD SCHOOL DRIVE AND N. SUNSET SPRINGS WAY IS PROHIBITED.
10. LOT 46, BLOCK 2; LOT 1, BLOCK 10; AND LOT 1, BLOCK 11 ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
11. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENTS RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO.
12. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR INSPIRADO SUBDIVISION, RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE SUBSEQUENTLY AMENDED.

PROFESSIONAL LAND SURVEYOR
REGISTERED
11118
3/20/23
STATE OF IDAHO
CLINTON W. HANSEN

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

JOB NO. 23-20

INSPIRADO SUBDIVISION NO. 3

BOOK ____ , PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT ANTONOV STAR DEVELOPMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL BEING A PORTION OF THE S ½ OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF THE SW ¼ OF SAID SECTION 20 (S ¼ CORNER), FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SW ¼ BEARS N 89°12'22" W A DISTANCE OF 2659.54 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SW ¼ N 89°12'22" W A DISTANCE OF 536.65 FEET TO A POINT;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°47'38" E A DISTANCE OF 759.59 FEET TO A POINT ON THE EASTERLY BOUNDARY OF INSPIRADO SUBDIVISION NO. 2 AS SHOWN IN BOOK ___ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY BOUNDARY OF INSPIRADO SUBDIVISION NO. 2 THE FOLLOWING DESCRIBED COURSES:

THENCE N 20°10'30" W A DISTANCE OF 204.00 FEET TO A POINT;

THENCE S 69°49'30" W A DISTANCE OF 41.05 FEET TO A POINT;

THENCE N 11°37'49" W A DISTANCE OF 114.51 FEET TO A POINT;

THENCE S 85°06'27" W A DISTANCE OF 37.99 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 237.00 FEET TO A POINT;

THENCE N 85°06'27" E A DISTANCE OF 10.01 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 85°06'27" W A DISTANCE OF 58.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF INSPIRADO SUBDIVISION NO. 1, AS SHOWN IN BOOK 127 OF PLATS ON PAGES 20475 THROUGH 20483, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID EASTERLY BOUNDARY OF INSPIRADO SUBDIVISION NO. 1 THE FOLLOWING DESCRIBED COURSES:

THENCE N 4°53'33" W A DISTANCE OF 125.00 FEET TO A POINT;

THENCE S 85°06'27" W A DISTANCE OF 2.00 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 185.00 FEET TO A POINT;

THENCE N 85°06'27" E A DISTANCE OF 2.57 FEET TO A POINT;

THENCE N 4°53'33" W A DISTANCE OF 140.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE PHYLLIS CANAL BEING THE NORTHEASTERLY CORNER OF SAID INSPIRADO SUBDIVISION NO. 1;

THENCE LEAVING SAID SUBDIVISION BOUNDARY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY N 85°06'27" E A DISTANCE OF 830.00 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY S 4°53'33" E A DISTANCE OF 140.00 FEET TO A POINT;

THENCE N 85°06'27" E A DISTANCE OF 25.78 FEET TO A POINT;

THENCE S 4°53'33" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 85°06'27" W A DISTANCE OF 14.80 FEET TO A POINT;

THENCE S 5°16'56" E A DISTANCE OF 122.35 FEET TO A POINT;

THENCE N 85°01'06" E A DISTANCE OF 47.23 FEET TO A POINT;

THENCE S 4°53'33" E A DISTANCE OF 100.11 FEET TO A POINT;

THENCE S 29°01'23" E A DISTANCE OF 52.44 FEET TO A POINT;

THENCE N 85°01'05" E A DISTANCE OF 147.20 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 59.54 FEET ALONG THE ARC OF A 52.50 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 64°58'34" AND A LONG CHORD BEARING N 78°36'22" E A DISTANCE OF 56.40 FEET TO A POINT;

THENCE S 43°52'55" E A DISTANCE OF 17.50 FEET TO A POINT;

THENCE S 89°28'00" E A DISTANCE OF 988.21 FEET TO A POINT;

THENCE S 0°34'11" W A DISTANCE OF 96.23 FEET TO A POINT;

THENCE N 89°18'12" W A DISTANCE OF 667.84 FEET TO A POINT;

THENCE S 0°36'15" W A DISTANCE OF 248.00 FEET TO A POINT;

THENCE N 89°17'50" W A DISTANCE OF 640.14 FEET TO A POINT;

THENCE S 0°36'18" W A DISTANCE OF 294.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N. SUNSET SPRING WAY;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES:

THENCE N 4°09'39" W A DISTANCE OF 87.08 FEET TO A POINT;

THENCE N 7°01'24" W A DISTANCE OF 100.12 FEET TO A POINT;

THENCE N 4°09'39" W A DISTANCE OF 32.58 FEET TO A POINT OF CURVATURE;

CERTIFICATE OF OWNERS - CONTINUED

THENCE A DISTANCE OF 79.92 FEET ALONG THE ARC OF A 298.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°21'55" AND A LONG CHORD BEARING N 3°31'19" E A DISTANCE OF 79.68 FEET TO A POINT;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY N 78°47'43" W A DISTANCE OF 70.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF N. SUNSET SPRING WAY;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES:

THENCE A DISTANCE OF 98.69 FEET ALONG THE ARC OF A 368.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°21'55" AND A LONG CHORD BEARING S 3°31'19" W A DISTANCE OF 98.39 FEET TO A POINT;

THENCE S 4°09'39" E A DISTANCE OF 32.58 FEET TO A POINT;

THENCE S 1°17'54" E A DISTANCE OF 101.58 FEET TO A POINT;

THENCE S 42°16'13" W A DISTANCE OF 28.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF W. INSPIRADO DRIVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING DESCRIBED COURSES:

THENCE S 85°50'21" W A DISTANCE OF 251.34 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 120.18 FEET ALONG THE ARC OF A 430.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16°00'51" AND A LONG CHORD BEARING S 77°49'56" W A DISTANCE OF 119.79 FEET TO A POINT;

THENCE S 69°49'30" W A DISTANCE OF 86.10 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 23.65 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE-DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC; HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY 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 WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE SEWER AND WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. SAID DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

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

_____
ERIN M. DIANGELIS, MANAGER
ANTONOV STAR DEVELOPMENT LLC

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 ERIN M. DIANGELIS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF ANTONOV STAR DEVELOPMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES _____

RESIDING AT _____

_____
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 03/26/25

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

JOB NO. 23-20

INSPIRADO SUBDIVISION NO. 3

BOOK ____ , PAGE _____

APPROVAL OF CENTRAL DISTRICT HEALTH

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

_____
CENTRAL DISTRICT HEALTH

APPROVAL OF CITY COUNCIL

I, _____, 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.

_____
STAR CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

_____
CITY ENGINEER

APPROVAL OF THE ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE __ DAY OF _____ 20__.

_____
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

_____
ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____

_____
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } S.S.
COUNTY OF ADA }

INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ___ O'CLOCK __ .M. ON THIS ____ DAY OF _____ , 20___, IN BOOK ____ OF PLATS AT PAGES _____.

_____ _____
DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN

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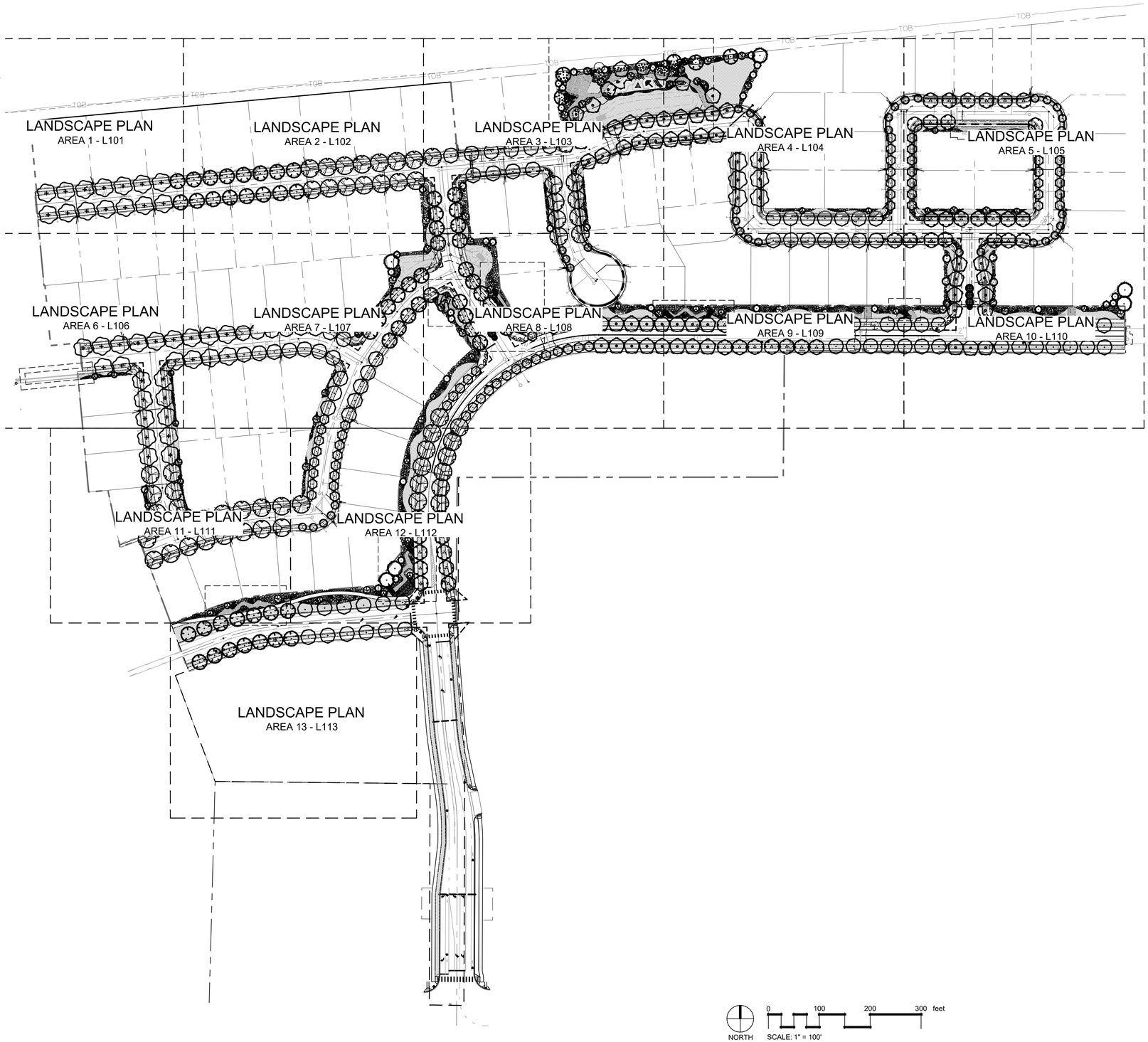
JOB NO. 23-20

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of Star, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.6.1. Install $\frac{3}{4}$" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=30' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

OVERALL LANDSCAPE PLAN:



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

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

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - OVERALL

SHEET NUMBER

L100

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50`-60` TALL & 40` WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40`-50` TALL & 12`-15` WIDE	B&B		10`-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

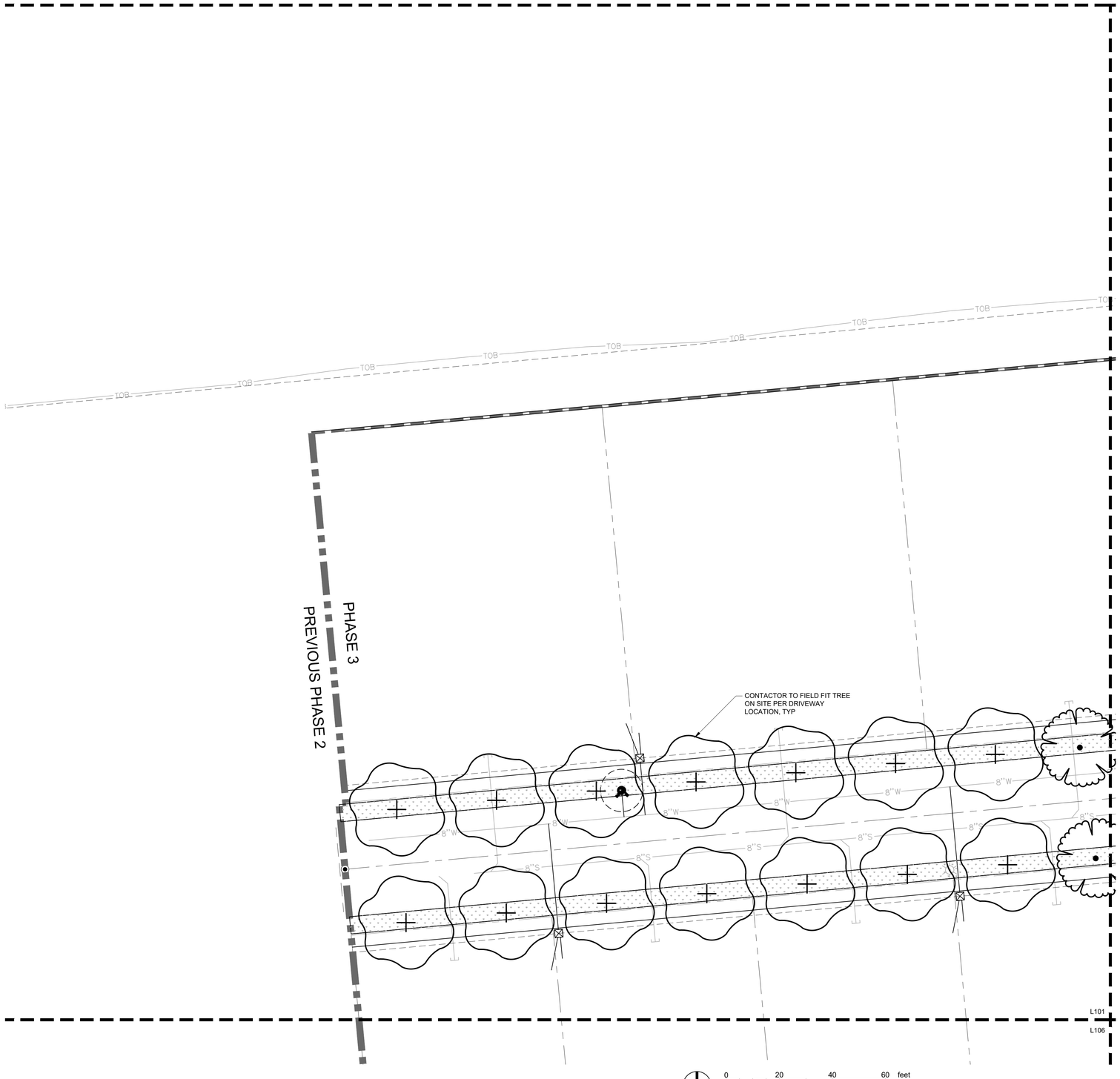
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- -ooooo- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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

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

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Seals

PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LICENSED LANDSCAPE ARCHITECT · LA-167.33 · 05.08.25

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

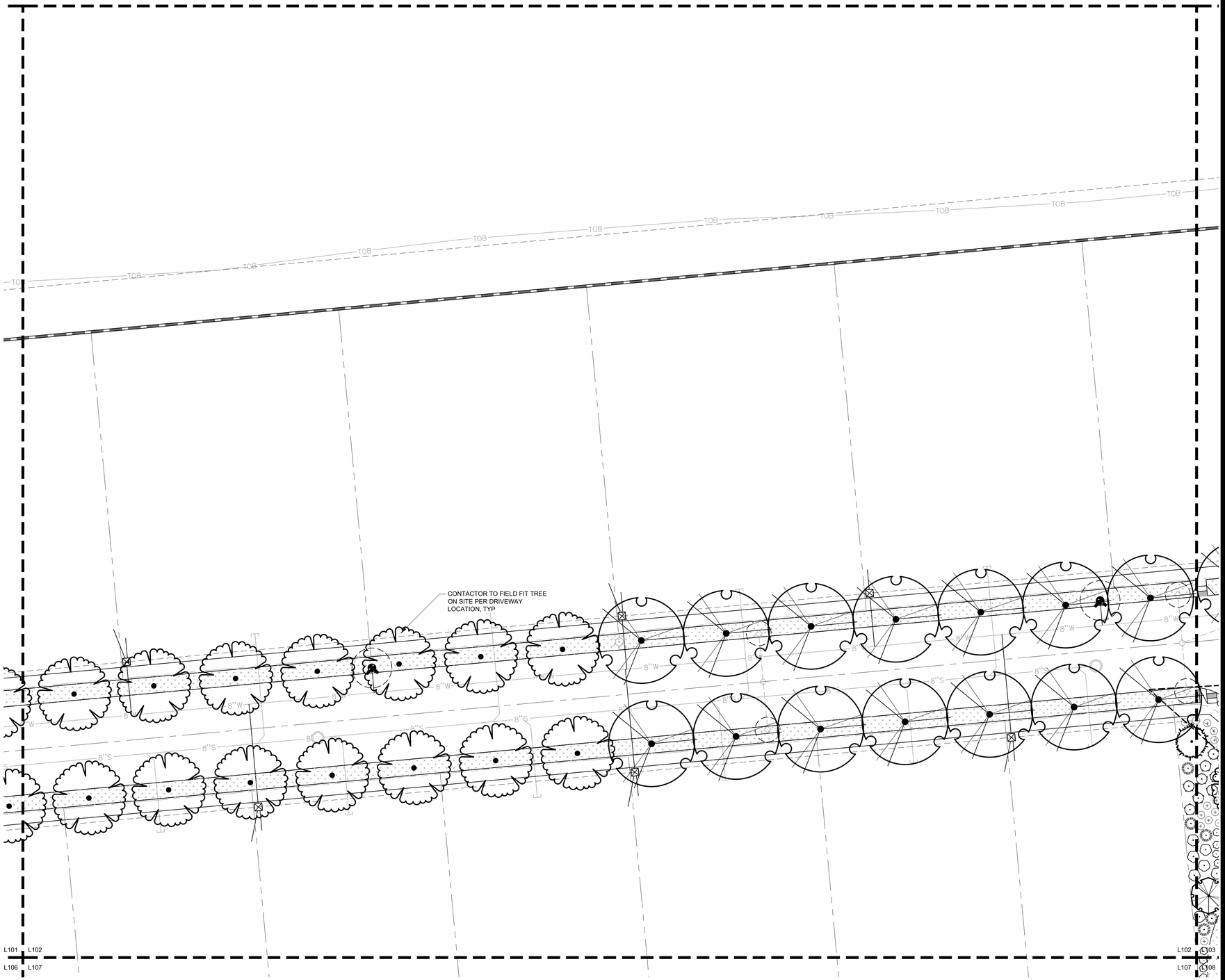
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE, INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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

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

PRELIMINARY

STATE OF IDAHO · WILLET C HOWARD · LA-16733 · 05.08.25 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**SIZE**	**QTY**
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

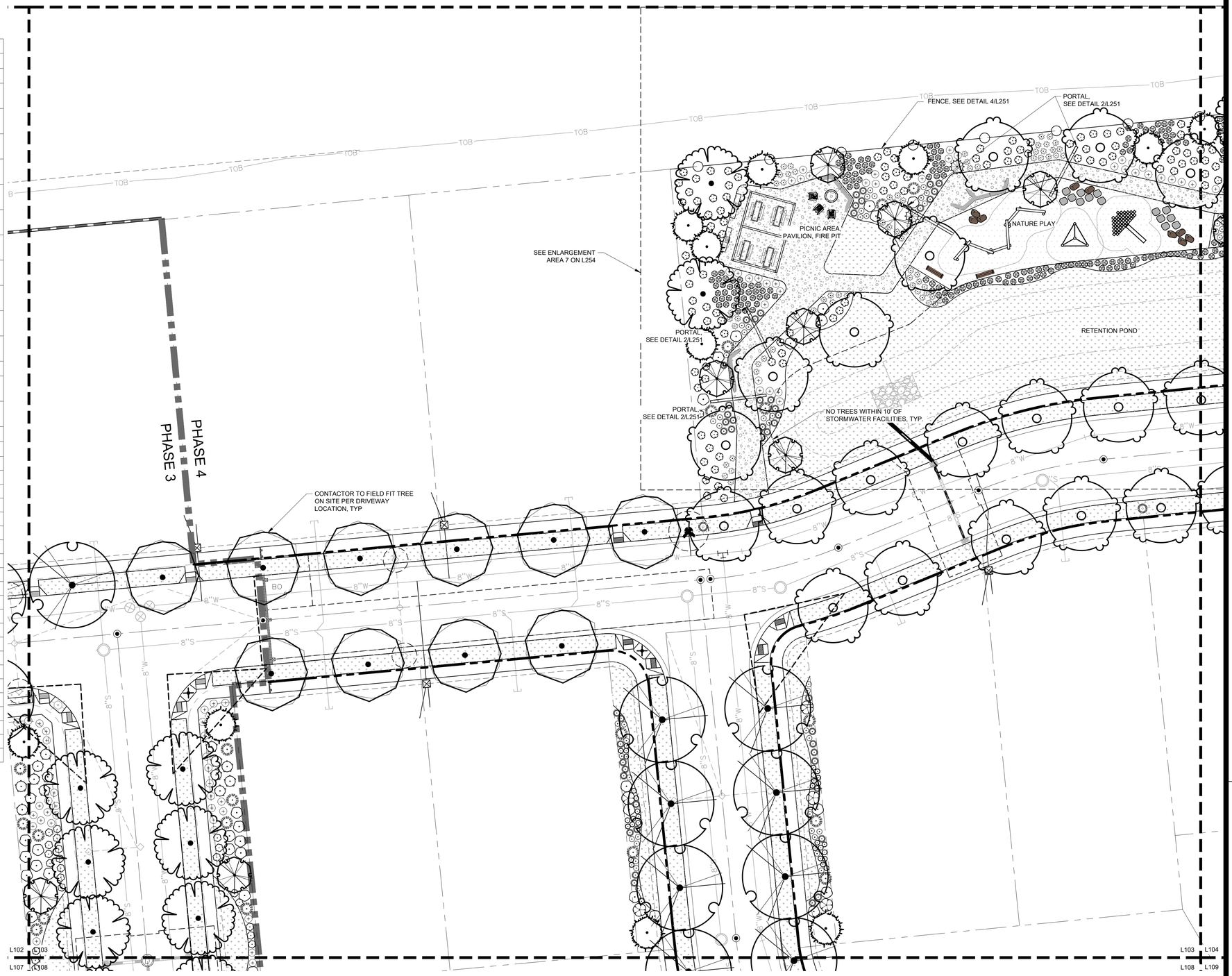
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



NORTH

SCALE: 1" = 20'

0 20 40 60 feet

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WILLET C HOWARD, PLA
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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50`-60` TALL & 40` WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40`-50` TALL & 12`-15` WIDE	B&B		10`-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

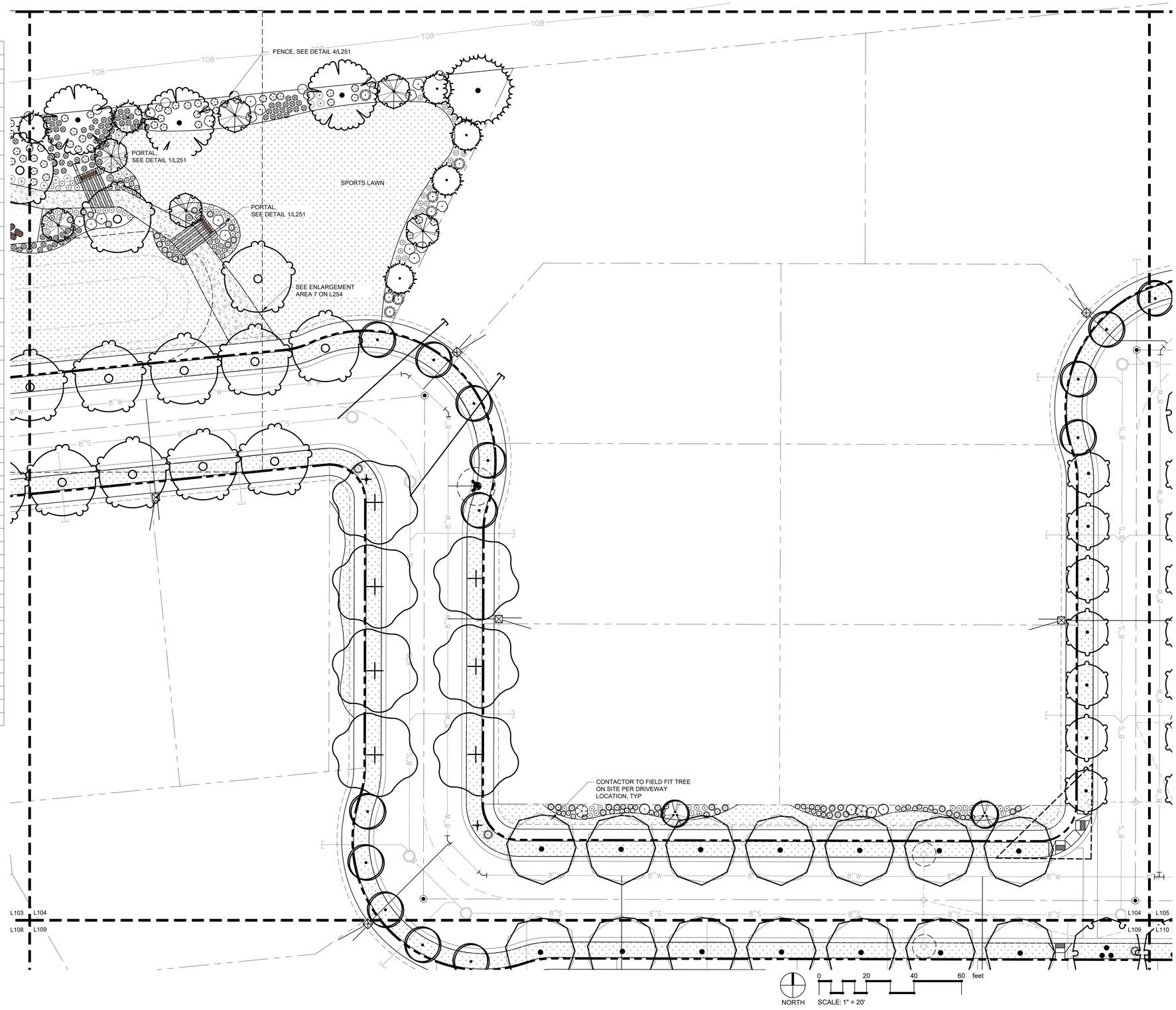
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



STACK ROCK GROUP

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WILLET C HOWARD, PLA
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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C HOWARD — LA-16733 — 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

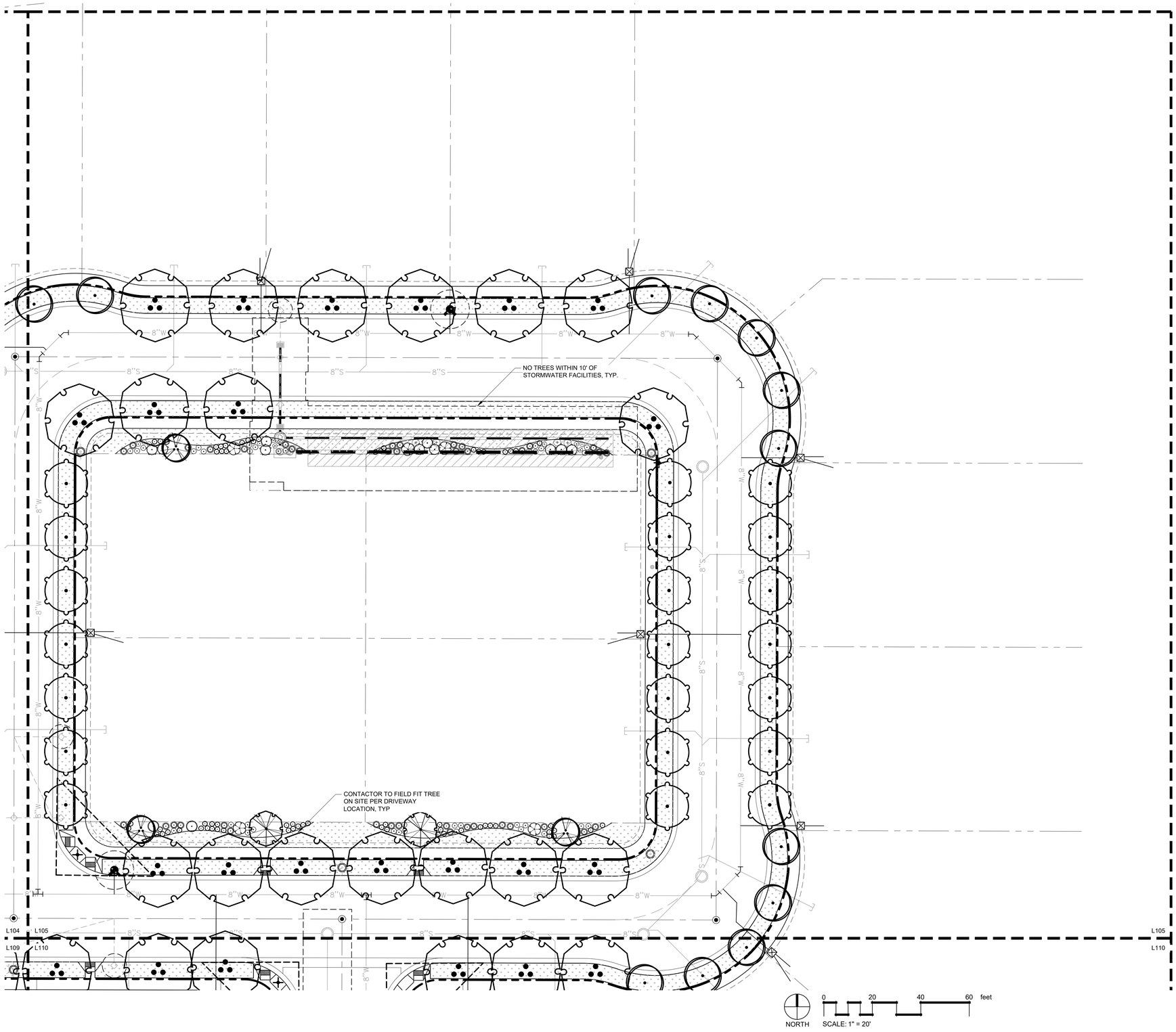
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-167.33 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO PHASES NO. 3 & 4 STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

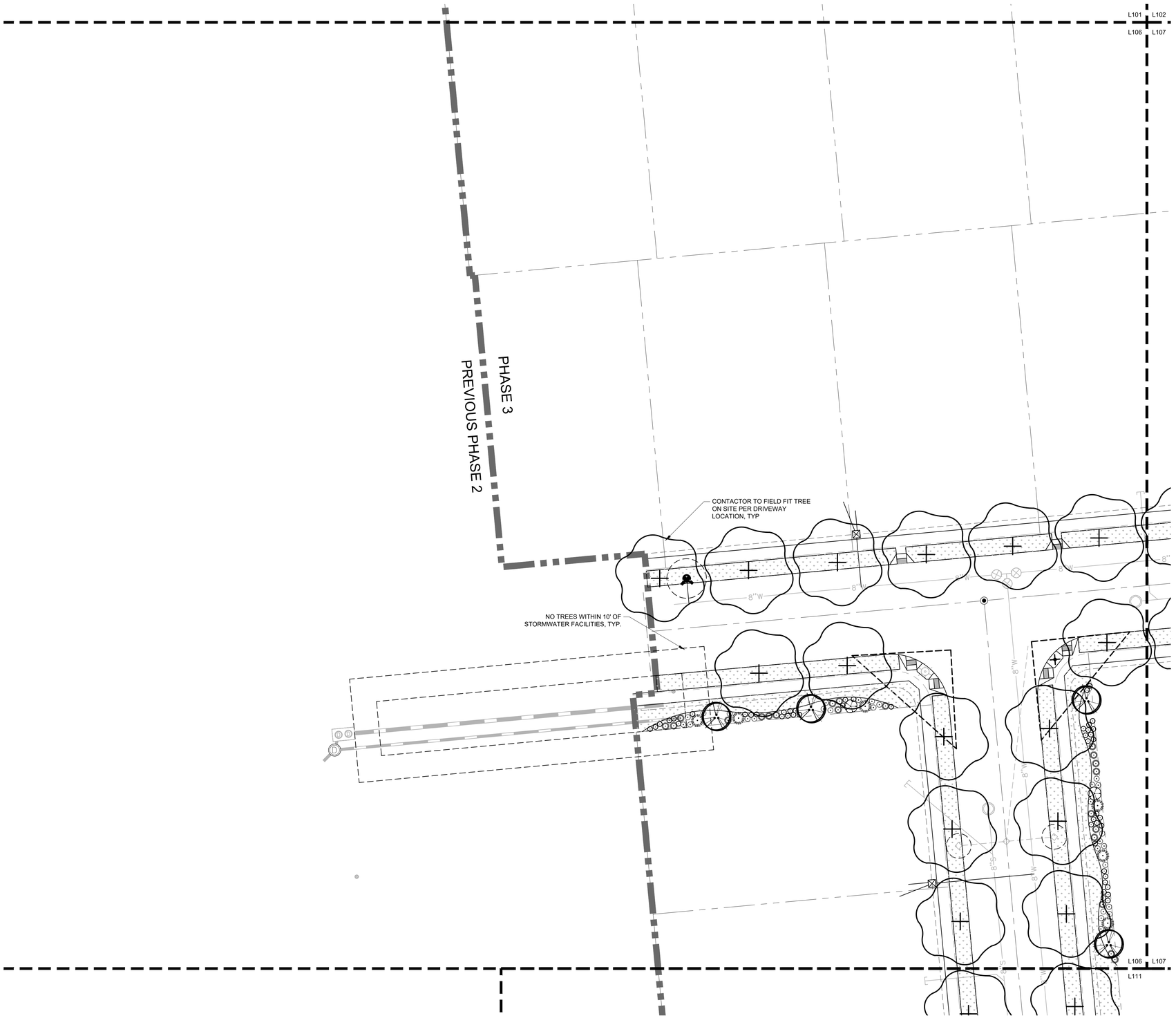
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET, INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL, INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE, INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

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

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

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Seals

PRELIMINARY

STATE OF IDAHO · WILLET C HOWARD · LICENSED LANDSCAPE ARCHITECT · LA-167.33 · 05.08.25

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 6

SHEET NUMBER

L106

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10`-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

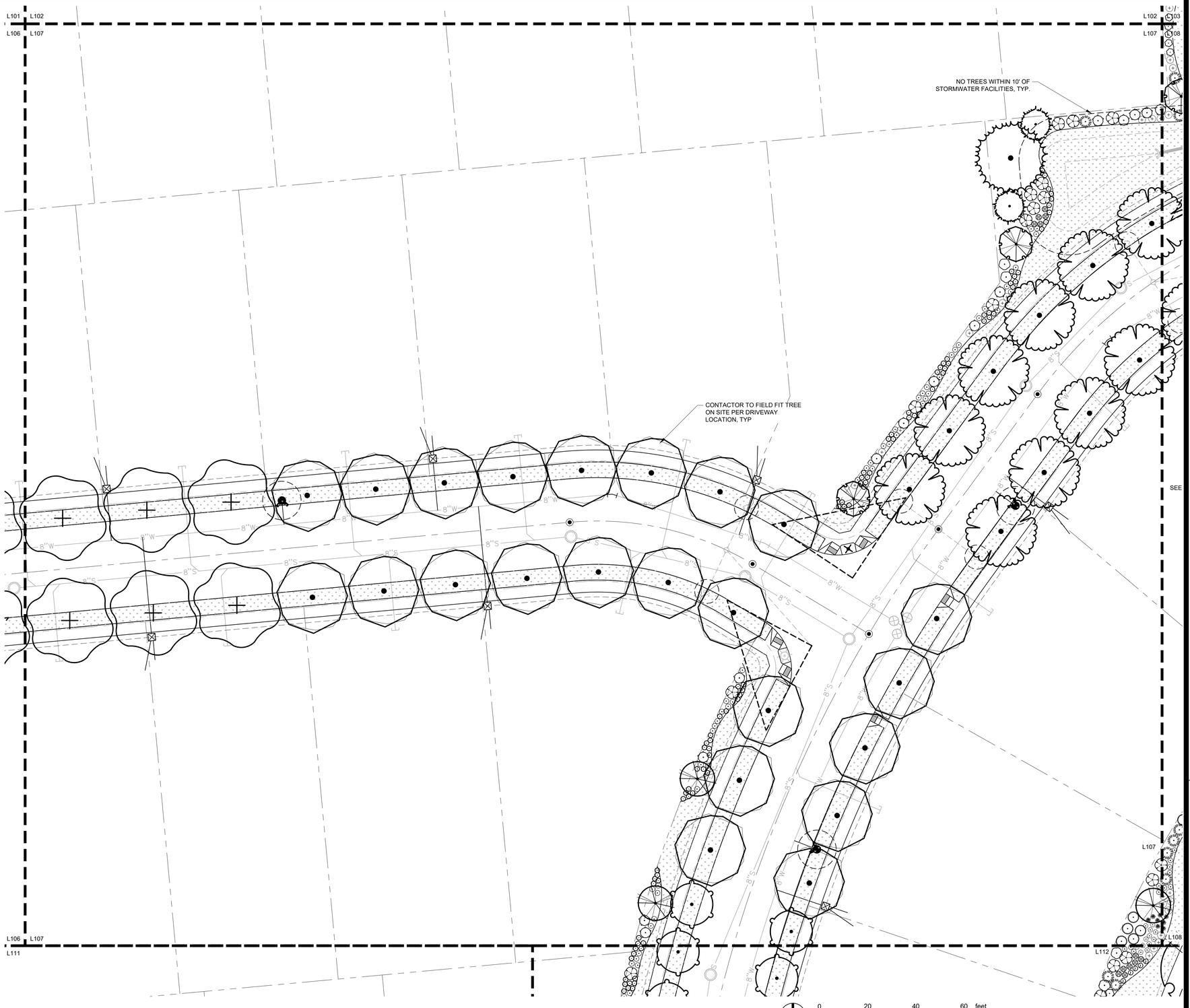
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



STACK ROCK GROUP

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404 S 8th St. #300A1
Boise, ID 83702
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WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 7

SHEET NUMBER

L107

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

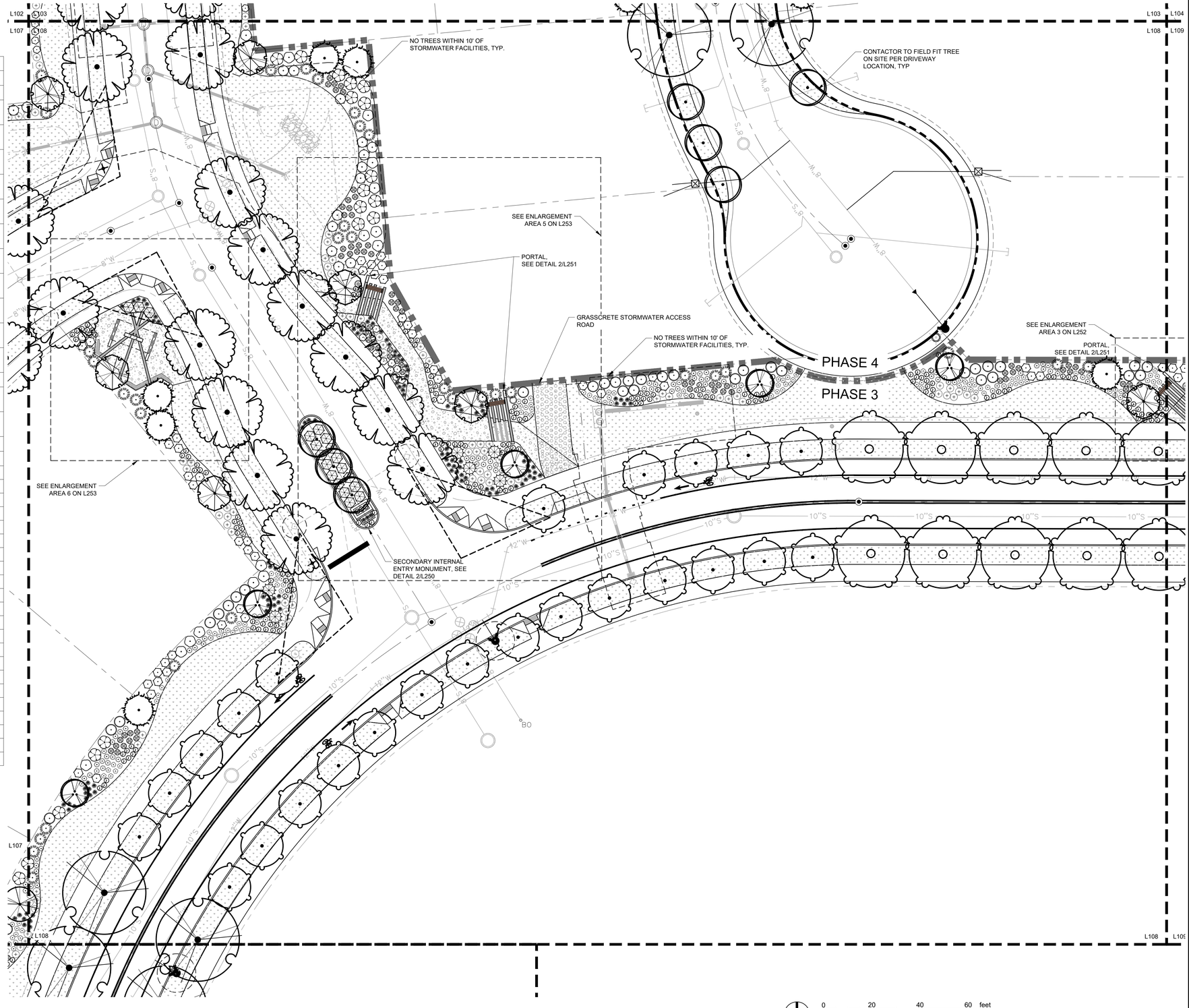
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



NORTH

SCALE: 1" = 20'

0 20 40 60 feet

STACK ROCK GROUP

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 8

SHEET NUMBER

L108

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50`-60` TALL & 40` WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40`-50` TALL & 12`-15` WIDE	B&B		10`-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

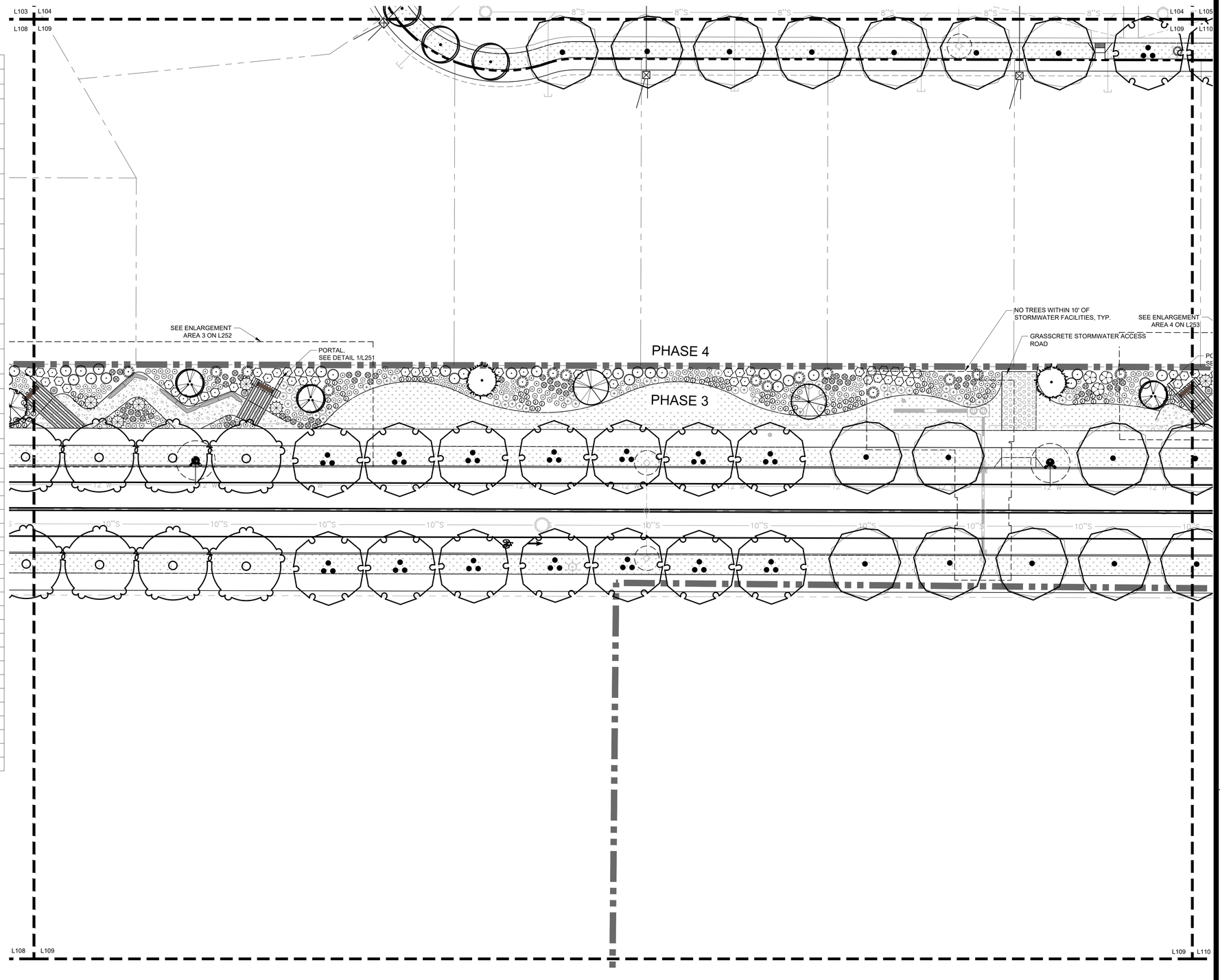
- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

*SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS

- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

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

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

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	••	••

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 9

SHEET NUMBER

L109

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

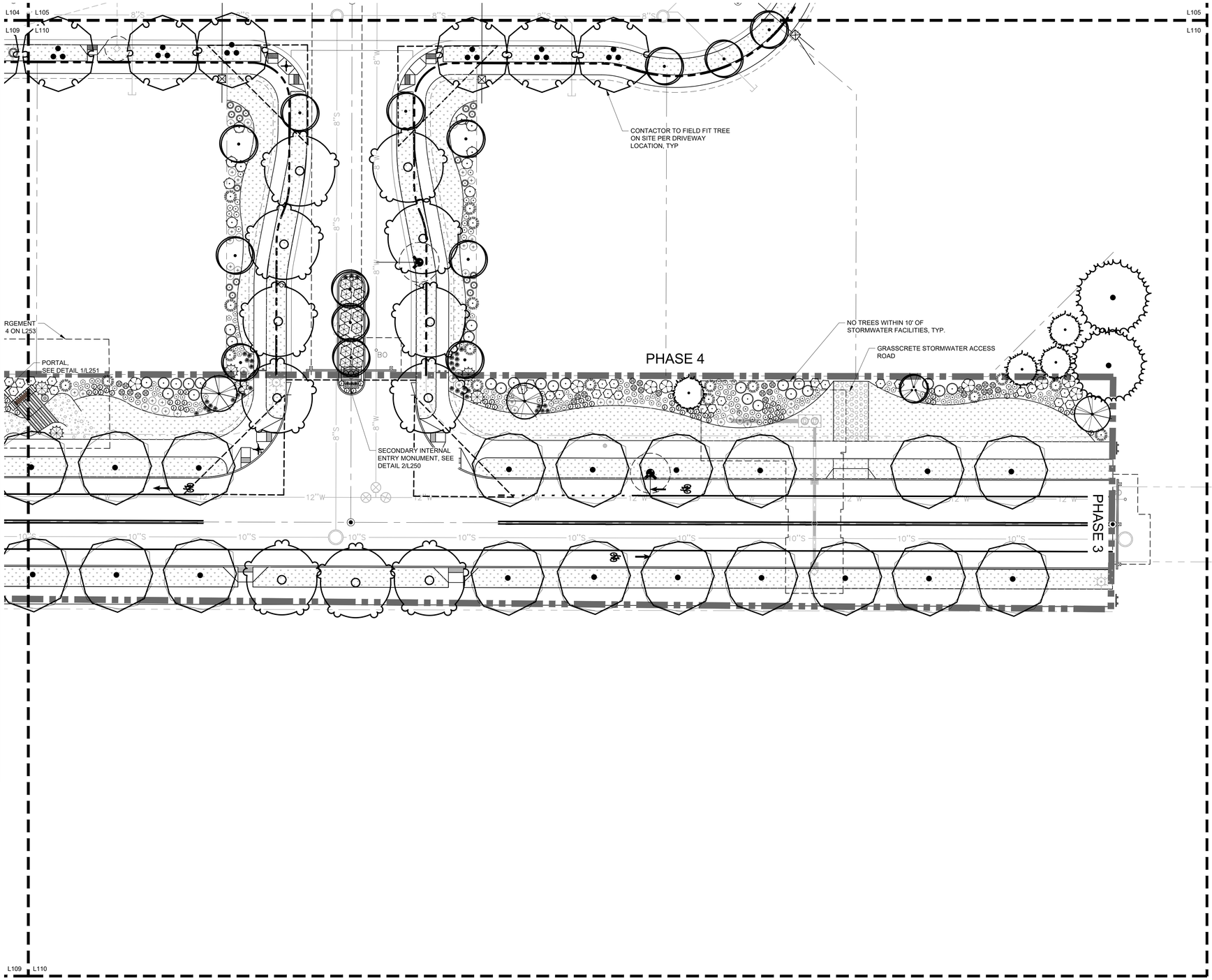
- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

*SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS

- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 10

SHEET NUMBER

L110

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50`-60` TALL & 40` WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40`-50` TALL & 12`-15` WIDE	B&B		10`-12` H	37
	PS2	Pinus strobus / White Pine	B&B		10`-12` H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

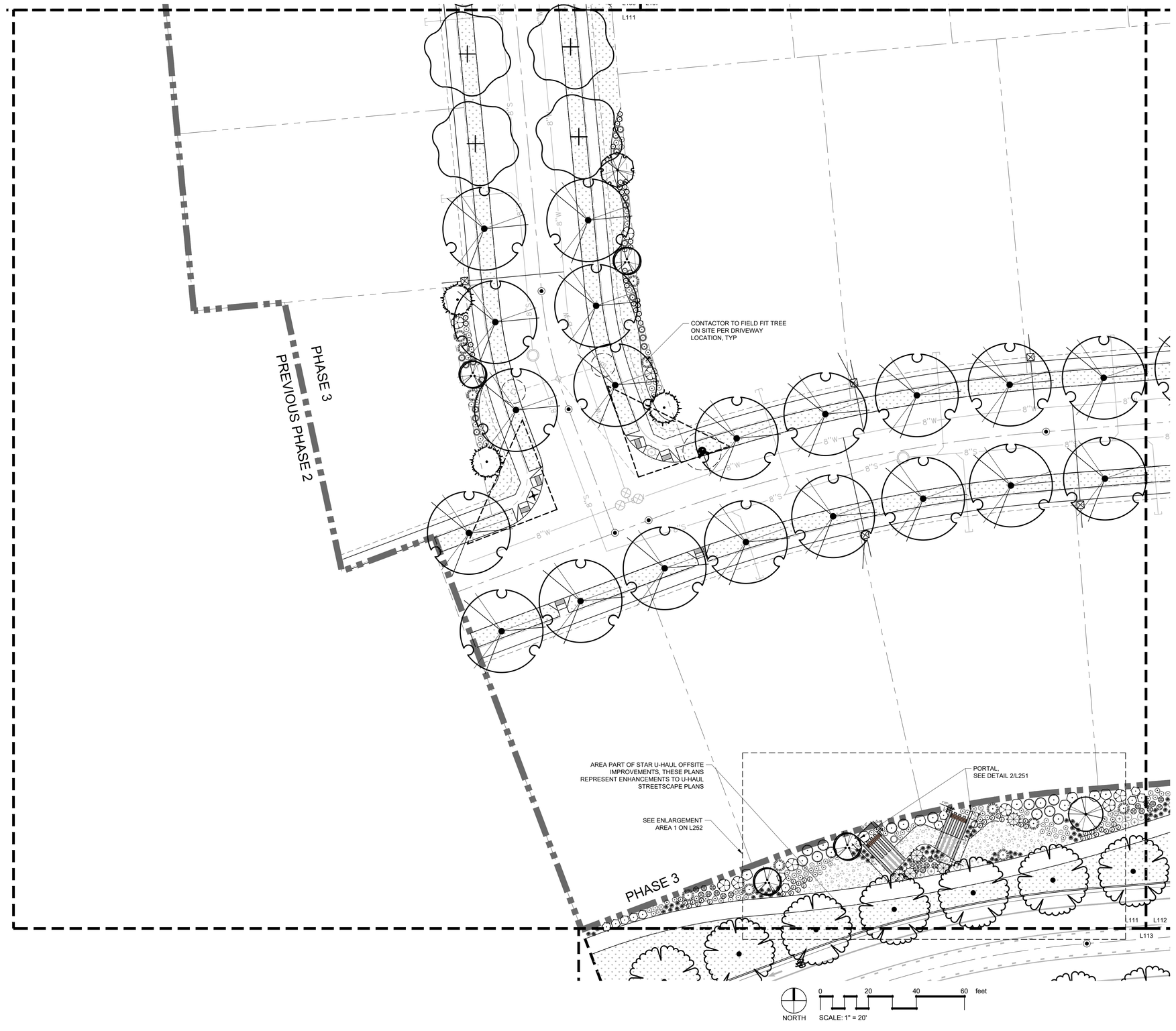
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

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404 S 8th St. #300A1
Boise, ID 83702
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WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-167.33 — 05.08.25 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 11

SHEET NUMBER

L111

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana `Junginger` / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata `Royal Star` / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens `Layered` / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

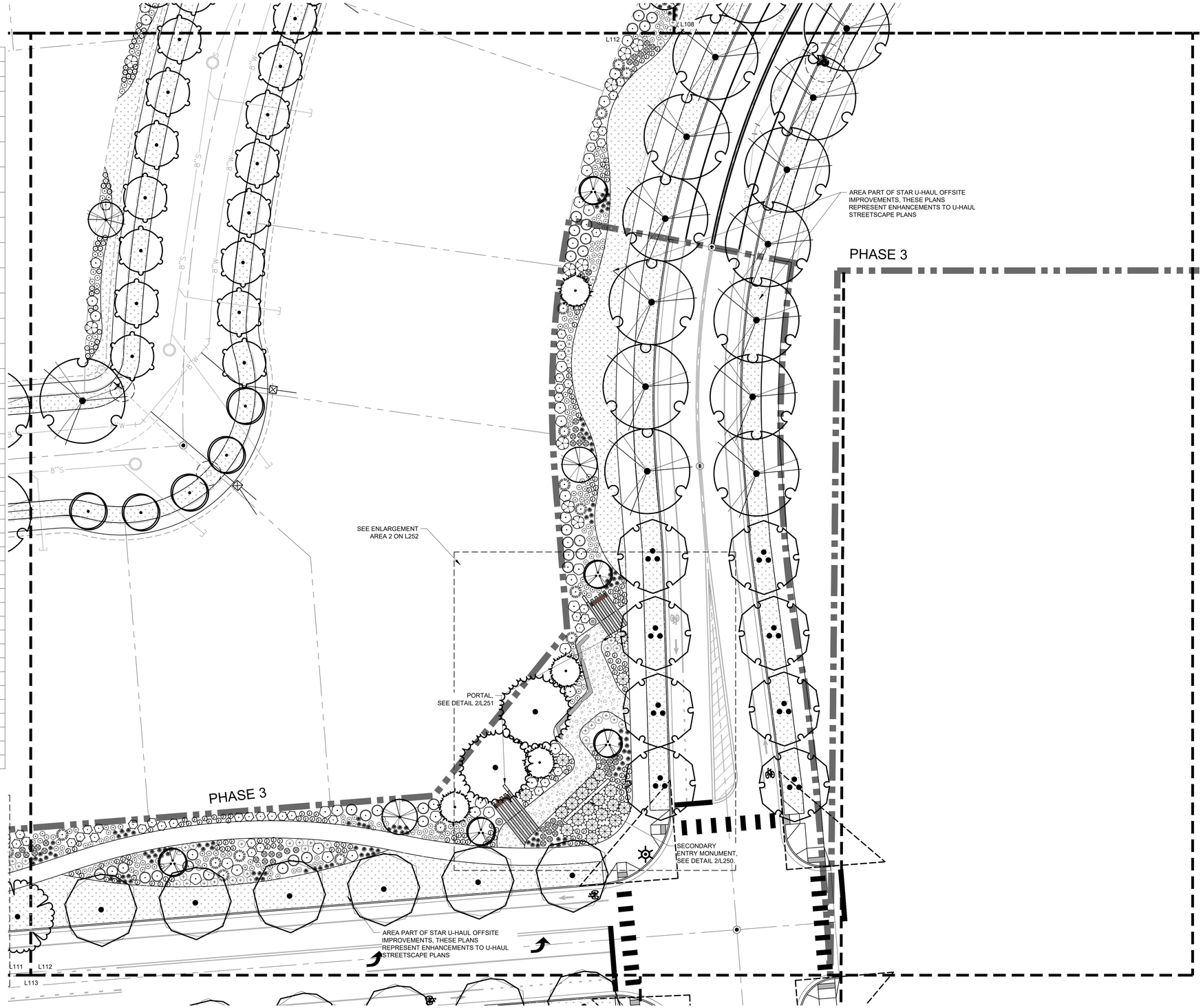
NOTE: LOT FENCING NOT IN SCOPE OF WORK

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LICENSED LANDSCAPE ARCHITECT · LA-167.33 · 05.08.25

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

LANDSCAPE PLAN - AREA 12

SHEET NUMBER

L112

STACK ROCK GROUP - AGENCY REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
	AA2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple 50'-60' TALL & 40' WIDE	B&B	3"-3.5"		46
	AR	Acer rubrum 'JFS-KW78' / Armstrong Gold® Maple	B & B	3"-3.5"		58
	AX	Amelanchier x grandiflora / Apple Serviceberry	B & B	3"-3.5"		26
	CH	Crataegus crus-galli 'Cruzam' / Crusader® Cockspur Hawthorn	B & B	2.5" - 3"		68
	FJ	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B & B	3"-3.5"		85
	LT	Liriodendron tulipifera / Tulip Poplar	B & B	3"-3.5"		46
	MS2	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B & B	3"-3.5"		27
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	3"-3.5"		48
	PB	Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	B & B	3"-3.5"		56
	PC	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	B & B	3"-3.5"		12
	TC2	Tilia cordata / Littleleaf Linden	B & B	3"-3.5"		64
EVERGREEN TREE						
	PL	Picea pungens 'Layered' / Layered Colorado Blue Spruce 40'-50' TALL & 12'-15' WIDE	B&B		10'-12' H	37
	PS2	Pinus strobus / White Pine	B&B		10'-12' H	6
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
SHRUBS						
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal			204
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal			423
	CH2	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5gal			65
	CB	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5gal			35
	EP	Echinacea purpurea / Coneflower	1 gal			309
	HS	Helictotrichon sempervirens / Blue Oat Grass	1 gal			180
	HO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			84
	HR	Heuchera sanguinea 'Ruby Bells' / Ruby Bells Coral Bells	1 gal			337
	IC	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5gal			278
	JB	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5gal			45
	MR	Mahonia repens / Creeping Mahonia	5gal			132
	MG	Miscanthus sinensis 'Gracillimus' / Eulalia Grass	2 gal			126
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal			271
	PB2	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal			322
	PH2	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue	1 gal			24
	PO	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5gal			173
	PD	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	5gal			36
	PS	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5gal			141
	PE	Prunus laurocerasus / English Laurel	7 gal			104
	RA	Rudbeckia amplexicaulis / Black-eyed Susan	1 gal			391
	SH	Salix integra 'Hakuro-nishiki' / Hakuro-nishiki Willow	5gal			73
	SC	Santolina chamaecyparissus / Lavender Cotton	1 gal			510

NOTE: ALL TREES ALONG W. LOOKOUT VIEW & W. AURORA SKY AVE. TO BE INSTALLED WITH A 3.5"- 4" CALIPER SIZE, PER CONTRACTOR. DEPENDENT ON NURSERY AVAILABILITY.

LANDSCAPE MATERIALS LEGEND:

NOTE: LOT FENCING NOT IN SCOPE OF WORK

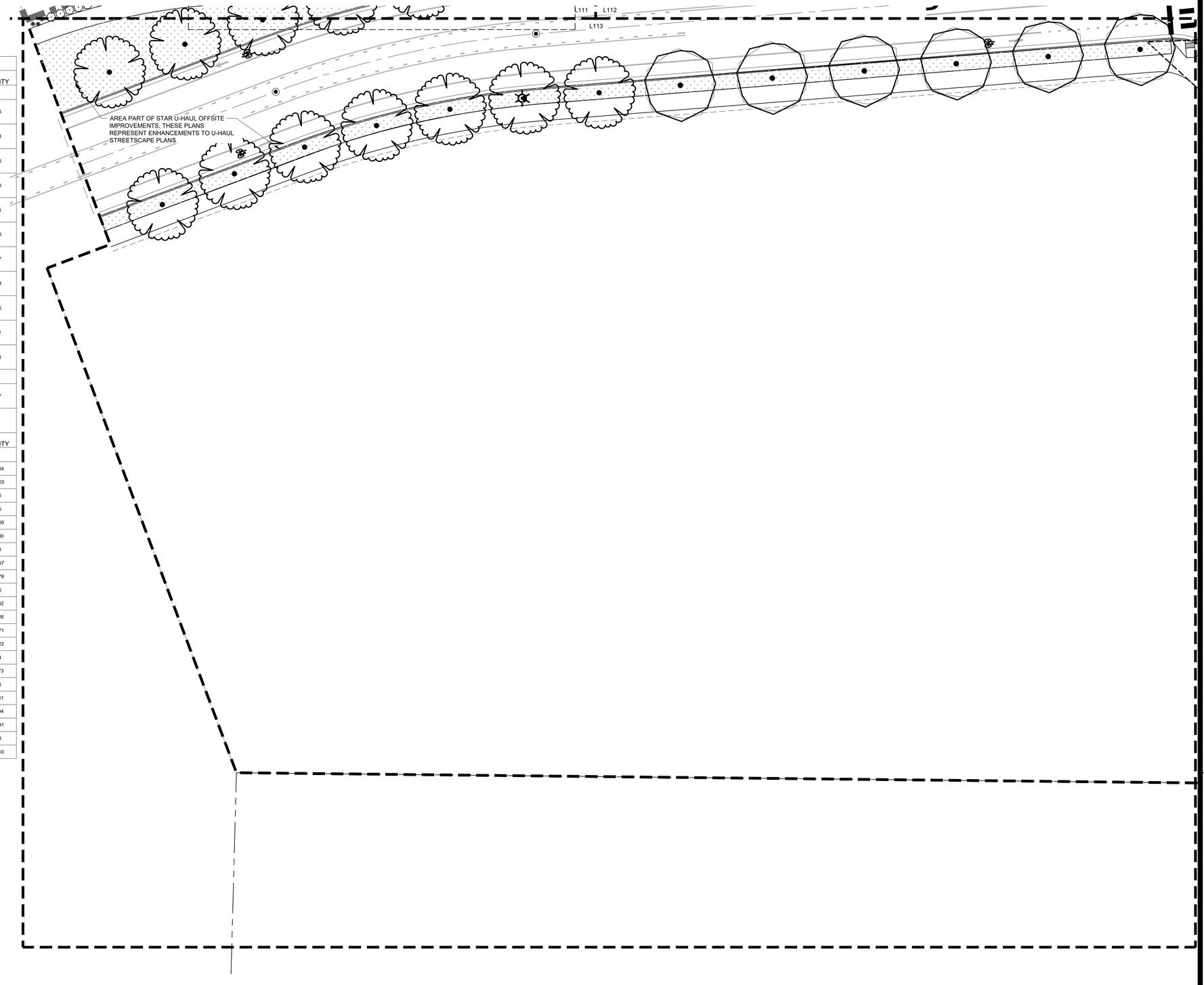
- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- PLAYGROUND SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L252

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

*SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS

- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE



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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-167.33 05.08.25 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

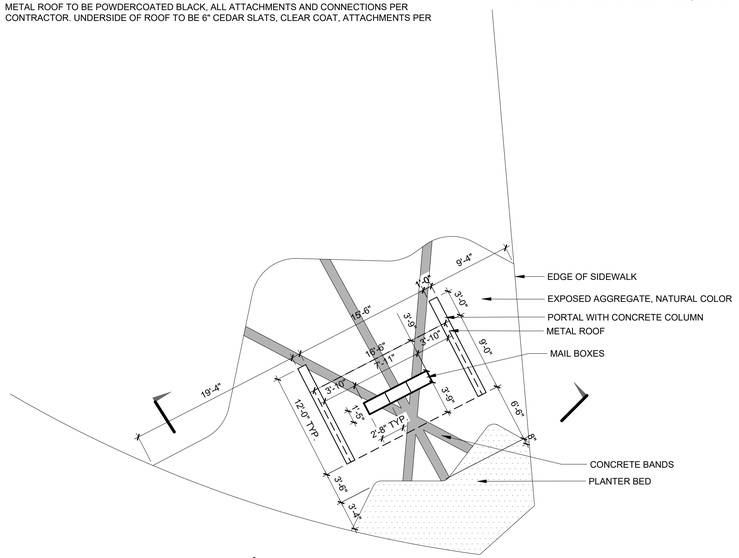
DRAWING TITLE

LANDSCAPE PLAN - AREA 13

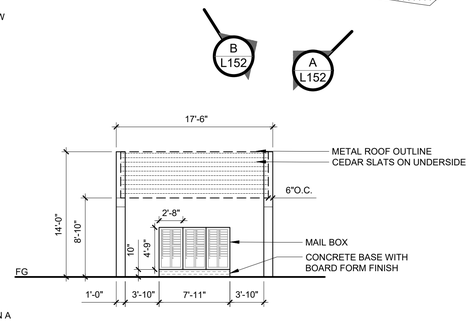
SHEET NUMBER

L113

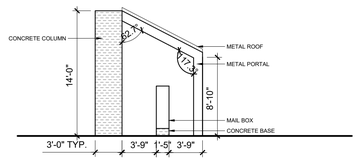
NOTES:
1. ALL FOOTINGS, CONNECTIONS AND ATTACHMENTS PER STRUCTURAL DRAWINGS
2. CONCRETE BAND COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH.
3. METAL PORTAL TO HAVE A WELDED CONNECTION, SEE STRUCTURAL DRAWINGS
4. CONCRETE COLUMN TO BE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER
5. MAILBOX STRUCTURE PER DEVELOPER
6. METAL ROOF TO BE POWDERCOATED BLACK, ALL ATTACHMENTS AND CONNECTIONS PER CONTRACTOR. UNDERSIDE OF ROOF TO BE 6" CEDAR SLATS, CLEAR COAT, ATTACHMENTS PER CONTRACTOR. FINAL DECISION PER DEVELOPER
7. MAILBOX UNITS TO BE (3) OF THE 4C16D-20 - 20 TENANT DOORS WITH 2 PARCEL LOCKERS AND OUTGOING MAIL COMPARTMENT - 4C WALL MOUNT MAX HEIGHT MAILBOXES FROM MAILBOXUSA
8. BASE OF MAILBOXES TO BE CONCRETE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER
9. REFER TO STRUCTURAL DRAWINGS, DETAIL SHOWN FOR DESIGN INTENT ONLY



PLAN VIEW



ELEVATION A

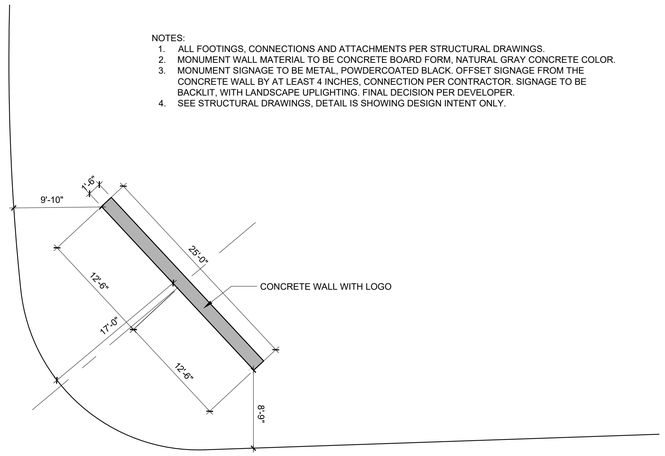


ELEVATION B

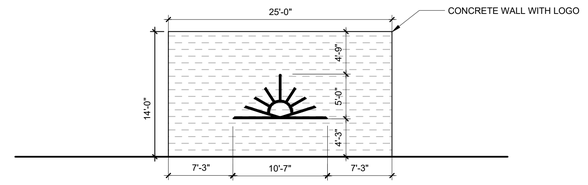
1 MAILBOX CENTER

1/8" = 1'-0" P-CO-132

NOTES:
1. ALL FOOTINGS, CONNECTIONS AND ATTACHMENTS PER STRUCTURAL DRAWINGS.
2. MONUMENT WALL MATERIAL TO BE CONCRETE BOARD FORM, NATURAL GRAY CONCRETE COLOR.
3. MONUMENT SIGNAGE TO BE METAL, POWDERCOATED BLACK. OFFSET SIGNAGE FROM THE CONCRETE WALL BY AT LEAST 4 INCHES, CONNECTION PER CONTRACTOR. SIGNAGE TO BE BACKLIT, WITH LANDSCAPE UPLIGHTING. FINAL DECISION PER DEVELOPER.
4. SEE STRUCTURAL DRAWINGS, DETAIL IS SHOWING DESIGN INTENT ONLY.



PLAN VIEW



ELEVATION A

2 SECONDARY ENTRY MONUMENT P3

1/8" = 1'-0" P-CO-INS-08

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NOT FOR CONSTRUCTION

INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	••	••

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

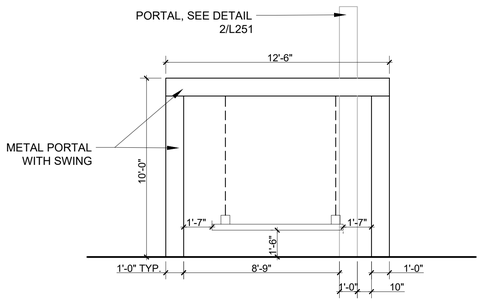
LANDSCAPE DETAILS

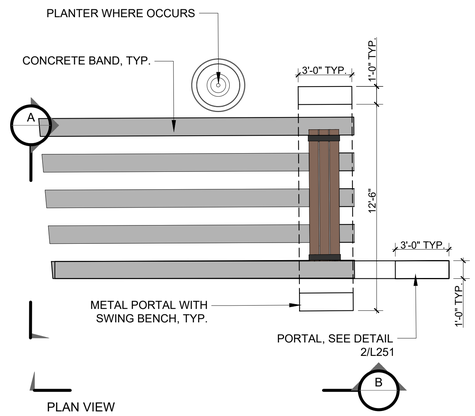
SHEET NUMBER

L250

STACK ROCK GROUP - AGENCY REVIEW SET

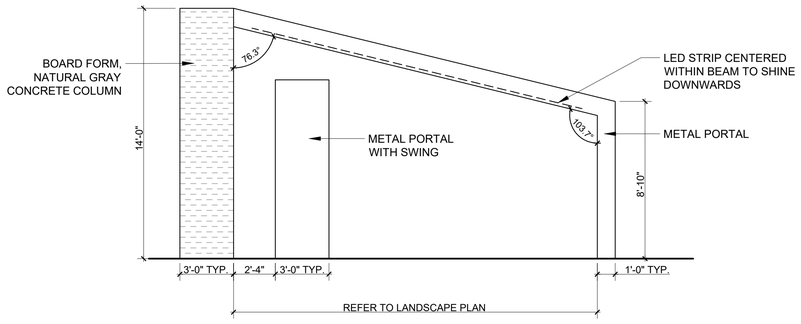
NOTES:
1. ALL FOOTINGS, CONNECTIONS, AND ATTACHMENTS PER STRUCTURAL
2. CONCRETE BAND COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
3. S431 SWINGING BENCH- LANDSCAPE FORMS, WOOD SLATS, MATTE BLACK METAL FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS. CONTRACTOR TO INSTALL SEPARATE SWING ATTACHMENTS.
4. METAL PORTAL TO HAVE A WELDED CONNECTION, SEE STRUCTURAL DRAWINGS. LED STRIP TO FOLLOW INSIDE BEAM SHINING DOWNWARDS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND COORDINATE ELECTRICAL.
5. CONCRETE COLUMN TO BE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER





ELEVATION A

PLAN VIEW



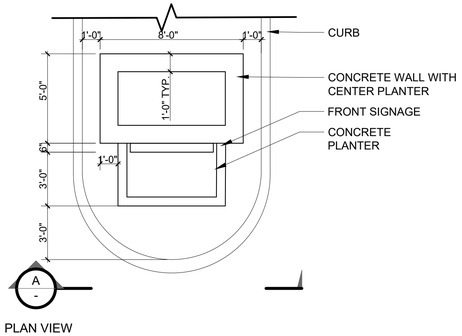
ELEVATION B

1 TYPICAL PORTAL WITH SWING BENCH

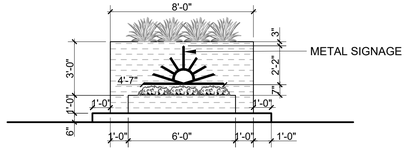
1/4" = 1'-0"

P-CO-139

NOTES:
1. ALL FOOTINGS, CONNECTIONS, AND ATTACHMENTS PER STRUCTURAL
2. CONCRETE WALL AND PLANTER TO BE BOARD FORM, NATURAL GRAY CONCRETE COLOR OR APPROVED OTHER
3. MONUMENT SIGNAGE TO BE METAL, POWDERCOATED BLACK. OFFSET SIGNAGE FROM THE CONCRETE WALL BY AT LEAST 4 INCHES, ELECTRICAL CONNECTION PER CONTRACTOR. SIGNAGE TO BE BACKLIT, FINAL DECISION PER DEVELOPER.



PLAN VIEW



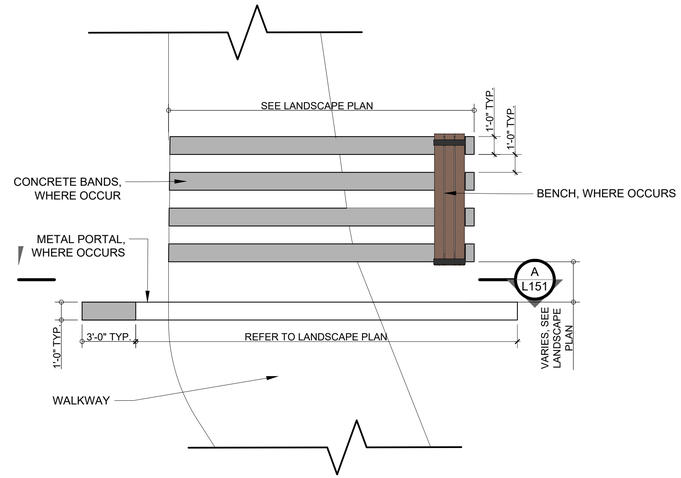
ELEVATION A

3 SECONDARY MONUMENT

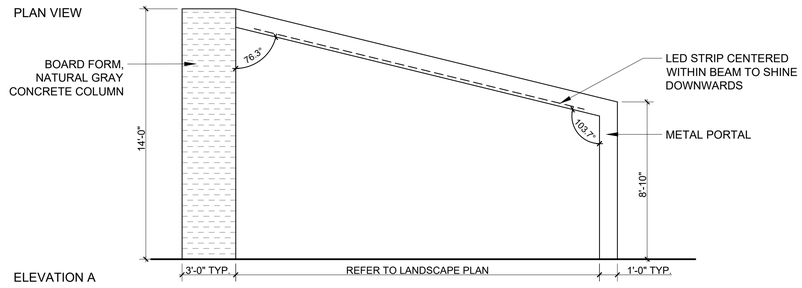
1/4" = 1'-0"

P-CO-INS-05

NOTES:
1. ALL FOOTINGS, CONNECTIONS, AND ATTACHMENTS PER STRUCTURAL
2. CONCRETE BAND COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
3. BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS
4. METAL PORTAL TO HAVE A WELDED CONNECTION, SEE STRUCTURAL DRAWINGS. LED STRIP TO FOLLOW INSIDE BEAM SHINING DOWNWARDS. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND COORDINATE ELECTRICAL.
5. CONCRETE COLUMN TO BE BOARD FORM, NATURAL CONCRETE COLOR OR APPROVED OTHER



PLAN VIEW



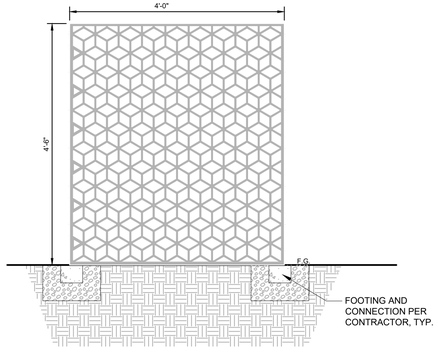
ELEVATION A

2 TYPICAL PORTAL

1/4" = 1'-0"

P-RE-233

NOTES:
1. ALL FOOTINGS, CONNECTIONS AND ATTACHMENTS PER CONTRACTOR
2. FENCE TO BE BOK MODERN, PATTERN A41.1, POWDERCOATED BLACK. FLAT PANEL SIDE TO FACE OUTSIDE OF FENCED AREA. INSTALL PER MANUFACTURERS RECOMMENDATIONS. FENCE TO BE CENTERED ON CONCRETE WALL.
3. SEE SITE PLAN FOR FENCE LOCATION.



4 4'-6" FENCE

3/4" = 1'-0"

P-CO-143

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StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
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INSPIRADO
PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

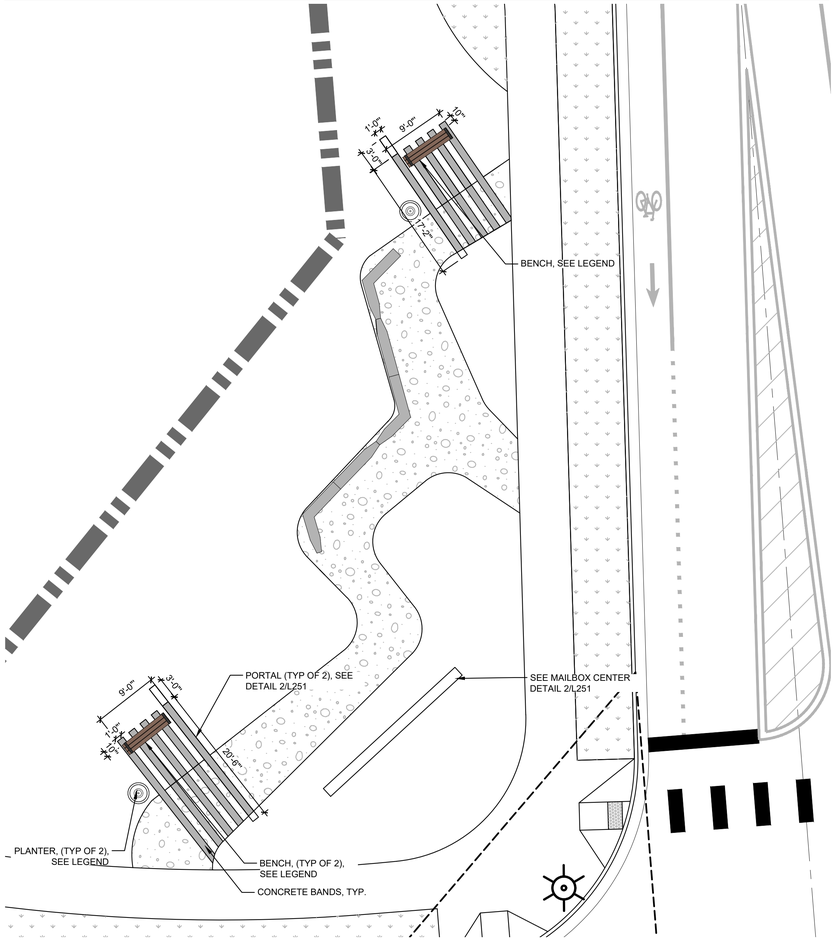
LANDSCAPE DETAILS

SHEET NUMBER

L251

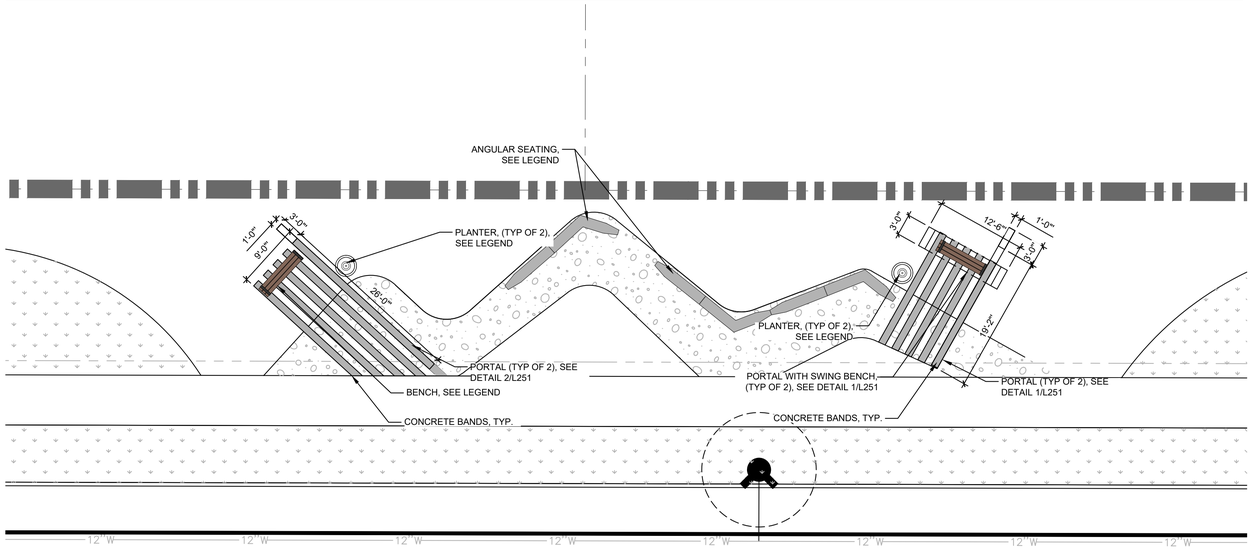
STACK ROCK GROUP - AGENCY REVIEW SET

AREA #2:



AREA #1:

AREA #3:



LANDSCAPE MATERIALS LEGEND:

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- NATURE PLAY SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L251

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. COMBINATION OF ALL (3) SIZE OPTIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE

NORTH

0 10 20 30 feet

SCALE: 1" = 10'

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INSPIRADO PHASES NO. 3 & 4 STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

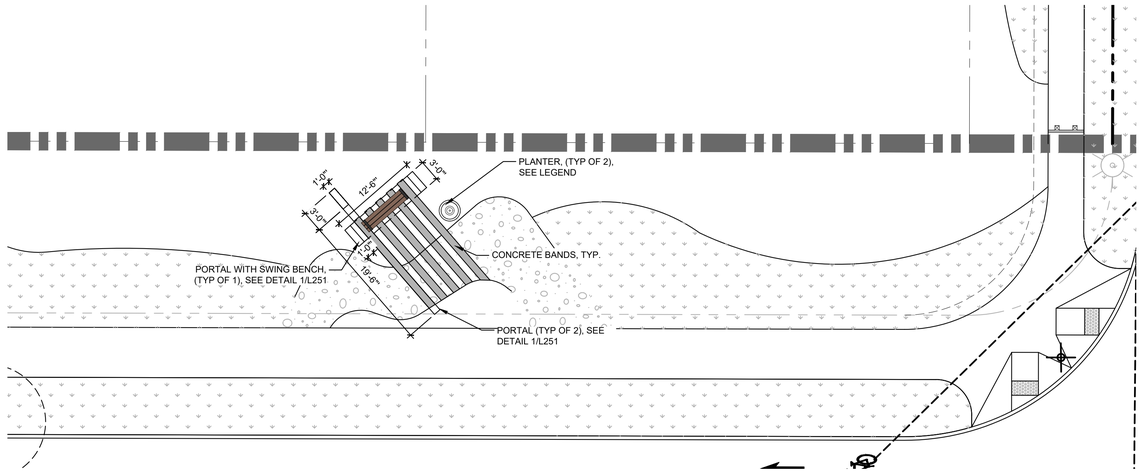
ENLARGEMENT AREAS

SHEET NUMBER

L252

STACK ROCK GROUP - AGENCY REVIEW SET

AREA #4:



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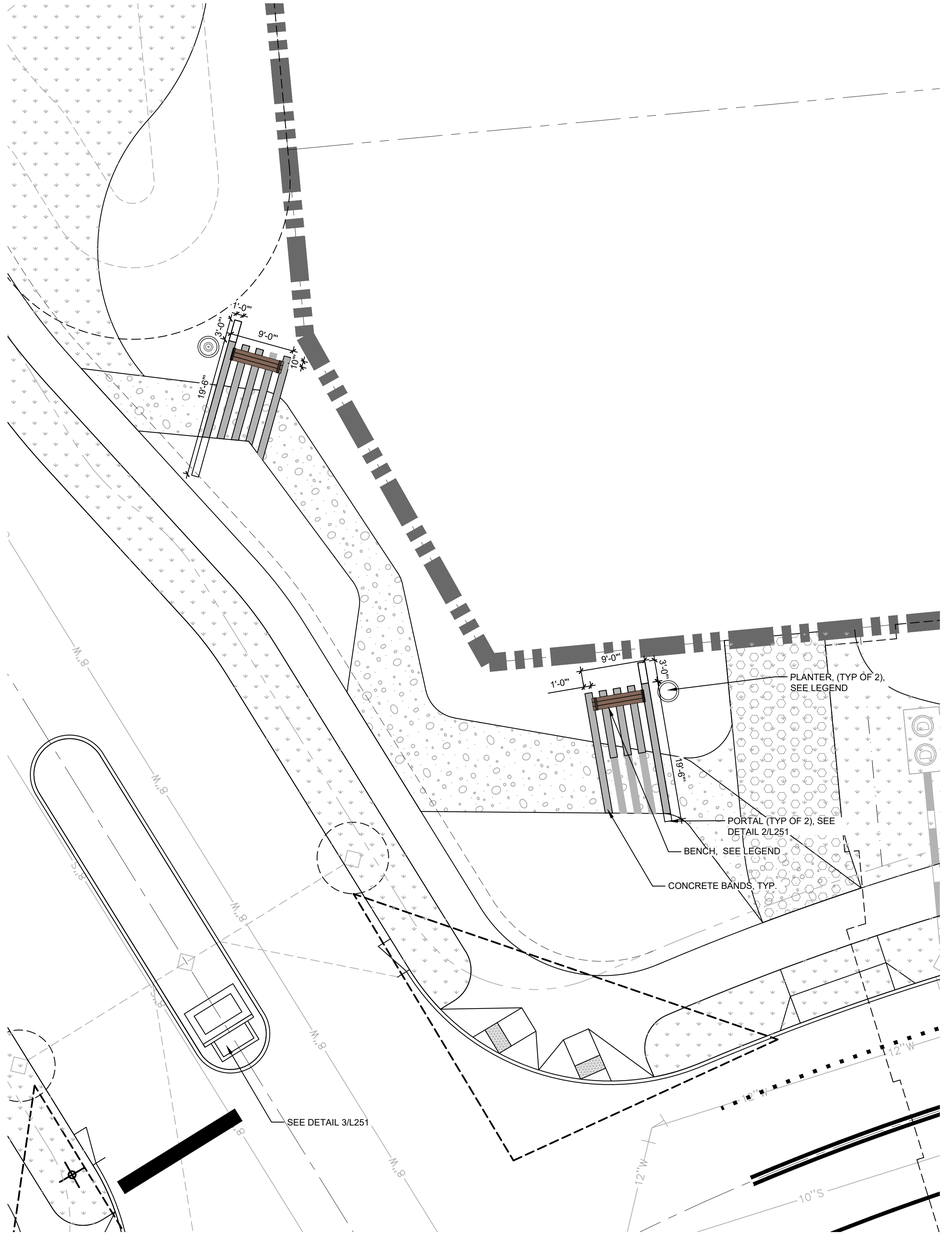

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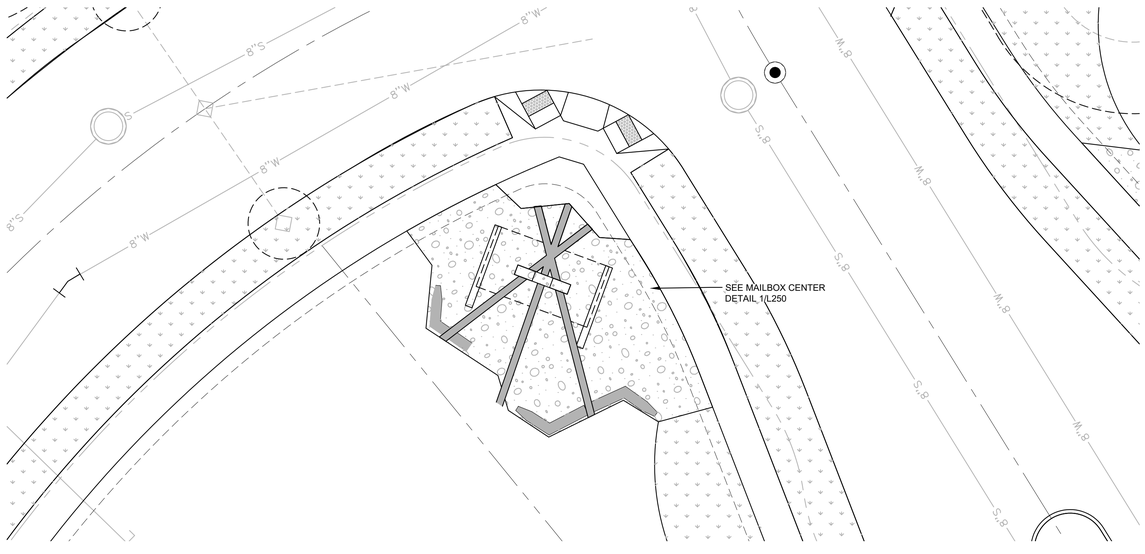

LANDSCAPE MATERIALS LEGEND:

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- NATURE PLAY SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L251

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. COMBINATION OF ALL (3) SIZE OPTIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE

NORTH

0 10 20 30 feet

SCALE: 1" = 10'

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CHECKED BY:	EV

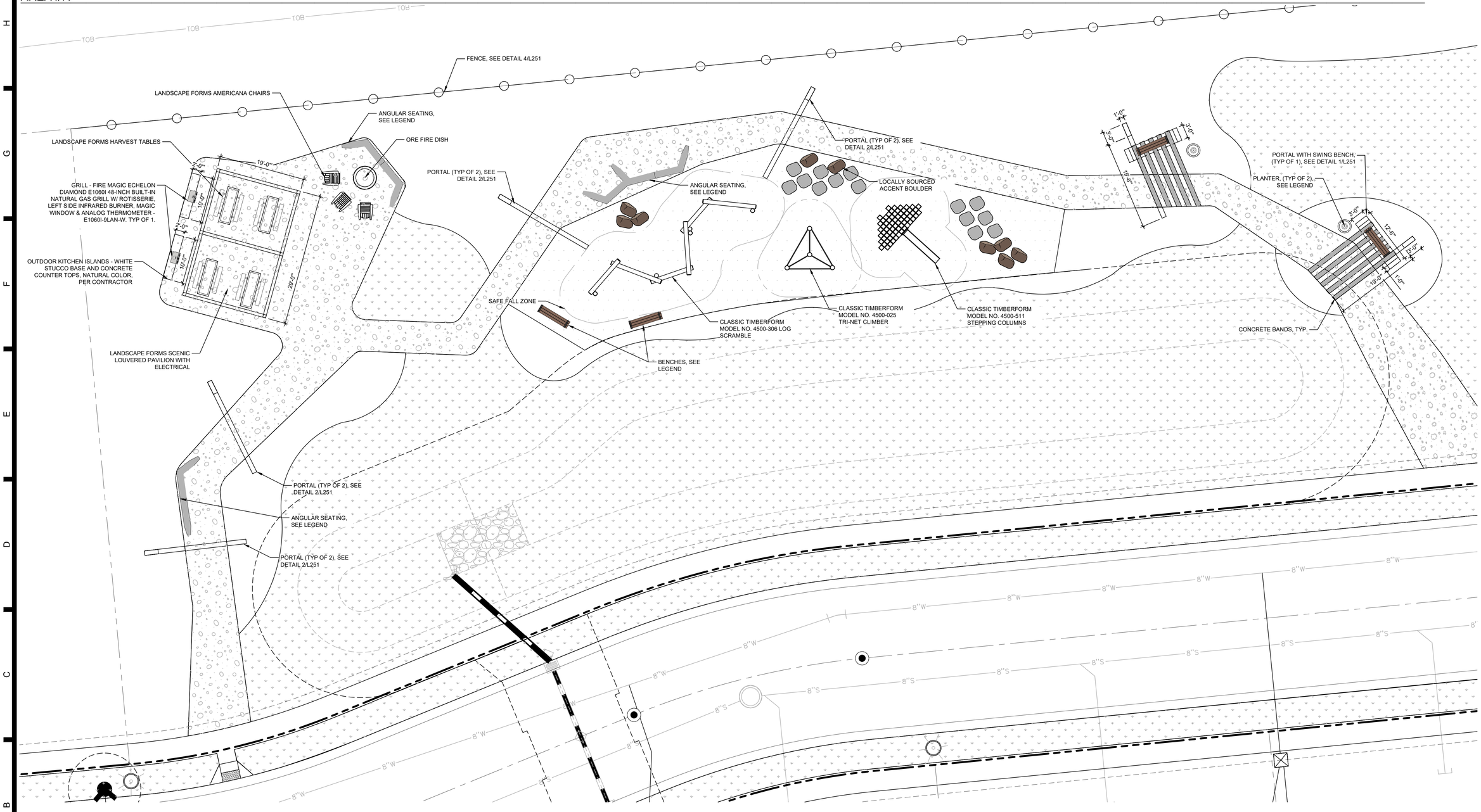
DRAWING TITLE

ENLARGEMENT AREAS

SHEET NUMBER

L253

AREA #7:



LANDSCAPE MATERIALS LEGEND:

- SODDED LAWN - TALL TURF TYPE FESCUE OR APPROVED OTHER
- PATHWAYS - EXPOSED AGGREGATE, NATURAL COLOR
- CONCRETE BANDS - COLOR TO BE NATURAL CONCRETE COLOR, SMOOTH FINISH
- NATURE PLAY SURFACE - DECOMPOSED GRANITE ROCK
- ARTIFICIAL TURF - SYN LAWN, SYNPRO PET. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- TECHO-BLOC PAVERS - SLEEK, COLOR GREYED NICKEL. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- 4'-6"H FENCE, SEE DETAILS ON L251

LANDSCAPE FURNITURE LEGEND:

- TRASH RECEPTACLE - LANDSCAPE FORMS, GRETCHEN LITTER, MATTE BLACK FRAME, IPE, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- ANGULAR BENCH - LANDSCAPE FORMS, MILENIO, COLOR GREY. COMBINATION OF ALL (3) SIZE OPTIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- BENCH - LANDSCAPE FORMS, BANCAL BACKLESS BENCH, 88IN, EMBEDDED WITH ARMS, MATTE BLACK FRAME, IPE. INSTALL PER MANUFACTURERS RECOMMENDATIONS

  *SWING BENCH WHERE OCCURS TO BE ATTACHED TO PORTALS, SEE DETAIL 1/L251. CONTRACTOR TO COORDINATE CUSTOM SWING WITH MANUFACTURER CONNECTIONS
- PLANTER - LANDSCAPE FORMS, DUNE, DS-23, GRAPHITE -IRON OXIDE

NORTH

SCALE: 1" = 10'

0 10 20 30 feet

STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

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

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

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Seals

PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LICENSED LANDSCAPE ARCHITECT · LA-167.33 05.08.25

NOT FOR CONSTRUCTION

INSPIRADO PHASES NO. 3 & 4
STAR, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	24-2948
DATE:	05.08.2025
DRAWN BY:	ML
CHECKED BY:	EV

DRAWING TITLE

ENLARGEMENT AREAS

SHEET NUMBER

L254

STACK ROCK GROUP - AGENCY REVIEW SET

CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: **July 15, 2025**
FILE(S) #: FP-25-05 Final Plat, Stardale Place Subdivision

REQUEST

The Applicant is seeking approval of a Final Plat for Stardale Place Subdivision consisting of 22 residential lots and 4 common lots on 3.39 acres. The property is located at 331, 343 and 385 N. Center Street in Star, Idaho, and is generally located on the southwest corner of N. Center Street and W. 3rd Street. Ada County Parcel No's. R8108001065, R8108001125, R8108001183, R8108001185, and R8108001240.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE:	**APPLICANT:**	**OWNER:**
Antonio Conti	Carmen Weber	Graybird LLC
Ackerman-Estvold	Ackerman-Estvold	710 West 100 South
7661 W. Riverside Drive	7661 W. Riverside Drive	Smithfield, Utah 84335
Garden City, Idaho 83714	Garden City, Idaho 83714	

PROPERTY INFORMATION

Land Use Designation - Residential (R-7-DA)

Acres - 3.39
Residential Lots - 22
Common Lots - 4
Commercial - 0

HISTORY

May 3, 2022	Application was originally scheduled for public hearing and was tabled to June 7, 2022.
June 7, 2022	Application was scheduled for public hearing and was tabled to June 21, 2022 to allow applicant to make changes as requested by the Council.
June 21, 2022	Council approved applications for Annexation and Zoning (AZ-22-04), Rezone (RZ-21-04), Development Agreement (DA-22-02), and Preliminary Plat (PP-22-03) for Stardale Place Subdivision. The preliminary plat was approved for a maximum 22 single-family residential lots, and 44 common lots on 3.39 acres.
June 19, 2024	The Administrator approved a Time Extension (TE-24-10) for Stardale Place Subdivision. The Applicant's Preliminary Plat approval was extended to July 19, 2025.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Stardale Place Subdivision, consisting of 22 single-family residential lots, and 4 common lots on 3.39 acres.

The Final Plat generally complies with the approved Preliminary Plat.

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

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

PRELIMINARY PLAT:

The original Preliminary Plat submitted contains 26 single family residential lots and 3 common area lots on 3.39 acres with a proposed density of 7.67 dwelling units per acre. The lots will have access and frontage from public streets. Lots will range in size from 3,434 square feet to 6,687 square feet with the average buildable lot being 3,979 square feet. The submitted preliminary plat is showing a local road with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be from N. Center Street. Sidewalks are proposed to be attached with a 5-foot, concrete sidewalk. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 0.51 acres (15%) of usable open space which satisfies the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a walking path with connections to the north and south, enhancing community connectivity.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
  Internal sidewalks are proposed at five-foot (5') widths and will be attached throughout the development.

- Lighting
  Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan**.** All proposed light locations satisfy City code. **Applicant has not provided a streetlight design/cut sheet for City approval. Applicant will be required to work with Staff and submit a cut sheet and design before signature of the final plat**.

- Street Names
  Applicant has not provided documentation from Ada County that the street name is acceptable and have been approved. This will be required at final plat

- Subdivision Name
  Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development.

- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for the open areas. Streets in the development do not show the appropriate number of trees. These will need to be added once driveways are designed to receive occupancy permits.**

- Setbacks – **The applicant is not requesting any setback waivers.**

- Block lengths – All blocks meet the 750' block length requirement.

- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. This documentation was included in the application packet.

- Phasing – The development is proposing to be built out in a single phase.

Staff analysis of Final Plat Submittal:

Compliance with Council Conditions of Approval – Staff confirmed that the correct number of residential lots with lot lines aligned with neighbors to the north,

The Preliminary Plat was approved with 22 single-family residential lots, and 4 common lots on 3.39 acres. The Final Plat complies with the approved, revised preliminary plat.

Common/Open Space and Amenities – Amenities for the development include an approximately 8,400 square foot open space that will have a gazebo with park benches.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code. **The included landscape plan appears to satisfy the tree requirements. The plan indicates native seeding in the park/open space. The applicant shall update the landscape plan and include grass within the open space area. The updated plan shall also detail the site amenities, including a gazebo and park benches.**

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the City. **The Applicant has not provided a streetlight design that is in compliance with the city requirements and approved for installation. The applicant has not provided a street light plan showing lights at all the required locations. These will be required prior to signing the final plat.**

Setbacks – Council approved Setbacks shall be as follows:

- 5' side yard setbacks for all homes

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

Street Names – Applicant has provided documentation that the proposed street name has been applied for, but no documentation of approval has been provided. This will be required prior to signing the mylar.

Mailbox Cluster – **Applicant shall provide documentation from Star Postmaster depicting the approved location for the mailbox cluster for the development.** 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.

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

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

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

Block lengths – The block meets the 750' length requirement.

Fencing – **Applicant has not provided a fencing plan. Fence shall be consistent throughout the development. A plan shall be submitted for Staff review/approval prior to signing the final plat.**

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on July 7, 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.
Staff finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.

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

E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

Conditions included in the Findings of Fact & Development Agreement.

- The development is approved for a maximum of 22 single-family residential lots.
- A second amenity shall be provided in the development. The applicant shall work with City Staff on exact type.
- A pathway shall be constructed within Lot 19 to connect with the subdivision to the south. Applicant shall coordinate location with the developer to the south. Pathway shall be concrete. Detached sidewalks shall be constructed along N. Center Street.
- Setbacks shall be approved as follows: 5' side yard setbacks for all homes. All other setbacks will adhere to the code for the R-7 residential zone.

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 $22,000. $22,000 is due (22 residential lots x $1,000) to be paid before signing the final plat.**
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**.
4. **Prior to signature of final plat, the applicant shall provide approval from the Star Postmaster for the location of mailbox cluster.**
5. **Prior to signature of final plat, the applicant shall provide a fencing plan for Staff review/approval. Fencing shall be consistent throughout the development.**
6. **Prior to signature of final plat, the applicant shall submit a streetlight plan showing location of lights and a design plan/cutsheet of the proposed streetlights for Staff review/approval.**
7. **Prior to signature of final plat, the applicant shall submit a revised landscape plan removing the native seeding and showing grass within the park/common area lot. The plan shall also detail the 2 site amenities (gazebo & benches).**

8. Documentation from Ada County that the proposed street name has been approved for use shall be given to Staff.

Additional Conditions of Approval

1. The approved Final Plat for Stardale Place Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
3. **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.**
4. All entrances into the subdivision 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.
5. 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.
6. 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.**
7. **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.**
8. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
9. 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.**
10. All streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.

11. 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.
12. 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.
13. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
14. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
15. 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)
16. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
17. A 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.
18. 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.)
19. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
20. A separate sign application is required for any subdivision sign.
21. Applicant shall provide the City with an electronic copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
22. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
23. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
24. All common areas shall be maintained by the Homeowners Association.

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

COUNCIL DECISION

The Star City Council _____ File # FP-25-05 Stardale Place Subdivision, Final Plat on _____, _____. 2025.

VICINITY MAP FOR

STARDALE PLACE SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.4N., R.1W., CITY OF STAR, ADA COUNTY, IDAHO.

JANUARY 2022 SCALE: 1" = 1000' SHEET 1 OF 1

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 8.5" x 11".

Scale: 1" = 1000'

NO.	REVISIONS	BY	DATE

ACKERMAN ESTVOLD
7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

SCALE (H): 1"=1000'
SCALE (V): N/A
DRAWN BY: ALA
DESIGNED BY: ALA
CHECKED BY: AMC
DATE: 1/18/22

PROJECT NO. R21227
DRAWING NAME
DRAWING_NAME
1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS DEPICTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ACKERMAN-ESTVOLD SHALL BE WITHOUT LIABILITY TO ACKERMAN-ESTVOLD.

ACKERMAN ESTVOLD

WWW.ACKERMAN-ESTVOLD.COM

July 27, 2023

City of Star
Planning and Zoning
10769 W. State Street
Star, ID 83669

RE: Letter of Intent and Statement of Compliance

To whom it may concern,

This is a Letter of Intent for Stardale Place Subdivision, consisting of 5 parcels for a total of 3.39 acres at 385 North Center Street, Star, Idaho. The proposed plat consists of 22 single-family residential lots and has a gross density of 6.78 dwelling units per acre. The single-family lots vary from 3,525 sf to 5,842 sf, with an average of 4,155 sf.

The open space consists of concrete sidewalks, grass, and trees, located in the common lots and boulevard. This open space makes up approximately 20.4% of the total area of the property, and includes concrete sidewalks, a gazebo, and benches.

The final plat maintains substantial compliance with the approved Preliminary Plat and Conditions of Approval, notwithstanding the following changes:

1. The number of buildable lots was reduced from 26 to 22
2. The amount of common open space was increased from 0.51 Acres to 0.69 Acres
3. The amount of open space was relocated with no reduction to the total amount 4. The number of open space lots is the same

Respectfully submitted,

Antonio M Conti, P.E., P.L.S.

City
P.O
Star, Idaho 83669
P: 208-286-7247

FINAL PLAT APPLICATION

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

FILE NO.: FP-25-05
Date Application Received: 04/28/2025 Fee Paid: _____
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ☑ Owner ___ Representative ___

Applicant Name: Carmen Weber
Applicant Address: 7661 W. Riverside Dr., Garden City, ID Zip: 83714
Phone: (208) 853-6470 Email: carmen.weber@ackerman-estvold.com

Owner Name: Graybird LLC
Owner Address: 710 West 100 South, Smithfield, Utah Zip: 84335
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Antonio Conti Firm Name: Ackerman-Estvold
Address: 7661 W. Riverside Dr., Garden City, ID Zip: 83714
Phone: (208) 853-6470 Email: Antonio.Conti@ackerman-estvold.com

Property Information:

Subdivision Name: Stardale Place Subdivision Phase: NA
Parcel Number(s): R8108001125, R8108001240, R8108001065, R8108001185, & R8108001183
Approved Zoning: _____ Units per acre: 6.49 DU/AC
Total acreage of phase: 3.39 acres Total number of lots: 27
Residential: 23 Commercial: NA Industrial: NA
Common lots: 4 Total acreage of common lots: 12,598 s.f. Percentage: 21%
Percent of common space to be used for drainage: 0 Acres: 0
Special Flood Hazard Area: total acreage NA number of homes NA

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	26	23
Number of Common Lots:	4	4
Number of Commercial Lots:	NA	NA
Roads:	Included as 1 of the 4 common lots Stardale Place (Private)	Included as 1 of the 4 common lots Stardale Place (Private)

Amenities: Walking Paths _____ _____

_____ _____

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

Subdivision Name: Stardale Place Subdivision Phase: NA

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

a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.

b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16027C0300F/16027C0259G
FIRM effective date(s): mm/dd/year 06/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: X
Base Flood Elevation(s): AE NA .0 ft., etc.: NA

c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

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

☑	One (1) 11” X 17” copy of the Final landscape plan	BN
☑	Electronic copy of site grading & drainage plans**	BN
☑	Electronic copy of originally approved Preliminary Plat**	BN
☑	Electronic copy of a Plat with all phases marked with changes, if applicable**	
☑	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
☑	Storm drainage calculations must be submitted for private streets/drives and parking areas within subdivisions**	BN
☑	Electronic copy of streetlight **design** and **location** information	BN
☑	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
NA	Electronic copy of all easement agreements submitted to the irrigation companies	
NA	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
☑	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R’s 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
☑	**Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance**: • 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.*

_____ 4/17/2025

Applicant/Representative Signature Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
) ss
COUNTY OF ADA)

I _____, _____
(name) (address)

_____, _____ _____
(city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property

described on the attached, and I grant my permission to _____,
(name)

_____, _____ _____
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: _____

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

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

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

Type of application: _____

Dated this _____ day of _____, 20_____.

_____
(Signature)

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

_____
Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

EXHIBIT B

PRELIMINARY PLAT FOR

ARDALE PLACE SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.4N., R.1W., CITY OF STAR, ADA COUNTY, IDAHO.

JUNE 2022 SCALE: 1" = 20' SHEET 1 OF 1

LEGEND:

- SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 14369
- ▲ FOUND MONUMENT AS NOTED
- ○ CALCULATED POINT - NOTHING FOUND OR SET

B.O.B. BASIS OF BEARING

CP&F CORNER PERPETUATION AND FILING RECORD

— — — SUBJECT PARCEL
— — — PROPERTY LINE
— — — REFERENCE BOUNDARIES
- - - - - - - EASEMENT

PRELIMINARY PLAT DATA

TOTAL SITE AREA	3.28 ACRES
SINGLE-FAMILY RESIDENTIAL (64.69%)	2.16 ACRES
RIGHT-OF-WAY (35.04%)	1.91 ACRES
COMMON AREA (13.34%)	0.57 ACRES
EXISTING ZONING	R-4
PROPOSED ZONING	R-7
SINGLE-FAMILY RESIDENTIAL LOTS	23
OPEN SPACE/COMMON LOTS	3
PUBLIC ROAD	1
TOTAL LOTS	27
GROSS RESIDENTIAL DENSITY	8.78 DU/ACRE
NET RESIDENTIAL DENSITY (EXCLUDES PUBLIC STREET & OPEN SPACE)	10.60 DU/ACRE

AMENITIES
1. WALKING PATHWAYS
2. GAZEBO
3. BENCHES

NOTES
1. SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT
2. SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 16001C0150J DATED 06/19/2020
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT
4. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
5. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
6. IRRIGATION WATER SHALL BE PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
7. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED IN THE DEVELOPMENT AGREEMENT.
8. LOTS 18, 29, AND 30 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY STARDALE PLACE HOME ASSOCIATION OR ITS ASSIGNS.
9. LOTS 35 AND 36 WILL CONTAIN UNDERGROUND SEEPAGE BEDS FOR DRAINAGE OF THE SUBDIVISION.

OWNER OF RECORD
FRANK ROWE
343 N CENTER STREET
STAR, ID 83669

FREMANTLE DEVELOPMENT
794 S CLEARWATER LOOP STE 9
POST FALLS, ID 83854

DEVELOPER
BRUCE HESSING
2338 W BOULDER BAR DR
MERIDIAN, ID 83646

ENGINEER/SURVEYOR
ANTONIO CONTI PE, PLS
7661 WEST RIVERSIDE DR., STE 102
GARDEN CITY, ID 83714

Graphic Scale:

COMBINE LOTS 8 & 9

KEVIN H WOODLING
THOMAS EDWARDS
MIRIAM M KIRSE
THERESA M TOPMILLER
SADDLEBROOK HOA
W 3rd St
KEN OUGH
NANCY ELIZABETH FROST
EVAN FISHER
JAMES AND ANNE EAGAN TRUST
JOSHUA P WRIGHT
MARY ANNE KENDALL
N Center St
Stardale Place
Road
39553 SF
Block 1
147738 SF
10158 SF

lot 1 3525 SF
lot 2 3685 SF
lot 3 3673 SF
lot 4 3662 SF
lot 5 3650 SF
lot 6 3639 SF
lot 7 3627 SF
lot 8 4518 SF
lot 9 4662 SF
lot 10 4670 SF
lot 11 5828 SF
lot 12 4963 SF
lot 13 4270 SF
lot 14 4696 SF
lot 15 4780 SF
lot 16 3869 SF
lot 17 4772 SF
lot 18 4522 SF
lot 19 8498 SF
lot 20 3649 SF
lot 21 3580 SF
lot 22 3671 SF
lot 23 3682 SF
lot 24 3671 SF
lot 25 2068 SF
lot 26 2075 SF

STC DEVELOPMENT LLC

ACKERMAN ESTVOLD
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STARDALE PLACE SUBDIVISION
385 N CENTER STREET
STAR, IDAHO

DRAWN BY: CDJ
CHECKED BY: AMC
DATE: 06/13/2022

REVISIONS

	DATE
1	
2	
3	
4	

Project No. R21227

PRELIMINARY PLAT

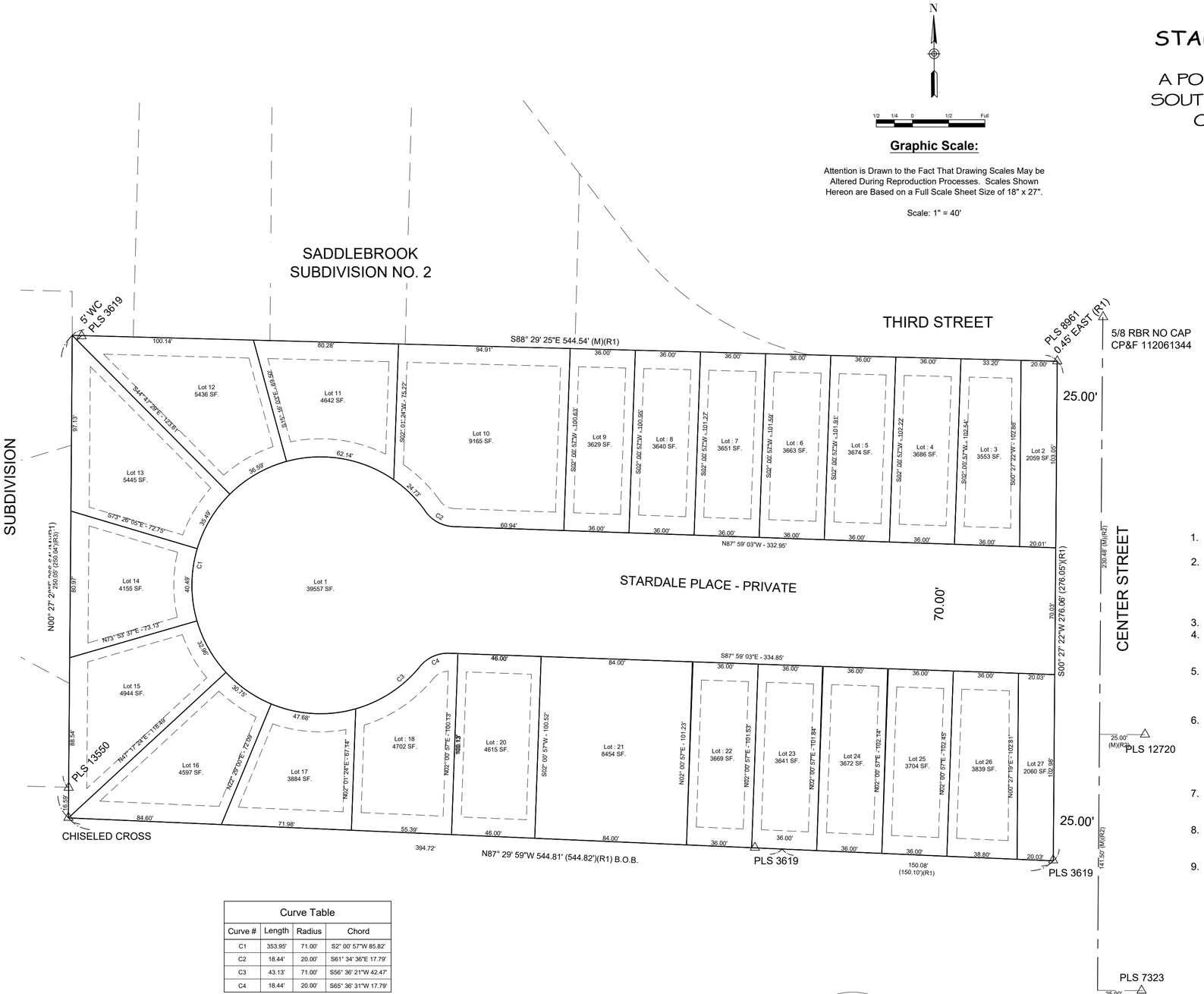
1.0

FINAL PLAT FOR

STARDALE PLACE SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.4N., R.1W., CITY OF STAR, ADA COUNTY, IDAHO.

2025 SCALE: 1" = 40' SHEET 1 OF 3



Curve Table			
Curve #	Length	Radius	Chord
C1	353.95'	71.00'	S2° 00' 57"W 85.82'
C2	18.44'	20.00'	S61° 34' 36"E 17.79'
C3	43.13'	71.00'	S56° 36' 21"W 42.47'
C4	18.44'	20.00'	S65° 36' 31"W 17.79'

REFERENCES

R1 UNFILED SURVEY BY BRIGGS ENGINEERING
R2 ROS 12158
R3 ENDSELY COURT SUBDIVISION

LEGEND:

- ● SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 18350
- ▲ FOUND MONUMENT AS NOTED
- ○ CALCULATED POINT - NOTHING FOUND OR SET

B.O.B. BASIS OF BEARING
CP&F CORNER PERPETUATION AND FILING RECORD

- SUBJECT PARCEL
- PROPERTY LINE
- REFERENCE BOUNDARIES
- EASEMENT LINE

NOTES:

1. BASIS OF BEARING: SOUTH LINE OF SUBJECT PARCEL BEING N87°29'59"W AS ESTABLISHED BETWEEN FOUND MONUMENTS
2. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF THE ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
3. EASEMENTS TO BE PROVIDED PER CITY OF STAR STANDARDS.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF RE-SUBDIVISION.
5. LOTS 1, 2, 21 AND 27 ARE COMMON AREA LOTS HAVING A BLANKET EASEMENT FOR ACCESS, PUBLIC UTILITIES, PRESSURE IRRIGATION AND DRAINAGE, AND WILL BE OWNED AND MAINTAINED BY THE STARDALE PLACE HOMEOWNERS ASSOCIATION.
6. ALL LOT LINES COMMON TO ANY PRIVATE ROADS, REAR LOT LINES, EXTERIOR BOUNDARY LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT TEN FOOT WIDE (10') EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE. INTERIOR LOT LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT A FIVE FOOT WIDE (5') EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
7. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR ALL STORMWATER AND DRAINAGE FACILITIES TO CONTAIN ALL WATER TO THE PROPERTY.
8. DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE EFFECTIVE BUILDING AND ZONING REQUIREMENTS AT TIME OF BUILDING PERMIT ISSUANCE.
9. THE 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."
10. THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON FIRM PANEL 16027C0300F AND 16027C0259G, CITY OF STAR, ADA COUNTY, IDAHO AND INCORPORATED AREAS. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT

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FINAL PLAT FOR

STARDALE PLACE SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF STARDALE PLACE SUBDIVISION;

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 6, BLOCK 8, SECOND AMENDED PLAT OF THE TOWNSHIP OF STAR, BOOK 3 OF PLATS, PAGE 138, RECORDS OF ADA COUNTY, IDAHO, ALSO BEING IN THE SW ¼ OF THE SE ¼ OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR MARKING THE SOUTHEAST 1/16TH CORNER OF SAID SECTION 7, ALSO BEING THE INTERSECTION OF W 3RD STREET AND N CENTER STREET; THENCE NORTH 88°29'18" WEST 25.00 FEET ALONG THE NORTH LINE OF SAID SW 1/4 SE 1/4 AND CENTERLINE OF W 3RD STREET TO A POINT LYING ON THE EASTERLY BOUNDARY OF SADDLEBROOK SUBDIVISION - PHASE TWO RECORDED IN IN BOOK 90 OF PLATS AT PAGES 10560 THROUGH 10564, RECORDS OF ADA COUNTY; THENCE SOUTH 00°27'22" WEST 25.00 FEET ALONG SAID EASTERLY BOUNDARY TO THE SOUTHEAST CORNER OF SAID SUBDIVISION, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY OF SAID N CENTER STREET SOUTH 00°27'22" WEST 276.0 FEET TO A 5/8" REBAR; THENCE LEAVING SAID RIGHT OF WAY NORTH 87°29'59" WEST 544.81 FEET TO AN 'X' CHISELED IN A CONCRETE IRRIGATION STRUCTURE; THENCE NORTH 00°27'28" EAST 266.64 FEET ALONG THE EASTERLY BOUNDARY OF ENDSLEY COURT SUBDIVISION RECORDED IN BOOK 117 OF PLATS AT PAGES 17841 THROUGH 17846, RECORDS OF ADA COUNTY, TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID SADDLEBROOK SUBDIVISION - PHASE TWO; THENCE ON THE SOUTH LINE OF SAID SADDLEBROOK SUBDIVISION SOUTH 88°29'25" EAST 544.54 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 3.392 ACRES, MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

PUBLIC UTILITY, IRRIGATION AND DRAINAGE. EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

_____

GRAYBIRD, LLC DATE

ACKNOWLEDGEMENT

STATE OF_____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED BRAYDEN SPARROW, KNOWN TO ME TO BE THE MANAGER OF GRAYBIRD, LLC, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES _____

RESIDING AT _____

_____

NOTARY PUBLIC FOR THE STATE OF _____

CERTIFICATE OF SURVEYOR

I, ANTONIO M. CONTI, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ANTONIO M. CONTI, PLS 18350

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FINAL PLAT FOR

STARDALE PLACE SUBDIVISION

SHEET 3 OF 3

APPROVAL OF CITY ENGINEER

I, the Undersigned, City Engineer in and for the City of Star, Ada County, Idaho, on this Day, _____, hereby approve this Plat.

_____

Star City Engineer Date

APPROVAL OF CITY COUNCIL

I, the Undersigned, City Clerk in and for the City of Star, Ada County, Idaho, do hereby Certify that at a Regular Meeting of the City Council held on the _____ Day of _____, 202___, This Final Plat was Approved and Accepted.

_____

City Clerk, Star, Idaho Date

ADA COUNTY HIGHWAY DISTRICT COMMISIONERS

The Foregoing Plat was Accepted and Approved by the Board of Ada County Highway District Commissioner on the _____ Day of _____, 202___.

_____

President Date

HEALTH CERTIFICATE

Sanitary Restrictions as Required by Idaho Code, Title 50, Chapter 13 have been Satisfied According to the Letter to be read on file with the County Recorder or His/Her Agent Listing the Conditions of Approval.

Sanitary Restrictions may be Reimposed, in Accordance with Section 50-1326, Idaho Code, by the Issuance of a Certificate of Disapproval.

_____

Health Officer Date

CERTIFICATE OF THE COUNTY TREASURER

I, the Undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the Requirements of Idaho Code 50-1308, do Hereby Certify that any and all Current and/or Delinquent County Property Taxes for the Property Included in this Subdivision have been paid in full. This Certification is valid for the next Thirty (30) Days only.

_____

County Treasurer Date

CERTIFICATE OF THE COUNTY SURVEYOR

I, the Undersigned, Professional Land Surveyor for Ada County, Idaho, Hereby Certify that I have Checked this Plat and find that it Complies with the State of Idaho Code Relating to Plats and Surveys.

_____

Ada County Surveyor Date

PROFESSIONAL LAND SURVEYOR
LICENSED
18350
STATE OF IDAHO
ANTONIO M. CONTI

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LANDSCAPE NOTES:

1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" MINUS BARK MULCH (BORBONUS LANDSCAPE) OVER DEWITT PRO-5 WEED BARRIER LANDSCAPE FABRIC. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE CIVIL GRADING PLAN.
11. AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
    A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
    B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
    A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
    B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
18. STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
19. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

DRYLAND SEEDING REQUIREMENTS

GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING OR SODDING.
THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

FERTILE-FIBER MULCH MATERIAL

GROW NUTRIBASE FROM 'QUATTRO ENVIRONMENTAL'; A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT

GROW NUTRIBOOST FROM 'QUATTRO ENVIRONMENTAL' (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER

MULCH TACKIFIER SOIL STABILIZER – ECOLOGY CONTROLS M–BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.
GRANITE SEED
1697 WEST 2100 NORTH
P.O. BOX 177
LEHI, UTAH 84043
1–800–758–4433
(OR APPROVED EQUAL)

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE–FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WANING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER

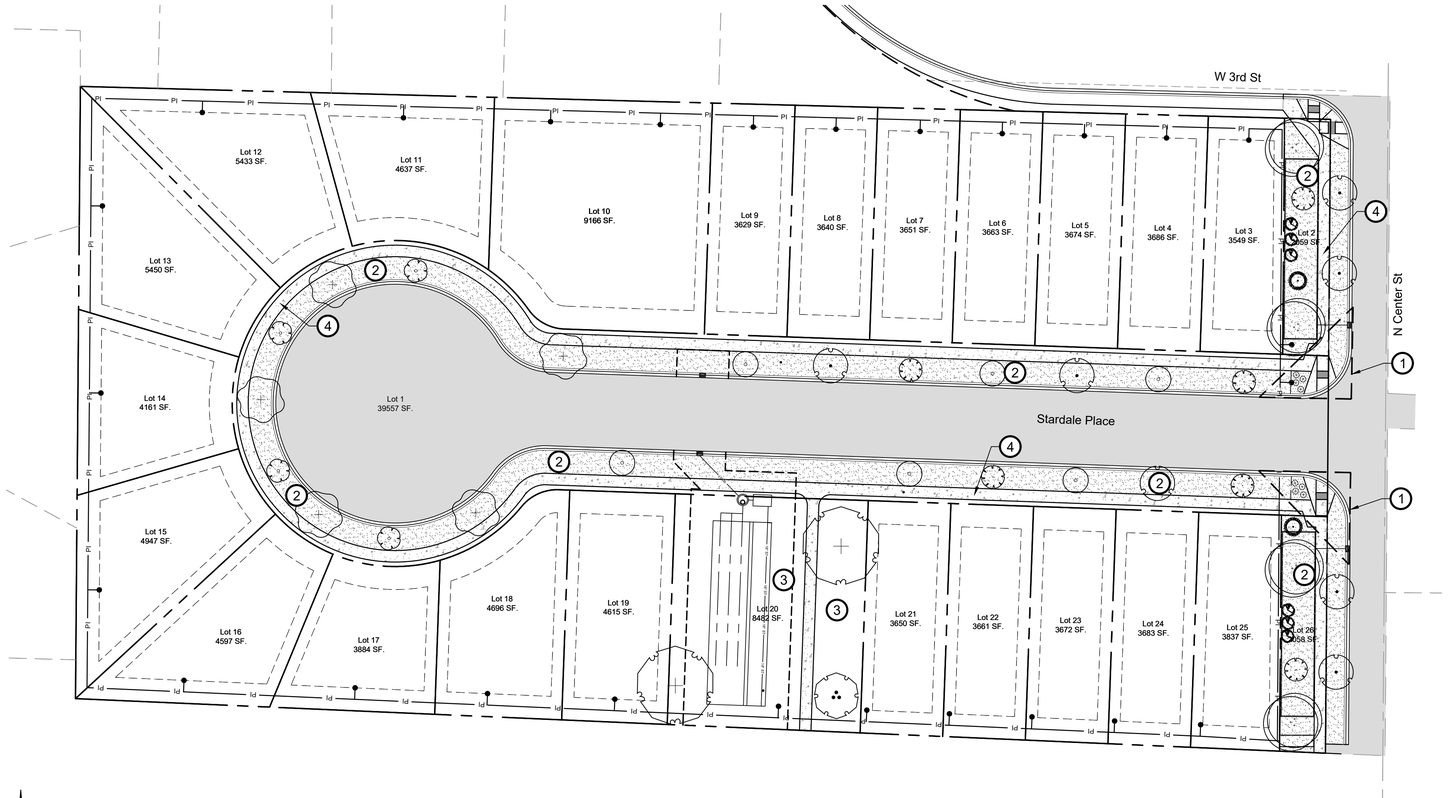
THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.
AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.



PRELIMINARY LANDSCAPE PLAN

30 0 30 60 90
SCALE: 1"= 30'-0"

PLANT SCHEDULE

CONIFEROUS TREES	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
	6	Columnar Norway Spruce Picea abies 'Cupressina'	6` Ht.	25`H x 6`W	

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
	7	Columnar Norway Maple Acer platanoides 'Columnar'	2" Cal. B&B	35`H x 15`W	Class II
	5	Pacific Sunset Maple Acer truncatum x platanoides 'Warrenred' TM	2" Cal. B&B	30`H x 25`W	Class I
	1	Pyramidal European Hornbean Carpinus betulus 'Fastigiata'	2" Cal. B&B	35`H x 25`W	Class II
	4	Frans Fontaine Hornbeam Carpinus betulus 'Frans Fontaine'	2" Cal. B&B	35`H x 15`W	Class II
	4	Skyline Honeylocust Gleditsia triacanthos 'Skycole'	2" Cal. B&B	45`H x 35`W	Class II
	2	Slender Silhouette Sweetgum Liquidambar styraciflua 'Slender Silhouette'	2" Cal. B&B	60`H x 8`W	Class II
	2	Swamp White Oak Quercus bicolor	2" Cal. B&B	45`H x 45`W	Class III
	6	Crimson Spire Oak Quercus robur x alba 'Crimschmidt' TM	2" Cal. B&B	45`H x 15`W	Class II
	6	Corinthian Littleleaf Linden Tilia cordata 'Corzam' TM	2" Cal. B&B	45`H x 15`W	Class II

SHRUBS	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	USDA ZONE
	8	Neon Flash Spirea Spiraea japonica 'Neon Flash'	2 gal.	3`H x 3`W	

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE	NOTES
	143 sf	1" minus Small Bark Mulch Bark Mulch	---	
	14,363 sf	RTF Sod Rhizomatous Tall Fescue	---	

PROJECT INFORMATION
LANDSCAPE REQUIREMENTS

TOTAL PROPERTY SIZE= 147,738 S.F. - 3.4 ACRES
ZONING DISTRICT= R-7
LOT IMPROVEMENTS AREA= 147,738 S.F.
BUILDABLE LOT COVERAGE: 57,668 S.F.
HARDSCAPE COVERAGE: 29,143 S.F.
LANDSCAPE AREA: S.F. 60,927 S.F.

OPEN SPACE:
REQUIRED COMMON OPEN SPACE: 9,139 S.F. (15% OVERALL SITE)
PROVIDED COMMON OPEN SPACE: 12,599 S.F. (21%)

REQUIRED USABLE OPEN SPACE: 6,092.7 S.F. (10% REQUIRED COMMON OPEN SPACE)
PROVIDED USABLE OPEN SPACE: 12,599 S.F. (21%)
STREET TREES: 4 TREES (1 SHADE TREE/35 FT. REQUIRED)
TOTAL NUMBER OF TREES: 44
TOTAL NUMBER OF TREE SPECIES: 10; 4 SPECIES REQUIRED
LANDSCAPE BUFFER REQUIREMENTS:
WEST LANDSCAPE BUFFER (R-7)
267 LIN. FT.
NO BUFFER REQUIRED

NORTH BOUNDARY LANDSCAPE BUFFER (R-4)
545 LIN. FT.
NO BUFFER REQUIRED

EAST BOUNDARY LANDSCAPE BUFFER (N CENTER ST)
234 LIN. FT.
30 FT. BUFFER PROVIDED
(30 FT. LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 15; 3 SHADE, 3 EVERGREEN PER 100 LINER FEET
PROVIDED TREES - 15

SOUTH BOUNDARY LANDSCAPE BUFFER (C-2)
545 LIN. FT.
10 FT. BUFFER PROVIDED
(10 FT. BUFFER REQUIRED)
8-8D-2 APPLICABILITY SECTION J3
PROPOSED SUBDIVISION FENCE MEETS BUFFER REQUIREMENTS
REQUIRED TREES - 0
PROVIDED TREES - 0

OPEN SPACE LANDSCAPE REQUIREMENTS:
1 DECIDUOUS TREE PER 4,000 SF
12,599 SF/4,000 SF = 3 TREES

CALLOUT NOTES

(#) CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

1. VISION TRIANGLE
2. PROPOSED TURF AREA
3. PROPOSED NATIVE SEEDING AREA
4. PROPOSED 5' SIDEWALK

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED
CUT EDGE AS DETAILED
PROPERTY LINE (VERIFY)

NO.	REVISION/ISSUE	DATE
-	-	-
-	-	-
23013	-	-
-	-	-

STATE OF IDAHO BENJAMIN SHAW 24534 LANDSCAPE ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

RODNEY EVANS + PARTNERS
LANDSCAPE ARCHITECTURE
+ LAND PLANNING
+ DEVELOPMENT CONSULTATION
+ PROJECT MANAGEMENT
reandpartners.com + 208-514-3300 + 1450 W. Bannock Street, Boise, Idaho 83702

STARDALE
331 AND 385 N CENTER ST
STAR, ID
SUBDIVISION

PRELIMINARY LANDSCAPE PLAN

PROJECT	SHEET
23013	L1.0
DATE: 02/09/23	
DRAWN BY: ESC	CHECKED BY: BSS

AGENCY REVIEW

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Z:_REP Projects\2023\23013 Stardale Subdivision - Hesscomm\CAD\Sheets\23013_landscape plan.dwg plotted by: user on Mon, March 13 2023 at 02:35 PM

CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: July 15, 2025

FILE(S) #: VAC-25-04- Vacation of Utility Easements located on Lot 5, Block 4 of Starpointe Subdivision

OWNER/APPLICANT/REPRESENTATIVE

APPLICANT/OWNER:
Spencer Vetter
Boise PLH, LLC
11815 NE 99th St. Suite 1200
Vancouver, WA 98682

REQUEST

Request: The Applicant is seeking approval of a vacation of existing irrigation and drainage easement over the southern five feet from the interior property line of Lot 5, Block 4 of Starpointe Subdivision. The resulting vacation of easement will allow a lot-line adjustment to occur, remedying a setback issue that exists on the property.

PROPERTY INFORMATION

Property Location: The subject property is located at 6827 N. Brock River Place, Star, Idaho.

APPLICATION REQUIREMENTS

Application Submitted & Fees Paid June 2, 2025

STAFF REVIEW AND RECOMMENDATIONS

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

COUNCIL ACTION

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

Council considers the following:

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

PROPOSED CONDITIONS OF APPROVAL

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

COUNCIL DECISION

The Star City Council _____ File VAC-25-04 Easement Vacation for Lot 5, Block 4 of Starpointe Subdivision on _____ ____, 2025.

VACATION APPLICATION

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

FILE NO.: VAC-25-04
Date Application Received: 6-5-25 Fee Paid: 980
Processed by: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ✓ Owner ___ Representative ___

Applicant Name: Spencer Vetter - Project Manager, Boise PLH, LLC.
Applicant Address: 11815 NE 99th St Suite 1200 Vancouver, WA 98682 Zip:
Phone: (503) 820-1033 Email: SpencerV@BuildPLH.com

Owner Name: Boise PLH, LLC
Owner Address: 3405 E Overland Rd., Suite 355 Meridian, ID 83642 Zip:
Phone: (208) 556-6823 Email: RyanS@BuildPLH.com

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

Property Information:

Site Location: 6827 N Brock River Pl Meridian, ID 83646
Parcel Number(s): R8108661385
Approved Zoning Designation: R-3-DA

Application Requirements:

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

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

N/A	If the signature on this application is not the owner of the property, an **original** notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit this application is required.	
✓	Narrative fully describing the proposed request including the following: • Particular circumstances regarding the request to vacate • Names of the persons affected by the proposed vacation	✓

✓	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	
✓	Legal description of platted area or property to be vacated (with engineers seal). • Submit two (2) paper and one (1) electronic copy	
✓	Copy of recorded deed.	
✓	Electronic copy of vicinity map showing the location of subject property	
✓	Electronic copy of site plan or plat showing the proposed vacation	
✓	Submit **recorded** copy of Survey to the Star City Planning Department prior to any building permits being issued.	

FEE REQUIREMENT:

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

Applicant/Representative Signature

May 28, 2025
Date

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

AFTER RECORDING MAIL TO:

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=3 VICTORIA BAILEY
FIRST AMERICAN TITLE INSURANCE COMPANY

2025-000575
01/06/2025 10:01 AM
$15.00

Boise PLH, LLC
11815 NE 99th St., #1200
Vancouver, WA 98682-2454

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

RECORDING REQUESTED BY FIRST AMERICAN TITLE COMPANY AS AN ACCOMMODATION ONLY

QUITCLAIM DEED

Date: **January 02, 2025**

For Value Received, **Boise PLH, LLC, a Nevada Limited Liability Company**, do(es) hereby convey, release, remise, and forever quit claim unto **Boise PLH, LLC, a Nevada Limited Liability Company**, whose address is 11815 NE 99th St., #1200, Vancouver, WA 98682-2454, the following described premises in **Ada** County, **Idaho**, to-wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

together with their appurtenances.

Dated: January 3, 20 25

Boise PLH, LLC, a Nevada Limited Liability Company, by:

Name: Charles Ryan Styger

Its: ~~President~~ Member

STATE OF)
ss.
COUNTY OF)

This record was acknowledged before me on January 3, 2025 by Charles Ryan Styger as Member of Boise PLH, LLC.

Signature of Notary Public
My Commission Expires: 1-25-2027

MELISSA QUIJAS
COMMISSION #38442
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 01/25/2027

Description for
Parcel 2
October 10, 2024

All of Lot 5 and a portion of Lot 6, Block 4, Starpointe Subdivision as filed in Book 127 of Plats at Pages 20400 through 20406, records of Ada County, Idaho, situated in the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho and more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 5;

thence North 89°08'47" West, 140.00 feet to the Southwest corner of said Lot 5;

thence on the west boundary line of said Lots 5 and 6, North 00°51'13" East, 74.00 feet;

thence leaving said west boundary line, South 89°08'47" East, 120.00 feet to the west right-of-way line of N. Brock River Place;

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

South 00°51'13" West, 34.00 feet;

46.36 feet on the arc of curve to the left having a radius of 50.00 feet, a central angle of 53°07'48" and a long chord which bears South 25°42'42" East, 44.72 feet to the **POINT OF BEGINNING**.

Containing 9,121 square feet or 0.209 acres, more or less.

End of Description.

Starpointe Lot 5-Block 4
Easement Vacation Narrative

6827 N Brock River Pl.
Meridian, ID 83646

Applicant Name:
Spencer Vetter, Project Manager
Boise PLH, LLC
11815 NE 99th St., Suite 1200
Vancouver, WA 98682
(503) 820-1033
SpencerV@BuildPLH.com

Property Owner Name:
Boise PLH, LLC
3405 E Overland Rd., Suite 355
Meridian, ID 83642
(208) 556-6823
RyanS@BuildPLH.com

Date of Submittal:
May 28, 2025

1. Introduction

The Starpointe Subdivision plat, filed in book 127 of plats at pages 20400 through 20406, dedicated an Irrigation and Lot Drainage easement over the southern five feet from the interior property line of Lot 5 Block 4 as noted on plat note 1. This easement was granted to the Starpointe homeowner's association, StarPointe Homeowners Association, Inc. After the plat recorded, a property boundary adjustment, instrument number 2024067716, was recorded affecting the width of Lot 5 Block 4. This adjustment widened the property by four feet.

Boise PLH, LLC. Applied for and was issued a building permit for Lot 5 Block 4, permit number 20248391. During construction, the home foundation was improperly sited using the original property corners. This resulted in the home encroaching four feet into the south side yard setback area.

To rectify the setback encroachment, a lot line adjustment application was submitted to the city of Star proposing a four-foot strip from Lot 1 Block 4 Starpointe Subdivision be dedicated to Lot 5 Block 4 Starpointe Subdivision to bring the lot into compliance with the city's setback ordinances.

2. Easement Vacation

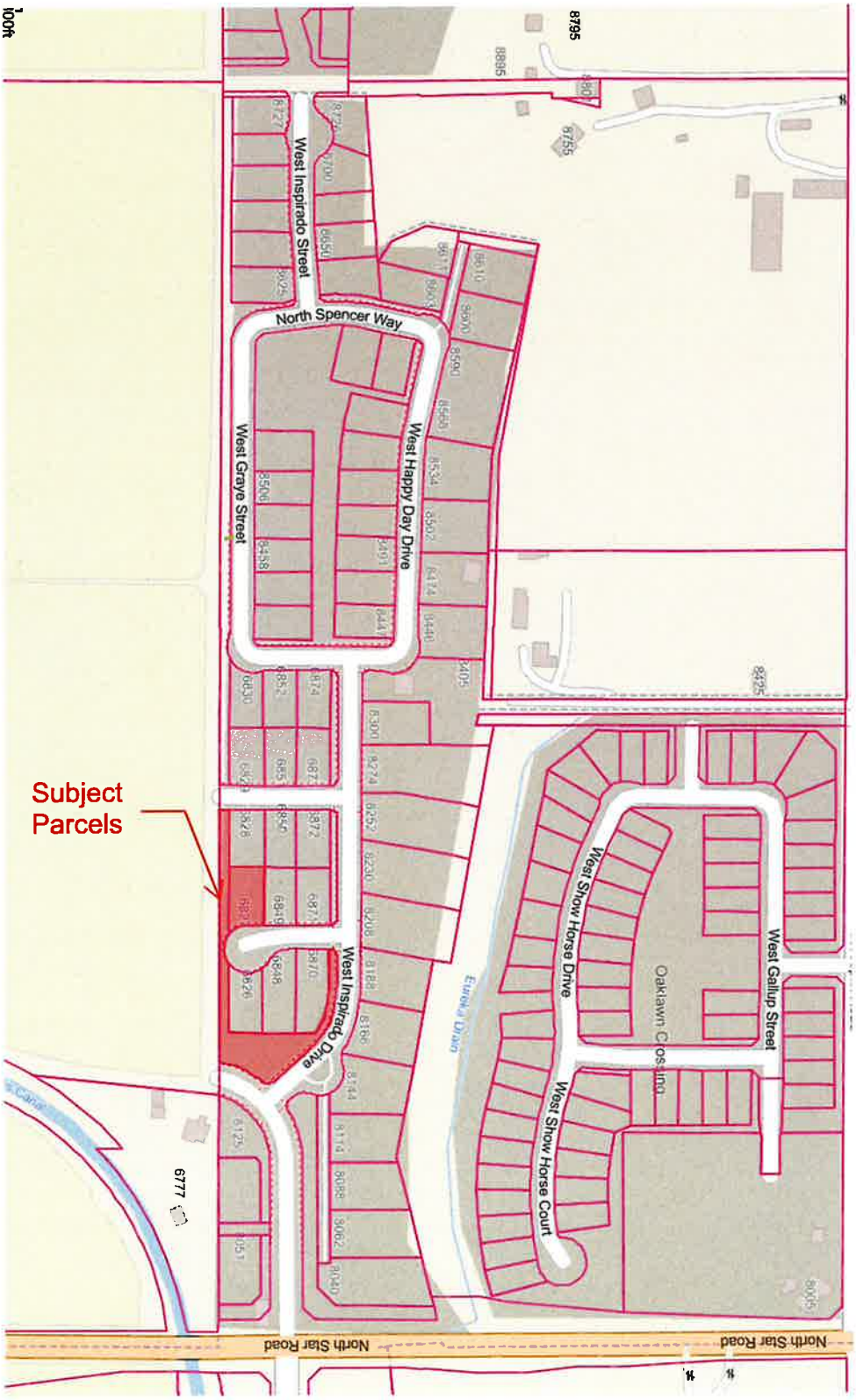
The proposed easement vacation would move the Irrigation and Lot Drainage easement four-feet south from its current location on the southern five feet from the interior property line of Lot 5 Block 4 to the adjusted interior lot line. The result will allow the Lot Line Adjustment application to move forward and correct the side yard setback encroachment on the property.

No underground facilities exist within the easement area. Letters of relinquishment from the Starpointe homeowner's association are provided demonstrating that no known persons or parties will be affected by the proposed easement relocation.

Sincerely,

Boise PLH, LLC
Spencer Vetter
Project Manager

Vicinity Map



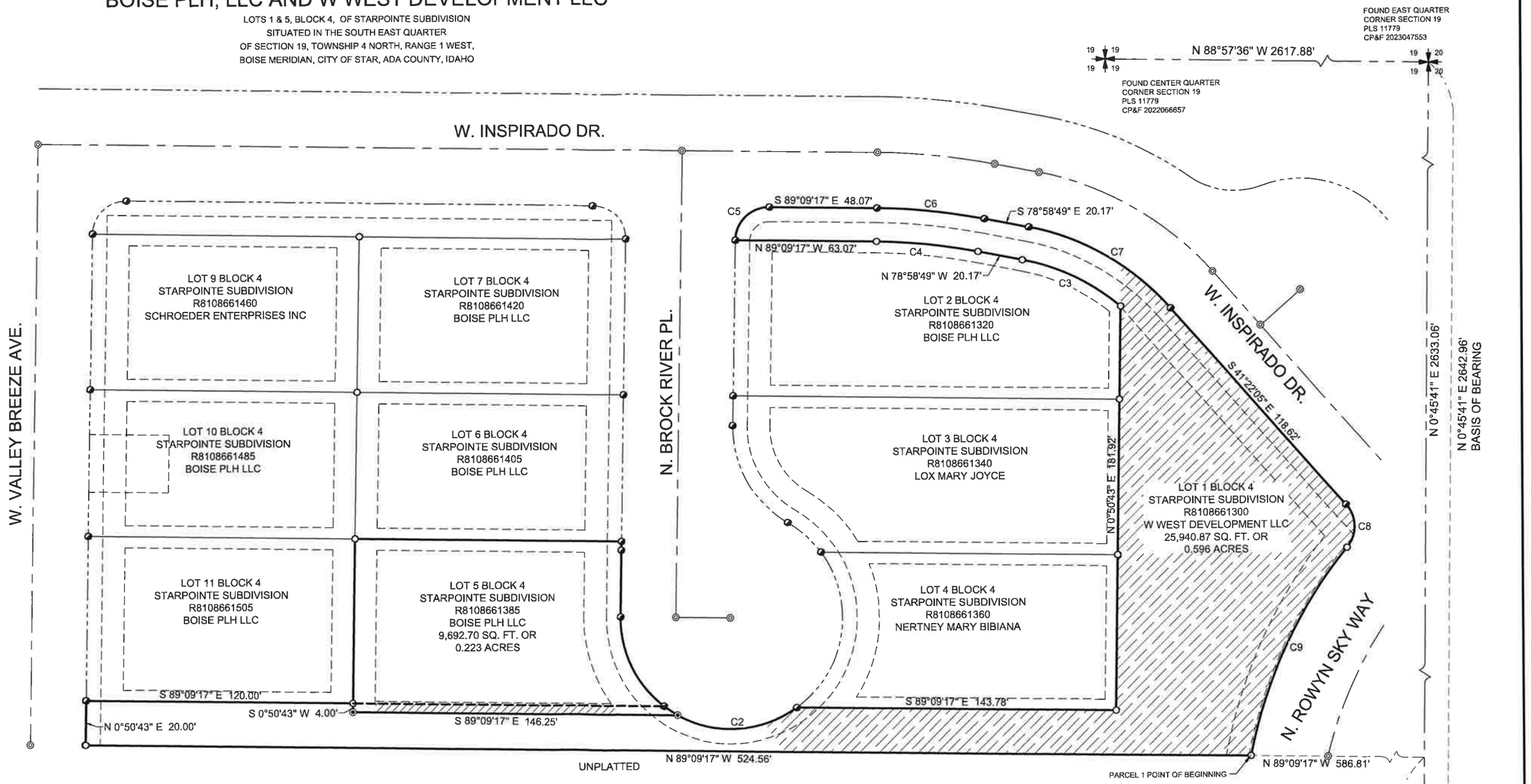
ROS NUMBER

RECORD OF SURVEY - LOT LINE ADJUSTMENT

FOR

BOISE PLH, LLC AND W WEST DEVELOPMENT LLC

LOTS 1 & 5, BLOCK 4, OF STARPOINTE SUBDIVISION
SITUATED IN THE SOUTH EAST QUARTER
OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Length
C2	56.91'	49.98'	065°14'19"	N 86°35'25" E	53.89'
C3	49.86'	100.00'	028°34'04"	N 64°41'47" W	49.35'
C4	46.17'	260.00'	010°10'29"	N 84°04'03" W	46.11'
C5	23.56'	15.00'	090°00'00"	N 45°50'43" E	21.21'
C6	48.84'	275.00'	010°10'29"	S 84°04'03" E	48.77'
C7	75.49'	115.00'	037°36'44"	S 60°10'27" E	74.14'
C8	21.03'	15.00'	080°19'06"	S 01°12'32" E	19.35'
C9	104.06'	214.00'	027°51'40"	S 25°01'11" W	103.04'

LEGEND

- ADJUSTED LOT LINE
- EXISTING LOT LINE
- SUBDIVISION LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- ADJOINER LINE
- TIE LINE
- STREET CENTER LINE
- SECTION LINE
- FENCE LINE
- STORM DRAIN EASEMENT
- RELOCATED EASEMENT
- FOUND COPPER DISK, PLS 11779
- FOUND 5/8" REBAR AND PLASTIC CAP, PLS 11779
- FOUND 1/2" REBAR AND PLASTIC CAP, PLS 11779
- SET 1/2" REBAR AND PLASTIC CAP, PLS 17793
- FOUND SECTION MONUMENT AS NOTED

GRAPHIC SCALE

30 0 15 30 60

1" (INCH) = 30' (FEET)

PROFESSIONAL LAND SURVEYOR LICENSED 5/14/25 17793 STATE OF IDAHO NATHAN B. WEBER

RECORDING INDEX NO. 414-19-2-1-2-127-20400

DIAMOND LAND SURVEYING
614 East 6th Street
Emmett, Idaho 83617
Phone (208) 600-6191
office@diamondlandsurveying.com
www.diamondlandsurveying.com

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & N.S.P.S. Surveys

DRAWN BY: JCB SURVEY DATE: 5/9/2025

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DATE PLOTTED 5/14/2025
JOB No. 25-116
SHEET 2 OF 2

FINDINGS OF FACT AND CONCLUSIONS OF LAW
MILESTONE RANCH SOUTH SUBDIVISION ANNEXATION & PRELIMINARY PLAT
AZ-25-01/DA-25-03/PP-25-01

The above-entitled Annexation, Development Agreement and Preliminary Plat application came before the Star City Council for action on July 1, 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. *Proposed Project Summary:*

The Applicant is requesting approval of an Annexation & Zoning Rezone (R-4-DA), a Development Agreement, and a Preliminary Plat for a proposed residential subdivision consisting of 34 residential lots and 3 common lots. The property is located on the northwest corner of W. Broken Arrow Street and N. Milestone Way in Star, Ada County, Idaho, and consists of 10.01 acres with a proposed density of 3.4 dwelling units per acre. The subject property is generally located on the north side of W. Broken Arrow Street, west of Hwy 16 and east of N. Pollard Lane. Ada County Parcel No. S0404427800.

B. *Application Submittal and Agency Transmittal:*

A neighborhood meeting was held on March 11, 2025, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1A-6C). The Land Use applications were accepted by the City on April 28, 2025. Original notice was sent to agencies having jurisdiction in the City of Star on April 28, 2025.

C. *Notice of Public Hearing:*

Notice of Public Hearing on the application for the City of Star City Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code, and the Star Unified Development Code on June 7, 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 June 4, 2025. The property was posted in accordance with the Star Unified Development Code on June 19, 2025.

D. *Property History:*

There have been no previous requests through the City for development of this property.

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

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Agricultural (County)	Neighborhood Residential	Vacant/Agricultural
Proposed	Residential (R-3-DA/PUD)	Neighborhood Residential	Single Family Residential
North of site	Mixed Use (MU)	Neighborhood Residential	Milestone Ranch Subdivision
South of site	Residential (R-1)	Mixed Use (MU), Low Density Residential	Magnolia Subdivision
East of site	Mixed Use (MU)	Neighborhood Residential	Milestone Ranch Subdivision
West of site	Residential (R-3)	Estate Urban Residential	Iron Mountain Vista Subdivision

F. *Development Features*:

PRELIMINARY PLAT:

The applicant is requesting approval of the Preliminary Plat for Milestone Ranch South Subdivision on 10.01 acres. The plat includes a total of 37 lots, including 34 single family detached residential lots and 3 common/open space lots.
Sewer and Water will be provided by the Star Sewer and Water District and is in close proximity to the property. Annexation into the Sewer and Water District will be required.

The development will be accessed from the existing N. Milestone Way off of W. Broken Arrow Street. All proposed roads will be public. Applicant is proposing all internal roads to be a minimum of 36 feet wide from back of curb to back of curb, built within a 50-foot wide right of way. This phase of the development will have access to the amenities in Milestone Ranch Subdivision. The preliminary plat total open space equates to 2.56 acres or 25.6%. The preliminary plat qualified open space area is 2.07 acres or 20.7%.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
  Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the subdivision with an eight (8') foot landscape strip. Sidewalks along W. Broken Arrow Road will be seven-foot-wide and detached. There will be a 40-foot landscape buffer along W. Broken Arrow Street.

- Lighting

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight plan and design with the application packet. The proposed design satisfies City code. **The proposed plan and light fixtures are aligned with city code/standards. The streetlights should be the same in all phases of Milestone Ranch.**

- Street Names

  Applicant has not provided approval from Ada County that the proposed street names are approved. This will be required at final plat.

- Subdivision Name

  Applicant has provided approval from Ada County that the proposed subdivision name is approved.

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

- Setbacks – The applicant is proposing setbacks that are compliant with current Code standards.

- Block lengths – All blocks appear to meet the 750' or less block length requirement and will not require a waiver from the Council.

- Mailbox Cluster – Applicant has provided approval from the Star Postmaster to use the existing Milestone Ranch mailbox clusters for this development. That approval is part of the application. Mailbox clusters shall be covered and provided with lighting.

- Phasing – The Applicant is proposing build out in a single phase.

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

- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. **The applicant has submitted building elevations for review by Staff and Council. Not all of the**

submitted elevations satisfy UDC Section 8-3B-3 by having a minimum of 3 architectural elements on the front of the home. Houses that back up top W. Broken Arrow Road will also need to have architectural elements on the rear of the home.

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

- Fencing – Applicant is proposing all fencing along residential lots that border a common/open area be 5 feet high open vision fence. Wrought Iron or other approved equal fence**. The applicant shall provide a fencing plan for the perimeter of the property to include fence location and type, prior to signing the mylar.**

DEVELOPMENT AGREEMENT:

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

- Future Development;
- ITD Proportionate Share Fees;
- Street Trees;
- Compliance With Weed Abatement Code;
- Emergency Mitigation Fees;
- Future Residential Building Elevations;

G. *On-Site Features:*

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

H. *Agencies Responding:*

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

ACHD	January 8, 2024
Star Fire District	February 28, 2024
Idaho Transportation Dept.	January 8, 2024

I. Staff received the following letters & emails in support and opposition of the development application:

Susan Kelly Purves

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

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Neighborhood Residential

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3.01 units per acre to 5 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.3 Goal:

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

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Work to create a vibrant Central Business District.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.

- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

UNIFIED DEVELOPMENT CODE (UDC):

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

A. Process:

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

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.

2. The city shall require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

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

zoning as determined by the current Comprehensive Plan Land Use Map designation.

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

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

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

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

1. The map amendment complies with the applicable provisions of the comprehensive plan;

2. The map amendment complies with the regulations outlined for the proposed district;

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

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.

5. The annexation (as applicable) is in the best interest of city.

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

8-1E-1: TERMS DEFINED:

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per

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

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

8-3A-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.

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

(N) uses.

ZONING DISTRICT USES	R
Dwelling:	
Multi-Family	C
Secondary	A
Single Family Attached	P
Single Family Detached	P
Two-Family Duplex	P
Live/Work Multi-Use	N

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-4	35'	15' to living area/side load garage 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 overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

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

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

a. Residential Elevations:

i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.

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

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

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

2. Two-story detached structures should provide a minimum of one,

second story side window per side elevation, when appropriate.

3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
5. Additional landscaping buffers may also be required.

b. 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

c. 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.

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

8-4A-21: MAILBOXES:

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

to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.

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

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

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

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

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.

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

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

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

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

B. Qualified Usable Area Open Space: The following qualifies to meet the usable area open space requirements:

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

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

area;

b. Qualified natural areas, as determined by the Administrator;

c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;

d. A plaza.

e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.

f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).

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

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

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

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

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

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

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

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

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

1. Clubhouse;

2. Fitness facilities, indoors or outdoors;

3. Public art;

4. Picnic area; or

5. Recreation amenities:

a. Swimming pool with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).

b. Children's play structures.

c. Sports courts.

d. Additional open space in excess of 10% qualified usable space.

e. RV parking for the use of the residents within the development.

f. School and/or Fire station sites if accepted by the district.

g. Pedestrian or bicycle circulation system amenities meeting the following requirements:

(1) The system is not required for sidewalks adjacent to public right of way;

(2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and

(3) The system is designed and constructed in accord with standards set forth by the city of Star;

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

6. Community Gardens.

D. Location: The common open space and site amenities shall be located on a common lot or

an area with a common maintenance agreement.

E. Maintenance:

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

8-6A-3: PRELIMINARY PLAT PROCESS

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

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

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

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

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.

2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.

3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;

4. Additional information on the preliminary plat and separately submitted information to include the following:

    a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
    b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
    c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
    d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
    e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
    f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
    g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
    h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
    i. Any flood zone information including FEMA FIRM panels;
    j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;
    k. Phasing plan showing all proposed phases of the development;
    l. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
    m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
    n. narrative, signed by the applicant, fully describing the proposed subdivision,

including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).

o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.

5. Additional information in the application as determined by the administrator may include the following:
    a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
    b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

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

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

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

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

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

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

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

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

   The Council finds that the residential purpose statement states that the purpose of the residential districts is to provide for a range of housing opportunities consistent with the Star Comprehensive Plan. Connection to the Star sewer and water district is a requirement for all residential districts, when available. Residential districts are distinguished by the allowable density of dwelling units per acre and corresponding housing types that can be accommodated within the density range. Council finds that this request is consistent with the statement.

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

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

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

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

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

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

8-6A-7: PRELIMINARY PLAT FINDINGS:

1. The plat is in conformance with the Comprehensive Plan;
   The Council finds that the Preliminary Plat, as approved and conditioned, meets all requirements associated with Section 8-6A-3 of the UDC and is consistent with the Comprehensive Plan and will meet the intent of the Land Use designation. Further, the property is required to develop under the guidelines of the Comprehensive Plan and requirements of the Unified Development Code.

2. Public Services are available or can be made available and are adequate to accommodate the proposed development;
   The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development. Emergency services were reviewed, and mitigation recommended by the Star Fire District.

3. There is public financial capability of supporting services for the proposed development;
   The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.

4. The development will not be detrimental to the public health, safety, or general welfare;
   The Council finds that the City has not been made aware of any known detriment that will be caused by this development. Residential uses are a permitted use and are compatible with other residential uses in the immediate area.

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

Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on July 1, 2025, at which time testimony was heard, and the public hearing was closed. The City Council made their decision at that time.

b. Shawn L Nickel, City of Star Planning and Zoning Director presented the application.

c. Oral testimony in favor of or opposing the application was presented to the City Council by:

- Kyle Prewett, Applicant
- Gary Arfsten
- Bob White
- Lori Bllaud
- Anna Herning
- Martin Taylor, Applicant

d. Public sign-ins that did not testify:

- Lucy & Michael Pope
- Debarah & Jerry Crawford
- Trish & Jery Harmon
- Kerry Arfsten
- Debra McDonald
- Tricia Lind
- Sandra Blackwell

e. Additional testimony from City Staff, Agencies

- Ryan Morgan, City Engineer
- Ryan Field, City Planner

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

None

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed preliminary plat application and development agreement modification in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the platting of the development. Review and discussion included development layout, access and street configuration, setbacks, open space, pathways and landscaping. The Council concluded that the Applicant's request, as conditioned, meets the requirements for annexation and preliminary plat. Council hereby incorporates the staff report dated July 1, 2025, together with the hearing minutes into the official decision as part of these Findings of Fact, Conclusions of Law.

Statement of Compliance:

Council finds and concludes that the Applicant has met all requirements of the applicable Unified Development Code and the intent and purpose of the applicable Comprehensive Plan and Map requirements for an annexation and preliminary plat.

Council added the following requirements to their decision to approve the annexation and preliminary plat that will be part of the Development Agreement and Preliminary Plat conditions of approval to include the following:

1. The grading of the property along the north property line shall match the back yard lot grades of the neighborhood to the north.
2. The applicant shall include a 20' landscape buffer with pathway along the northern property line. A revised preliminary plat and landscape plan shall be submitted to Staff for approval prior to submittal of first phase of the final plat.
3. The applicant shall design the subdivision and construct the new houses in a manner that prevents any side windows from aligning with those windows of the neighboring house.
4. The Council waives the rear yard setback on the lots along the northern property line to a minimum of 10'.
5. Fencing within the development shall be consistent in style with the existing Milestone Subdivision.

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Milestone Ranch South Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at $1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**
3. **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.**
4. **All sidewalks and planter strips shall be built to UDC standards, unless otherwise approved by Council.**
5. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC, unless otherwise approved by Council.**
6. **The applicant shall provide approval from Ada County for the proposed street names. This will be required prior to signing the final plat.**

7. **The applicant shall provide a fencing plan for Staff review and approval prior to submittal of final plat.**
8. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
9. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees. If the trees will be installed by the builder, Certificate of Occupancy may be withheld until trees have been verified they are installed per code.
10. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
11. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
12. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
13. 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.
14. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
15. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
16. Approval by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
17. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or Preliminary Plat conditions.
18. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
19. All common areas shall be owned and maintained by the Homeowners Association.

20. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
21. A sign application is required for any subdivision signs.
22. **Any additional Condition of Approval as required by Staff and City Council.**
    Council Decision:

Councilmember Nielson made a motion, seconded by Councilmember Hershey, for approval. The Council voted 4-0 to approve the Annexation and Preliminary Plat on July 1, 2025.

Dated this 15th day of July, 2025.

Star, Idaho

By: _____
Trevor A. Chadwick, Mayor

ATTEST:

_____
Shelly Tilton, City Clerk

RESOLUTION 2025-04

A RESOLUTION OF THE CITY OF STAR, IDAHO WITHIN ADA COUNTY AMENDING THE 2019 STAR COMPREHENSIVE PLAN TO ADOPT CAPITAL IMPROVEMENT PLANS AND DEVELOPMENT IMPACT FEE STUDIES FOR THE ADA COUNTY JAIL, ADA COUNTY CORONER AND THE ADA COUNTY EMERGENCY MEDICAL SERVICES DISTRICT AS ELEMENTS OF THE 2022 COMPREHENSIVE PLAN

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STAR, AS FOLLOWS:

At a meeting of the Star City Council, Star Idaho, held on the 15th day of July, 2025, the following Resolution was adopted, to wit:

Whereas, on April 23, 2019, the Star City Council ("Council") initially repealed and replaced the Star Comprehensive Plan 2040 and Beyond ("Comprehensive Plan") by Resolution 19-02; and

Whereas, the City of Star ("City") is experiencing considerable growth and development; and

Whereas, the new growth and development occurring within the City will place ever-increasing demands on the Ada County Jail, the Ada County Coroner's Office, and the Ada County Emergency Medical District to provide, improve and expand existing Jail, Coroner and Ada County Emergency Medical District public safety facilities to serve that new growth and development and the tax revenues generated from that new growth and development often does not generate sufficient funds to provide the necessary improvements and expansion of the public safety facilities to protect the public health, safety and welfare; and

Whereas, those users that create the increased demand should bear their proportionate share of the cost of public safety facilities needed to serve the new growth and development; and

Whereas, under the Idaho Development Impact Fee Act, in Chapter 82, Title 67, Idaho Code, to adopt impact fees the City must adopt capital improvements plans ("CIPs") as an element of the City Comprehensive Plan; and

Whereas, an application from Ada County to adopt the Jail, Coroner and Ada County Emergency Medical District CIPs as an element of the City Comprehensive Plan was submitted on February 20, 2025; and

Whereas, Star Planning & Zoning Administrator scheduled the addition of the CIPs as elements of the City Comprehensive Plan for public hearing before Council on April 15, 2025; and

Whereas, legal notice of the Council's hearing was published in the Idaho Press on March 29, 2025; and

Whereas, Idaho Code 67-6509(b) provides that the Council may adopt, amend or repeal a Comprehensive Plan.

BE IT THEREFORE RESOLVED by the Star City Council that the City Comprehensive Plan is amended to adopt: the Ada County Jail Capital Improvement Plan and Development Impact Study shown by Exhibit A attached hereto; the Ada County Coroner Capital Improvement Plan and Development Impact Fee Study as shown by Exhibit B attached hereto; and the Ada County EMS Capital Improvement Plan and Development Impact Fee Study as shown by Exhibit C attached hereto as elements to the City Comprehensive Plan in appendix B of the City Plan.

APPROVED AND ADOPTED this 15th day of July, 2025

CITY OF STAR, IDAHO

By_____
Trevor A. Chadwick, Mayor

Attest:

_____
Shelly Tilton, City Clerk

EXHIBIT A

ADA COUNTY SHERIFF JAIL CAPITAL IMPROVEMENT PLAN AND DEVELOPMENT IMPACT FEE STUDY

(45 pages – attached)

Jail Capital Improvement Plan and Development Impact Fee Study

Submitted to:

Ada County, Idaho

May 24, 2024

Prepared by:

TischlerBise
FISCAL | ECONOMIC | PLANNING

999 W Main St
Suite 100
Boise, ID 83702
800.424.4318
www.tischlerbise.com

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Impact Fee Study
Ada County, Idaho

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EXECUTIVE SUMMARY

Ada County, Idaho, retained TischlerBise, Inc. to calculate the impact fees to be imposed on new development to meet the new demands generated for public facilities in the County. It is the intent of Ada County to evaluate and establish impact fees for jail facilities. This report presents the methodologies and calculations used to generate current levels of service and maximum supportable impact fees. It is intended to serve as supporting documentation for the evaluation and establishment of impact fees in Ada County.

The purpose of this study is to demonstrate the County's compliance with Idaho Statutes as authorized by the Idaho Legislature. Consistent with the statutory authorization for development impact fees (Idaho Code 67-8202(1-4)), it is the intent of Ada County to:

1. Collect impact fees to ensure that adequate public facilities are available to serve new growth and development;
2. Promote orderly growth and development by establishing uniform standards by which local governments may require that those who benefit from new growth and development pay a proportionate share of the cost of new public facilities needed to serve new growth and development;
3. Establish minimum standards for the adoption of development impact fee ordinances by government entities;
4. Ensure that those who benefit from new growth and development are required to pay no more than their proportionate share of the cost of public facilities needed to serve new growth and development and to prevent duplicate and ad hoc development requirements;

Impact fees are one-time payments used to construct system improvements needed to accommodate new development. An impact fee represents new growth's fair share of capital facility needs. By law, impact fees can only be used for capital improvements, not operating or maintenance costs. Impact fees are subject to legal standards, which require fulfillment of three key elements: need, benefit and proportionality.

- First, to justify a fee for public facilities, it must be demonstrated that new development will create a need for capital improvements.
- Second, new development must derive a benefit from the payment of the fees (i.e., in the form of public facilities constructed within a reasonable timeframe).
- Third, the fee paid by a particular type of development should not exceed its proportional share of the capital cost for system improvements.

TischlerBise evaluated possible methodologies and documented appropriate demand indicators by type of development for the levels of service and fees. Local demographic data and improvement costs were used to identify specific capital costs attributable to growth. This report includes summary tables indicating the specific factors, referred to as level of service standards, used to derive the impact fees.

The geographic area for the jail impact fees is countywide. These facilities provide a countywide benefit and are services not provided by the cities within Ada County.

IDAHO DEVELOPMENT IMPACT FEE ENABLING LEGISLATION

The Enabling Legislation governs how development fees are calculated for municipalities in Idaho. All requirements of the Idaho Development Impact Fee Act (hereafter referred to as the Idaho Act) have been met in the supporting documentation prepared by TischlerBise. There are four requirements of the Idaho Act that are not common in the development impact fee enabling legislation of other states. This overview offers further clarification of these unique requirements.

First, as specified in 67-8204(2) of the Idaho Act, "development impact fees shall be calculated on the basis of levels of service for public facilities . . . applicable to existing development as well as new growth and development."

Second, Idaho requires a Capital Improvements Plan (CIP) [see 67-8208]. The CIP requirements are summarized in this report, with detailed documentation provided in the discussion on infrastructure.

Third, the Idaho Act also requires documentation of any existing deficiencies in the types of infrastructure to be funded by development impact fees [see 67-8208(1)(a)]. The intent of this requirement is to prevent charging new development to cure existing deficiencies. In the context of development impact fees for Ada County, the term "deficiencies" means a shortage or inadequacy of current system improvements when measured against the levels of service to be applied to new development. It does not mean a shortage or inadequacy when measured against some "hoped for" level of service.

TischlerBise used the current infrastructure cost per service unit (i.e., existing standards), or future levels of service where appropriate, multiplied by the projected increase in service units over an appropriate planning timeframe, to yield the cost of growth-related system improvements. The relationship between these three variables can be reduced to a mathematical formula, expressed as A x B = C. In section 67-8204(16), the Idaho Act simply reorganizes this formula, stating the cost per service unit (i.e., development impact fee) may not exceed the cost of growth-related system improvements divided by the number of projected service units attributable to new development (i.e., A = C ÷ B). By using existing infrastructure standards to determine the need for growth-related capital improvements, Ada County ensures the same level-of-service standards are applicable to existing and new development. Using existing infrastructure standards also means there are no existing deficiencies in the current system that must be corrected from non-development impact fee funding.

Fourth, Idaho requires a proportionate share determination [see 67-8207]. Basically, local government must consider various types of applicable credits and/or other revenues that may reduce the capital costs attributable to new development. The development impact fee methodologies and the cash flow analysis have addressed the need for credits to avoid potential double payment for growth-related infrastructure.

SUMMARY OF CAPITAL IMPROVEMENT PLANS AND DEVELOPMENT IMPACT FEES

METHODOLOGIES AND CREDITS

Development impact fees can be calculated by any one of several legitimate methods. The choice of a particular method depends primarily on the service characteristics and planning requirements for each facility type. Each method has advantages and disadvantages in a particular situation, and to some extent can be interchangeable, because each allocates facility costs in proportion to the needs created by development.

Reduced to its simplest terms, the process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities. The following paragraphs discuss three basic methods for calculating development impact fees, and how each method can be applied.

Cost Recovery or Buy-In Fee Calculation. The rationale for the cost recovery approach is that new development is paying for its share of the useful life and remaining capacity of facilities already built or land already purchased from which new growth will benefit. This methodology is often used for systems that were oversized such as sewer and water facilities.

Incremental Expansion Fee Calculation. The incremental expansion method documents the current level of service (LOS) for each type of public facility in both quantitative and qualitative measures, based on an existing service standard (such as park land acres per 1,000 residents). This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments, with LOS standards based on current conditions in the community.

Plan-Based Fee Calculation. The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Facility plans identify needed improvements, and land use plans identify development. In this method, the total cost of relevant facilities is divided by total demand to calculate a cost per unit of demand. Then, the cost per unit of demand is multiplied by the amount of demand per unit of development (e.g., housing units or square feet of building area) in each category to arrive at a cost per specific unit of development (e.g., single family detached unit).

Credits. Regardless of the methodology, a consideration of "credits" is integral to the development of a legally valid impact fee methodology. There are two types of "credits," each with specific and distinct characteristics, but both of which should be addressed in the calculation of development impact fees. The first is a credit due to possible double payment situations. This could occur when contributions are made by the property owner toward the capital costs of the public facility covered by the impact fee. This type of credit is integrated into the impact fee calculation. The second is a credit toward the payment of a fee for dedication of public sites or improvements provided by the developer and for which the facility fee is imposed. This type of credit is addressed in the administration and implementation of a facility fee program.

Fee Methodologies

Of the fee methodologies discussed above, the incremental expansion method and the cost recovery method are used to calculate jail impact fees for Ada County. Where capacity is sufficient to serve current demand the incremental expansion method documents the current Level of Service (LOS) for each type of public facility. While the cost of the impact fee study is captured through the cost recovery method. Additionally, Ada County anticipates working with the cities to collect the jail impact fee countywide. The following table summarizes the method(s) used to derive the jail impact fee in Ada County.

Figure 1. Summary of Impact Fee Methodologies

Fee Category	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Jail	Countywide	Impact Fee Study	Jail Facilities		Person & Vehicle Trips

CAPITAL IMPROVEMENT PLAN

The jail development impact fee is based on the existing level of service provided for jail facilities. The development impact fee is calculated for residential and nonresidential development. To serve projected growth at current levels of service, the jail will need to provide 16,555 square feet of new ancillary facility space and 178 new jail beds over the next 10 years. Listed in Figure 2 are the capital improvement plans for facility expansion for the next 10 years. The planned expansions are consistent with growth-related needs to continue providing the current level of service. Important to note is that of the total $16 million ancillary facility costs, only $12.5 million will be captured by the impact fees. The CIP also includes non-growth-related projects which will be funded with non-impact fee revenue.

Figure 2. Jail Capital Improvement Plan

10-Year Jail Capital Improvement Plan	Square Feet	Total Cost	10-Year Impact Fee	General Fund & Other Sources
Pod E Expansion (294 beds)	39,984	$32,843,108	$19,936,000	$12,907,108
Pod E Locker Rooms	3,000	$2,464,219	$2,464,219	$0
Warehouse	10,562	$6,967,817	$6,967,817	$0
Second Secured Entrance	6,719	$6,352,666	$6,352,666	$0
New Booking Room	1,000	$270,229	$270,229	$0
Kitchen Remodel	4,609	$4,992,463	$0	$4,992,463
Camera Installation	-	$1,322,421	$0	$1,322,421
Restroom & Locker Room Remodel	-	$138,831	$0	$138,831
Jail Management System Upgrade	-	$4,000,000	$0	$4,000,000
Total	**65,874**	**$59,351,755**	**$35,990,932**	**$23,360,823**

Growth-Related Pod Expansion	$19,936,000
Pod Expansion Revenue	$19,936,000
Growth-Related Pod Expansion Funding Gap	$0

Growth-Related Anc. Facility Expansion	$16,054,932
Anc. Facility Expansion Revenue	$12,499,025
Growth-Related Anc. Facility Funding Gap	$3,555,907

Maximum Supportable Development Impact Fees by Type of Land Use

Figure 3 provides a schedule of the maximum supportable development impact fees by type of land use for Ada County. The fees represent the highest supportable amount for each type of applicable land use and represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

The fees for residential development are to be assessed per housing unit based on type. For nonresidential development, the fees are assessed per square foot of floor area (for illustrative purposes the nonresidential fee is listed per 1,000 square feet of development). Nonresidential development categories are consistent with the terminology and definitions contained in the reference book, Trip Generation 11th Edition, published by the Institute of Transportation Engineers. These definitions are provided in the Appendix A. Land Use Definitions.

Importantly, the Ada County Jail provides a countywide service and benefit. Thus, the impact fee study has calculated the maximum supportable fee based on a countywide level of service. In this case, Figure 3 lists maximum amounts for all development within Ada County.

Figure 3. Summary of Maximum Supportable Development Impact Fees - Countywide

Development Type	Jail Maximum Supportable Fee
Residential (per housing unit)	
Single Family	**$516**
Multifamily	**$357**
Nonresidential (per 1,000 square feet)	
Retail	**$944**
Office	**$364**
Industrial	**$163**
Institutional	**$361**

CAPITAL IMPROVEMENT PLAN

The following section provides a summary of the Capital Improvement Plan depicting growth-related capital demands and costs on which the fees are based.

First, Figure 4 and Figure 5 lists the projected growth over the next ten years in Ada County. Overall, there is an estimated 23 percent increase in residential development (125,397 new residents and 50,296 new housing units) and an 18 percent increase in nonresidential development (43,283 new jobs and 16.9 million square feet of development). Further details on the development projections are provided in Appendix B. Demographic Assumptions.

Figure 4. Ten-Year Projected Residential Growth

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population	544,590	568,015	591,946	602,628	613,310	623,991	634,673	645,355	653,566	661,776	669,987	**125,397**
Percent Increase		*4.3%*	*4.2%*	*1.8%*	*1.8%*	*1.7%*	*1.7%*	*1.7%*	*1.3%*	*1.3%*	*1.2%*	***23.0%***
Housing Units												
Single Family	182,342	190,171	198,180	201,750	205,321	208,891	212,462	216,033	218,774	221,515	224,256	**41,914**
Multifamily	37,833	39,417	41,005	41,716	42,426	43,137	43,847	44,558	45,110	45,662	46,215	**8,382**
Total Housing Units	220,175	229,588	239,185	243,466	247,747	252,028	256,309	260,591	263,884	267,177	270,471	**50,296**

Source: COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; City & Fire District Impact Fee Studies; TischlerBise analysis

Figure 5. Ten-Year Projected Nonresidential Growth

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	43,787	44,612	45,437	46,262	47,086	47,910	48,734	49,557	50,367	51,177	51,986	**8,199**
Office	130,780	133,132	135,483	137,835	140,186	142,538	144,889	147,241	149,556	151,872	154,187	**23,407**
Industrial	35,745	36,388	37,030	37,673	38,315	38,958	39,600	40,242	40,875	41,507	42,139	**6,394**
Institutional	29,356	29,884	30,413	30,943	31,472	32,003	32,533	33,064	33,588	34,113	34,639	**5,283**
Total	239,668	244,016	248,364	252,712	257,060	261,408	265,756	270,104	274,386	278,669	282,951	**43,283**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	41,938	42,327	42,715	43,104	43,492	43,880	44,268	44,656	45,037	45,419	45,800	**3,862**
Office	21,670	22,392	23,114	23,836	24,558	25,280	26,002	26,724	27,434	28,145	28,856	**7,186**
Industrial	41,668	42,078	42,487	42,896	43,305	43,715	44,124	44,533	44,936	45,339	45,741	**4,073**
Institutional	25,911	26,096	26,281	26,467	26,652	26,838	27,023	27,209	27,392	27,576	27,760	**1,849**
Total	131,188	132,893	134,598	136,302	138,007	139,712	141,417	143,121	144,800	146,479	148,157	**16,970**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis

[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

The Idaho Development Impact Fee Act requires Capital Improvement Plans to be updated regularly, at least once every five years (Idaho Code 67-8208(2)). This report projects revenue and fees based on a 10-year forecast in an effort to provide the public and elected officials with illustrative guidance of probable growth demands based on current trends however, per Idaho Code, it is expected that an update to all Capital Improvement Plans included in this study will occur within five years.

Funding Sources for Current Deficiencies

The majority of the CIP relates to the expansion of the Ada County Jail. A number of specific upgrades, replacements, and expansions to existing Jail facilities have also been proposed for fiscal year 2025 and beyond. In addition, it is estimated that $2,500,000 will be required for maintenance and repair of existing facilities over the next five years. Because replacement and addressing existing deficiencies are not eligible to be funded with impact fees, these costs will need to be funded by other sources, such as property taxes, in accordance with Idaho Code 67-8207(iv)(2)(h). The Board of Ada County Commissioners retain discretion and authority to fund deficiencies through the county's annual CIP budget process, accumulate savings annually in a construction fund, budget annually for one-time projects using unspent fund balance, or through the deferred maintenance budget annually appropriated to the Operations Department for these sorts of expenses.

Capital Improvement Plan

The jail development impact fee is based on the existing level of service provided for jail facilities. The development impact fee is calculated for residential and nonresidential development. Based on the 10-year growth projections, the following infrastructure is projected over the next ten years:

- 16,555 square feet of new ancillary facility
- 178 new jail beds
- $32,435,000 growth-related costs to Ada County

The projected demand is consistent with the Ada County Jail expansion plans. Currently, the department is exploring options for several expansions within the jail including a warehouse expansion and locker rooms for future Pod E. These projections are consistent with the Jail's Capital Improvement Plan shown in Figure 77. Important to note is that of the total $16 million ancillary facility costs, only $12.5 million will be captured by the impact fees. Also, there are four capital projects which are addressing non-growth-related project, thus not impact fee eligible.

Figure 7. Jail Capital Improvement Plan

10-Year Jail Capital Improvement Plan	Square Feet	Total Cost	10-Year Impact Fee	General Fund & Other Sources
Pod E Expansion (294 beds)	39,984	$32,843,108	$19,936,000	$12,907,108
Pod E Locker Rooms	3,000	$2,464,219	$2,464,219	$0
Warehouse	10,562	$6,967,817	$6,967,817	$0
Second Secured Entrance	6,719	$6,352,666	$6,352,666	$0
New Booking Room	1,000	$270,229	$270,229	$0
Kitchen Remodel	4,609	$4,992,463	$0	$4,992,463
Camera Installation	-	$1,322,421	$0	$1,322,421
Restroom & Locker Room Remodel	-	$138,831	$0	$138,831
Jail Management System Upgrade	-	$4,000,000	$0	$4,000,000
Total	**65,874**	**$59,351,755**	**$35,990,932**	**$23,360,823**

Growth-Related Pod Expansion	$19,936,000
Pod Expansion Revenue	$19,936,000
Growth-Related Pod Expansion Funding Gap	$0

Growth-Related Anc. Facility Expansion	$16,054,932
Anc. Facility Expansion Revenue	$12,499,025
Growth-Related Anc. Facility Funding Gap	$3,555,907

Funding Sources for Capital Improvements

In determining the proportionate share of capital costs attributable to new development, the Idaho Development Fee Act states that local governments must consider historical, available, and alternative sources of funding for system improvements (Idaho Code 67-8207(2)). Currently, there are no dedicated revenues being collected by the County to fund growth-related projects for the infrastructure included in this study.

Furthermore, the maximum supportable impact fees are constructed to offset the growth-related capital costs to the County for jail facilities. Evidence is given in the specific chapters of this report that the projected capital costs from new development will be offset by the development impact fees collection as long as the program is collected in the entire service area. Thus, no credits are needed in the impact fee calculation to offset double collection for growth-related capital costs.

JAIL DEVELOPMENT IMPACT FEE ANALYSIS

The Jail Development Impact Fee is based on the cost per service unit method specified in Idaho Code 67-8204(16), also referred to as the incremental expansion method elsewhere in this report.

The jail components included in the impact fee analysis are:

- Jail ancillary facilities
- Jail beds
- Share of the development impact fee study

The residential portion of the fee is derived from the product of persons per housing unit by housing type multiplied by the net capital cost per person. To calculate nonresidential development impact fees, nonresidential vehicle trips are used as the demand indicator. Trip generation rates are highest for commercial developments, such as shopping centers, and lowest for industrial development. Office and institutional land uses trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for jail facilities from nonresidential development and thus are the best demand indicators. Other possible nonresidential demand indicators, such as employment or floor area, do not accurately reflect the demand for service. If employees per thousand square feet were used as the demand indicator, Jail Development Impact Fees would be too high for office and institutional development. If floor area were used as the demand indicator, the development impact fees would be too high for industrial development. (See the Appendix for further discussion on trip rates and calculations.)

Specified in Idaho Code 67-8207(2), local governments must consider historical, available, and alternative sources of funding for system improvements. Currently, there are no dedicated revenues being collected by the County to fund growth-related projects for jail facilities. Furthermore, the maximum supportable impact fees are constructed to offset all growth-related capital costs for jail facilities. Evidence is given in this chapter that the projected capital costs from new development will be entirely offset by the development impact fees. Thus, no general tax dollars are assumed to be used to fund growth-related capital costs, requiring no further revenue credits.

COST ALLOCATION FOR JAIL INFRASTRUCTURE

Both residential and nonresidential development increases the demand for jail services and facilities. To calculate the proportional share between residential and nonresidential demand calls for service data from the Ada County Sheriff is analyzed. This call report represents the need for law enforcement services throughout Ada County including calls to which City police departments responded. Shown at the top of Figure 88**,** 32 percent of calls are to residential locations, 12 percent to nonresidential locations, and 56 percent are classified as traffic calls.

Base year vehicle trips are used to assign traffic calls to residential and nonresidential land uses. This results in 41,125 additional residential calls (1,138,874 residential vehicle trips / 2,087,130 total vehicle trips x 75,367 traffic calls for service) and 34,242 additional nonresidential calls (948,256 nonresidential vehicle trips / 2,087,130 total vehicle trips x 75,367 traffic calls for service).

After this adjustment, 63 percent of calls are attributed to residential development and 37 percent are attributed to nonresidential development. These percentages are used to attribute facilities to respective demand units.

Figure 8. Countywide Law Enforcement Calls for Service

Land Use	Annual Calls for Service	% of Total
Residential	42,779	32%
Nonresidential	15,958	12%
Traffic	75,367	56%
Total	**134,105**	**100%**

Land Use	Vehicle Trips	% of Total
Residential	1,138,874	55%
Nonresidential	948,256	45%
Total	**2,087,130**	**100%**

Land Use	Adj. Calls for Service	% of Total
Residential	83,905	**63%**
Nonresidential	50,200	**37%**
Total	**134,105**	**100%**

Source: Ada County Sheriff's Office

JAIL LEVEL OF SERVICE AND COST ANALYSIS

The following section details the level of service calculations and capital cost per person for each infrastructure category.

JAIL CAPACITY ANALYSIS

Shown in Figure 99 is an analysis of the Ada County share of square footage and jail beds. The Ada County Jail houses inmates awaiting transfer to the Idaho State Prison and pretrial hearings. Of the 200 currently held for these reasons, 10 of them are from outside of Ada County. These 10 out-of-county prisoners are then divided by the operational capacity of the jail to get the out of county utilization of 1 percent (10 out-of-county inmates / 949 operational capacity = 1 percent out-of-county utilization).

Figure 9. Ada County Jail Capacity Analysis

Ada County Jail	
Jail Operational Capacity	949
County Inmates Awaiting Transfer/Hearing	200
Portion of Awaiting Inmates Out-of-County (5%)	10
Portion of Jail Capacity Out-of-County	**1%**

JAIL ANCILLARY FACILITIES

Listed in Figure 1010, there is a total of 87,956 square feet of ancillary facilities at the county jail, 87,710 square feet being attributed to Ada County demand (99 percent). The proportionate share between residential and nonresidential demand of the facilities is found by applying the calls for service data percentages. As a result, 54,877 square feet are attributed to residential demand and 32,833 square feet are attributed to nonresidential demand. The current level of service is found by comparing the attributed square footage to the base year population and nonresidential vehicles trips. As a result, there is 100.8 square feet per 1,000 residents and 34.6 square feet per 1,000 vehicles trips.

The average cost per square foot is combined with the current levels of service to find the capital cost per demand unit. This results in a cost of $76 per person and $26 per vehicle trip (100.8 square feet per 1,000 persons x $755 per square foot = $76 per person, rounded).

Figure 10. Jail Facility Level of Service & Cost Analysis

Facility	Total Square Feet	Ada County Portion 99%	Ada County Replacement Cost
Medical Unit	24,607	24,361	$20,010,220
Work Release	12,980	12,980	$5,612,125
Juvenile Detention	49,012	49,012	$40,258,763
ASCO Vehicle Maintenance	1,357	1,357	$366,634
Total	**87,956**	**87,710**	**$66,247,743**

Level-of-Service Standards	Residential	Nonres
Proportional Share	63%	37%
Share of Square Feet	54,877	32,833
2023 Population/Nonres. Vehicle Trips	544,590	948,256
Square Feet per 1,000 Persons/Vehicle Trips	**100.8**	**34.6**

Cost Analysis	Residential	Nonres
Square Feet per 1,000 Persons/Vehicle Trips	100.8	34.6
Average Cost per Square Foot	$755	$755
Capital Cost per Person/Vehicle Trip	**$76**	**$26**

Source: Ada County Sheriff's Office

JAIL BEDS

Listed in Figure 61, the jail operational capacity is 949 occupied beds, 940 of which are utilized by Ada County (99 percent). The proportionate share between residential and nonresidential demand of the beds is found by applying the calls for service data percentages. As a result, 588 beds are attributed to residential demand and 352 beds are attributed to nonresidential demand. The current level of service is found by comparing the attributed beds to the base year population and nonresidential vehicles trips. As a result, there are 1.08 beds per 1,000 residents and 0.37 beds per 1,000 vehicles trips.

The average cost per bed is combined with the current levels of service to find the capital cost per demand unit. This results in a cost of $121 per person and $41 per vehicle trip (1.08 beds per 1,000 persons x $112,000 per bed = $121 per person, rounded).

Figure 61. Jail Bed Level of Service & Cost Analysis

Facility	Operational Capacity (Beds)	Current Utilization [1]	Ada County Beds 99%	Ada County Replacement Cost [2]
Jail	949	100%	940	$105,280,000
Total	**949**		**940**	**$105,280,000**

Level-of-Service Standards	Residential	Nonres
Proportional Share	63%	37%
Share of Beds	588	352
2023 Population/Nonres. Vehicle Trips	544,590	948,256
Beds per 1,000 Persons/Vehicle Trips	**1.08**	**0.37**

Cost Analysis	Residential	Nonres
Beds per 1,000 Persons/Vehicle Trips	1.08	0.37
Average Cost per Bed [2]	$112,000	$112,000
Capital Cost per Person/Vehicle Trip	**$121**	**$41**

[1] Jail population model forcasts 100% utilization by the beginning of 2024

[2] Based on Pod E expansion of 294 beds at $32,843,108 including contingencies and FFE

Share of the Development Impact Fee Study

Under the Idaho enabling legislation, Ada County is able to recover the cost of the study through the collection of future fees. The total cost of the study has been evenly attributed to the four infrastructure categories, resulting in the Jail category share being $16,370. An impact fee study must be completed every five years, so the attributed cost is compared to the five-year projected increase. As a result, the cost per person is $0.13 and the cost per vehicle trip is $0.11.

Figure 72. Jail Share of the Development Impact Fee Study

Share of Study Cost	Residential Share	Nonresidential Share
$16,370	63%	37%

Residential Growth Cost	Five-Year Population Increase	Capital Cost per Person
$10,242	79,401	**$0.13**

Nonresidential Growth Cost	Five-Year Vehicle Trip Increase	Capital Cost per Vehicle Trip
$6,128	56,847	**$0.11**

JAIL CAPITAL IMPROVEMENTS NEEDED TO SERVE GROWTH

Needs due to future growth were calculated using the levels of service and cost factors for the infrastructure components. Growth-related needs are a projection of the amount of infrastructure and estimated costs over the next ten years needed to maintain levels of service.

JAIL ANCILLARY FACILITIES

The current levels of service are combined with the population and vehicle trip projections to illustrate the need for new jail ancillary facilities. Shown in Figure 83, over the next ten years, there is a need for 16,555 square feet. The average cost per square foot is multiplied by the need to find the projected capital need from growth ($12,449,025).

Figure 83. Projected Demand for Jail Ancillary Facilities

Infrastructure	Level of Service				Cost/Unit
Ancillary Jail Facilities	Residential	100.8	Square Feet	per 1,000 persons	$755
	Nonresidential	34.6		per 1,000 veh. trips	

Growth-Related Need for Ancillary Jail Facilities						
Year		Population	Nonres. Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2023	544,590	948,256	54,894	32,809	87,703
Year 1	2024	568,015	959,629	57,255	33,203	90,458
Year 2	2025	591,946	971,000	59,668	33,596	93,264
Year 3	2026	602,628	982,369	60,744	33,989	94,733
Year 4	2027	613,310	993,737	61,821	34,383	96,204
Year 5	2028	623,991	1,005,103	62,898	34,776	97,674
Year 6	2029	634,673	1,016,467	63,975	35,169	99,144
Year 7	2030	645,355	1,027,830	65,051	35,562	100,613
Year 8	2031	653,566	1,039,020	65,879	35,950	101,829
Year 9	2032	661,776	1,050,206	66,707	36,337	103,044
Year 10	2033	669,987	1,061,389	67,534	36,724	104,258
Ten-Year Increase		125,397	113,134	12,640	3,915	16,555
		Projected Expenditure		**$9,543,200**	**$2,955,825**	**$12,499,025**

Growth-Related Expenditures for Ancillary Jail Facilities	$12,499,025

JAIL BEDS

The current levels of service are combined with the population and vehicle trip projections to illustrate the need for new jail beds. Shown in Figure 94, over the next ten years, there is a need for 178 beds. The average cost per unit is multiplied by the need to find the projected capital need from growth ($19,936,000).

Figure 94. Projected Demand for Jail Beds

Infrastructure	Level of Service				Cost/Unit
Jail Facilities	Residential	1.08	Beds	per 1,000 persons	$112,000
	Nonresidential	0.37		per 1,000 veh. trips	

Growth-Related Need for Jail Facilities						
Year		Population	Nonres. Vehicle Trips	Residential Beds	Nonresidential Beds	Total Beds
Base	2023	544,590	948,256	588	351	939
Year 1	2024	568,015	959,629	613	355	968
Year 2	2025	591,946	971,000	639	359	998
Year 3	2026	602,628	982,369	651	363	1,014
Year 4	2027	613,310	993,737	662	368	1,030
Year 5	2028	623,991	1,005,103	674	372	1,046
Year 6	2029	634,673	1,016,467	685	376	1,061
Year 7	2030	645,355	1,027,830	697	380	1,077
Year 8	2031	653,566	1,039,020	706	384	1,090
Year 9	2032	661,776	1,050,206	715	389	1,104
Year 10	2033	669,987	1,061,389	724	393	1,117
Ten-Year Increase		125,397	113,134	136	42	178
		Projected Expenditure		**$15,232,000**	**$4,704,000**	**$19,936,000**

Growth-Related Expenditures for Jail Facilities	$19,936,000

JAIL DEVELOPMENT IMPACT FEE CREDIT ANALYSIS

Currently, there are no dedicated revenues being collected by the County to fund growth-related projects for jail facilities. Furthermore, the maximum supportable impact fees are constructed to offset growth-related capital costs for facilities. Evidence is given in this chapter that the projected capital costs from new development will be entirely offset by the development impact fees. As a result, no revenue credit is necessary in the impact fee calculation.

JAIL INPUT VARIABLES AND DEVELOPMENT IMPACT FEES

Figure 105 provides a summary of the input variables (described in the chapter sections above) used to calculate the net cost per person and vehicle trip. The residential Jail Development Impact Fees are the product of persons per housing unit by type of dwelling unit multiplied by the total net capital cost per person. The nonresidential fees are the product of trips per 1,000 square feet multiplied by the net capital cost per nonresidential vehicle trip.

The fees represent the highest supportable amount for each type of applicable land use and represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 105. Jail Input Variables and Maximum Supportable Impact Fees

Fee Component	Cost per Person	Cost per Vehicle Trip
Jail Beds	$121.00	$41.00
Jail Ancillary Facilities	$76.00	$26.00
Impact Fee Study	$0.13	$0.11
Gross Total	$197.13	$67.11
Net Total	**$197.13**	**$67.11**

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee
Residential (per housing unit)		
Single Family	2.62	**$516**
Multifamily	1.81	**$357**

Nonresidential

Development Type	Vehicle Trips per KSF	Maximum Supportable Fee
Nonresidential (per 1,000 square feet)		
Retail	14.06	**$944**
Office	5.42	**$364**
Industrial	2.44	**$163**
Institutional	5.39	**$361**

CASH FLOW PROJECTIONS FOR JAIL MAXIMUM SUPPORTABLE IMPACT FEE

This section summarizes the potential cash flow to Ada County if the Jail Development Impact Fee is implemented at the maximum supportable amounts. The cash flow projections are based on the assumptions detailed in this chapter and the development projections discussed in Appendix B.

Shown at the bottom of Figure 16, the maximum supportable jail impact fee is estimated to generate $32.2 million in revenue while there is a growth-related cost of $32.4 million. Thus, the impact fees are able to offset all growth-related capital costs (note: the difference is the result of rounding in the calculations). The impact fee revenue is compared to the total Jail CIP to illustrate the non-impact fee funding needed to complete the plan.

Importantly, the level of service has included demand from within the cities of Ada County. To ensure that the County captures the full potential revenue of the impact fees an intergovernmental agreement (IGA) is necessary for the Cities to collect the County impact fees on its behalf. Those revenues would be remitted to the County periodically. In the case there are no IGAs, the County will collect $3.1 million in the unincorporated areas (9.4 percent of the countywide growth-related capital costs).

Figure 116. Projected Revenue for Jail Impact Fees

Infrastructure Costs for Jail Facilities

	Total Cost	Growth Cost
Jail Beds	$32,843,108	$19,936,000
Jail Ancillary Facilities	$21,047,395	$12,499,025
Impact Fee Study	$32,740	$32,740
Total Expenditures	**$53,923,243**	**$32,467,765**

Projected Development Impact Fee Revenue

Year		Single Family $516 per unit	Multifamily $357 per unit	Retail $944 per KSF	Office $364 per KSF	Industrial $163 per KSF	Institutional $361 per KSF
		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2023	182,342	37,833	41,938	21,670	41,668	25,911
1	2024	190,171	39,417	42,327	22,392	42,078	26,096
2	2025	198,180	41,005	42,715	23,114	42,487	26,281
3	2026	201,750	41,716	43,104	23,836	42,896	26,467
4	2027	205,321	42,426	43,492	24,558	43,305	26,652
5	2028	208,891	43,137	43,880	25,280	43,715	26,838
6	2029	212,462	43,847	44,268	26,002	44,124	27,023
7	2030	216,033	44,558	44,656	26,724	44,533	27,209
8	2031	218,774	45,110	45,037	27,434	44,936	27,392
9	2032	221,515	45,662	45,419	28,145	45,339	27,576
10	2033	224,256	46,215	45,800	28,856	45,741	27,760
Ten-Year Increase		41,914	8,382	3,862	7,186	4,073	1,849
Projected Revenue		$21,627,749	$2,992,275	$3,645,458	$2,615,726	$663,897	$667,499

Projected Revenue =>	**$32,213,000**
Projected Expenditures =>	**$53,923,243**
Non-Impact Fee Funding =>	**$21,710,243**

PROPORTIONATE SHARE ANALYSIS

Development impact fees for Ada County are based on reasonable and fair formulas or methods. The fees do not exceed a proportionate share of the costs incurred or to be incurred by the County in the provision of system improvements to serve new development. The County will fund non-growth-related improvements with non-development impact fee funds as it has in the past. Specified in the Idaho Development Impact Fee Act (Idaho Code 67-8207), several factors must be evaluated in the development impact fee study and are discussed below.

1) The development impact fees for Ada County are based on new growth's share of the costs of previously built projects along with planned public facilities as provided by Ada County. Projects are included in the County's capital improvements plan and will be included in annual capital budgets.
2) TischlerBise estimated development impact fee revenue based on the maximum supportable development impact fees for the one, countywide service area; results are shown in the cash flow analyses in this report. Development impact fee revenue will entirely fund growth-related improvements less funding from other sources (i.e., federal and state grants).
3) TischlerBise has evaluated the extent to which new development may contribute to the cost of public facilities.
4) The relative extent to which properties will make future contributions to the cost of existing public facilities has also been evaluated in regards to existing debt. Outstanding debt for growth's portion of already constructed facilities will be paid from development impact fee revenue, therefore a future revenue credit is not necessary.
5) The County will evaluate the extent to which newly developed properties are entitled to a credit for system improvements that have been provided by property owners or developers. These "site-specific" credits will be available for system improvements identified in the annual capital budget and long-term Capital Improvements Plans. Administrative procedures for site-specific credits should be addressed in the development impact fee ordinance.
6) Extraordinary costs, if any, in servicing newly developed properties should be addressed through administrative procedures that allow independent studies to be submitted to the County. These procedures should be addressed in the development impact fee ordinance. One service area represented by Ada County is appropriate for the fees herein.
7) The time-price differential inherent in fair comparisons of amounts paid at different times has been addressed. All costs in the development impact fee calculations are given in current dollars with no assumed inflation rate over time. Necessary cost adjustments can be made as part of the annual evaluation and update of development impact fees.

IMPLEMENTATION AND ADMINISTRATION

The Idaho Act requires jurisdictions to form a Development Impact Fee Advisory Committee. The committee must have at least five members with a minimum of two members active in the business of real estate, building, or development. The committee acts in an advisory capacity and is tasked to do the following:

- Assist the governmental entity in adopting land use assumptions;
- Review the capital improvements plan, and proposed amendments, and file written comments;
- Monitor and evaluate implementation of the capital improvements plan;
- File periodic reports, at least annually, with respect to the capital improvements plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and
- Advise the governmental entity of the need to update or revise land use assumptions, the capital improvements plan, and development impact fees.

Per the above, the County formed a Development Impact Fee Advisory Committee (DIFAC). TischlerBise and County Staff met with the DIFAC during the process and provided information on land use assumptions, level of service and cost assumptions, and draft development impact fee schedules. This report reflects comments and feedback received from the DIFAC.

The County must develop and adopt a capital improvements plan (CIP) that includes those improvements for which fees were developed. The Idaho Act defines a capital improvement as an "improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility." Requirements for the CIP are outlined in Idaho Code 67-8208. Certain procedural requirements must be followed for adoption of the CIP and the development impact fee ordinance. Requirements are described in detail in Idaho Code 67-8206. The County has a CIP that meets the above requirements.

TischlerBise recommends that development impact fees be updated annually to reflect recent data. One approach is to adjust for inflation in construction costs by means of an index like the RSMeans or Engineering News Record (ENR). This index can be applied against the calculated development impact fee. If cost estimates change significantly the County should evaluate an adjustment to the CIP and development impact fees.

Idaho's enabling legislation requires an annual development impact fees report that accounts for fees collected and spent during the preceding year (Idaho Code 67-8210). Development impact fees must be deposited in interest-bearing accounts earmarked for the associated capital facilities as outlined in capital improvements plans. Also, fees must be spent within eight years of when they are collected (on a first in, first out basis) unless the local governmental entity identifies in writing (a) a reasonable cause why the

fees should be held longer than eight years; and (b) an anticipated date by which the fees will be expended but in no event greater than eleven years from the date they were collected.

Credits must be provided for in accordance with Idaho Code Section 67-8209 regarding site-specific credits or developer reimbursements for system improvements that have been included in the development impact fee calculations. Project improvements normally required as part of the development approval process are not eligible for credits against development impact fees. Specific policies and procedures related to site-specific credits or developer reimbursements for system improvements should be addressed in the ordinance that establishes the County's fees.

The general concept is that developers may be eligible for site-specific credits or reimbursements only if they provide system improvements that have been included in CIP and development impact fee calculations. If a developer constructs a system improvement that was included in the fee calculations, it is necessary to either reimburse the developer or provide a credit against the fees in the area that benefits from the system improvement. The latter option is more difficult to administer because it creates unique fees for specific geographic areas. Based on TischlerBise's experience, it is better for a reimbursement agreement to be established with the developer that constructs a system improvement. For example, if a developer elects to construct a system improvement, then a reimbursement agreement can be established to payback the developer from future development impact fee revenue. The reimbursement agreement should be based on the actual documented cost of the system improvement, if less than the amount shown in the CIP. However, the reimbursement should not exceed the CIP amount that has been used in the development impact fee calculations.

APPENDIX A. LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Ada County will collect impact fees from all new residential units. One-time impact fees are determined by the number of residential units.

Single Family Units:

1. Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multifamily Units:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. Boat, RV, Van, etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT CATEGORIES

Nonresidential development categories used throughout this study are based on land use classifications from the book Trip Generation (ITE, 2021). A summary description of each development category is provided below.

Retail: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, Retail includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.

Office: Establishments providing management, administrative, professional, or business services. By way of example, Office includes business offices, office parks, and corporate headquarters.

Industrial: Establishments primarily engaged in the production and transportation of goods. By way of example, Industrial includes manufacturing plants, trucking companies, warehousing facilities, utility substations, power generation facilities, and telecommunications buildings.

Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, Institutional includes schools, universities, churches, daycare facilities, hospitals, health care facilities, and government buildings.

APPENDIX B. DEMOGRAPHIC ASSUMPTIONS

The data estimates and projections used in the study's calculations are detailed in this section. This chapter includes discussion and findings on:

- Household/housing unit size
- Current population and housing unit estimates
- Residential projections
- Current employment and nonresidential floor area estimates
- Nonresidential projections
- Functional population
- Vehicle trip generation and projections

POPULATION AND HOUSING CHARACTERISTICS

Impact fees often use per capita standards and persons per housing unit or persons per household to derive proportionate share fee amounts. Housing types have varying household sizes and, consequently, a varying demand on County infrastructure and services. Thus, it is important to differentiate between housing types and size.

When persons per housing unit (PPHU) is used in the development impact fee calculations, infrastructure standards are derived using year-round population. In contrast, when persons per household (PPHH) is used in the development impact fee calculations, the fee methodology assumes all housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. Thus, TischlerBise recommends that fees for residential development in Ada County be imposed according to persons per housing units.

Based on housing characteristics, TischlerBise recommends using two housing unit categories for the Impact Fee study: (1) Single Family and (2) Multifamily. Each housing type has different characteristics which results in a different demand on County facilities and services. Figure 127 shows the US Census American Community Survey 2021 5-Year Estimates data for Ada County. Single family units have a housing unit size of 2.62 persons and multifamily units have a housing unit size of 1.81 persons. Additionally, there is a housing mix of 83 percent single family and 17 percent multifamily.

The estimates in Figure 127 are for household size calculations. Base year population and housing units are estimated with another, more recent data source.

Figure 127. Ada County Persons per Housing Unit

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	415,557	158,890	**2.62**	153,711	2.70	83%
Multifamily [2]	59,917	33,161	**1.81**	31,014	1.93	17%
Total	475,474	192,051	**2.48**	184,725	2.57	

[1] Includes attached and detached single family homes and mobile homes
[2] Includes all other types
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

The US Census American Community Survey 2021 5-Year Estimates data for incorporated Ada County is shown in Figure 138. Single family units have a housing unit size of 2.59 persons and multifamily units have a housing unit size of 1.80 persons. Additionally, there is a housing mix of 81 percent single family and 19 percent multifamily.

Figure 138. Incorporated Ada County Persons per Housing Unit

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	363,946	140,266	**2.59**	135,502	2.69	81%
Multifamily [2]	58,871	32,691	**1.80**	30,619	1.92	19%
Total	422,817	172,957	**2.44**	166,121	2.55	

[1] Includes attached and detached single family homes and mobile homes
[2] Includes all other types
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

The US Census American Community Survey 2021 5-Year-Estimates data for unincorporated Ada County is shown in Figure 149. Single family units have a housing unit size of 2.77 persons and multifamily units have a housing unit size of 2.23 persons. Additionally, there is a housing mix of 98 percent single family and 2 percent multifamily.

Figure 149. Unincorporated Ada County Persons per Housing Unit

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	51,611	18,624	**2.77**	18,209	2.83	98%
Multifamily [2]	1,046	470	**2.23**	395	2.65	2%
Total	52,657	19,094	**2.76**	18,604	2.83	

[1] Includes attached and detached single family homes and mobile homes
[2] Includes all other types
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

BASE YEAR POPULATION AND HOUSING UNITS

Available through the Community Planning Association of Southwest Idaho (COMPASS), the base year 2023 population in Ada County is estimated to be 554,590 residents shown in Figure20. PPHU factors for

Incorporated and Unincorporated Ada County were used to estimate base year housing units for the whole County. The housing unit mix for Ada County was then applied to the total giving an estimated 182,342 single family units and 37,833 multifamily units.

Figure 20. Ada County Base Year Population and Housing Units

Ada County	Base Year 2023
Population [1]	544,590
Housing Units [2]	
Single Family	182,342
Multifamily	37,833
Total Housing Units	220,175

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model
[2] U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, TischlerBise analysis

Available through COMPASS, the base year 2023 population in unincorporated Ada County is estimated to be 63,510 residents shown in Figure 151. PPHU factors for unincorporated Ada County were used to estimate base year housing units. The housing unit mix was then applied to the total giving an estimated 22,444 single family units and 566 multifamily units.

Figure 151. Unincorporated Ada County Base Year Population and Housing Units

Ada County Unincorporated	Base Year 2023
Population [1]	63,510
Housing Units [2]	
Single Family	22,444
Multifamily	566
Total Housing Units	23,011

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model
[2] U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, TischlerBise analysis

The population estimate for unincorporated Ada County from COMPASS was subtracted from the population estimate for the whole of Ada County to find the estimated base year population for incorporated Ada County. Shown in Figure 162 the estimated population is 481,080. PPHU factors for incorporated Ada County were used to estimate base year housing units. The housing unit mix was then applied to the total giving an estimated 159,898 single family units and 37,266 multifamily units.

Figure 162. Incorporated Ada County Base Year Population and Housing Units

Ada County Incorporated	Base Year 2023
Population [1]	481,080
Housing Units [2]	
Single Family	159,898
Multifamily	37,266
Total Housing Units	197,164

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model
[2] U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, TischlerBise analysis

POPULATION AND HOUSING UNIT PROJECTIONS

The residential projections are based on a review of COMPASS published estimates, impact fee studies from cities and fire districts within Ada County, and PPHU factors. Impact fee studies comprising the main six cities within Ada County were used to affirm growth trends for whole county projections. From the 2023 base year housing unit totals, Ada County is projected to increase by 50,296 housing units over the next ten years. Additionally, there is a projected increase of 125,397 residents over the next ten years, a 23 percent increase.

Figure 173. Ada County Residential Development Projections

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population	544,590	568,015	591,946	602,628	613,310	623,991	634,673	645,355	653,566	661,776	669,987	**125,397**
Percent Increase		*4.3%*	*4.2%*	*1.8%*	*1.8%*	*1.7%*	*1.7%*	*1.7%*	*1.3%*	*1.3%*	*1.2%*	***23.0%***
Housing Units												
Single Family	182,342	190,171	198,180	201,750	205,321	208,891	212,462	216,033	218,774	221,515	224,256	**41,914**
Multifamily	37,833	39,417	41,005	41,716	42,426	43,137	43,847	44,558	45,110	45,662	46,215	**8,382**
Total Housing Units	220,175	229,588	239,185	243,466	247,747	252,028	256,309	260,591	263,884	267,177	270,471	**50,296**

Source: COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; City & Fire District Impact Fee Studies; TischlerBise analysis

From the 2023 base year housing unit totals for incorporated Ada County, there is a projected increase of 44,844 new housing units over the next ten years. Additionally, there is a projected increase of 110,415 residents in incorporated Ada County, a 23 percent increase.

Figure 184. Incorporated Ada County Residential Development Projections

Ada County Incorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population	481,080	502,024	523,414	532,767	542,119	551,471	560,823	570,174	577,281	584,388	591,495	**110,415**
Percent Increase		*4.4%*	*4.3%*	*1.8%*	*1.8%*	*1.7%*	*1.7%*	*1.7%*	*1.2%*	*1.2%*	*1.2%*	***23.0%***
Housing Units												
Single Family	159,898	166,853	173,967	177,075	180,183	183,291	186,399	189,507	191,866	194,226	196,586	**36,688**
Multifamily	37,266	38,822	40,383	41,072	41,761	42,450	43,139	43,828	44,359	44,891	45,423	**8,156**
Total Housing Units	197,164	205,676	214,350	218,147	221,944	225,741	229,538	233,334	236,226	239,117	242,008	**44,844**

Source: COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; City & Fire District Impact Fee Studies; TischlerBise analysis

From the 2023 base year housing unit total for unincorporated Ada County, there is a projected increase 5,453 new housing units over the next ten years. Additionally, there is a projected increase of 14,982 residents in unincorporated Ada County, a 23.6 percent increase.

Figure 195. Unincorporated Ada County Residential Development Projections

Ada County Unincorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population	63,510	65,991	68,532	69,861	71,190	72,520	73,850	75,181	76,284	77,388	78,492	**14,982**
Percent Increase		*3.9%*	*3.8%*	*1.9%*	*1.9%*	*1.9%*	*1.8%*	*1.8%*	*1.5%*	*1.4%*	*1.4%*	***23.6%***
Housing Units												
Single Family	22,444	23,318	24,213	24,675	25,138	25,600	26,063	26,526	26,908	27,289	27,671	**5,227**
Multifamily	566	594	622	644	665	687	708	730	751	771	792	**226**
Total Housing Units	23,011	23,912	24,835	25,319	25,803	26,287	26,772	27,256	27,658	28,061	28,464	**5,453**

Source: COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; City & Fire District Impact Fee Studies; TischlerBise analysis

CURRENT EMPLOYMENT AND NONRESIDENTIAL FLOOR AREA

The impact fee study will include nonresidential development as well. Available through COMPASS Job projections from the Traffic Analysis Zone Model (TAZ) and *Communities in Motion 2050* there are an estimated 239,668 jobs in Ada County in 2023. These job projections are broken down by industry leading to an estimated 43,787 retail jobs, 130,780 office jobs, 35,745 industrial jobs, and 29,356 institutional jobs in the base year.

Base year nonresidential floor area estimates are based on Ada County GIS nonresidential parcel data. There is an estimated 131 million square feet of nonresidential floor area in Ada County. Retail and industrial sectors account for the greatest share with approximately 32 percent each. Institutional accounts for 20 percent, and office accounts for 17 percent of the total.

Figure 206. Ada County Base Year Employment and Nonresidential Floor Area

Ada County	Base Year Jobs [1]	% of Total	Base Year Sq. Ft. [2]	% of Total
Retail	43,787	18%	41,938,153	32%
Office	130,780	55%	21,670,098	17%
Industrial	35,745	15%	41,668,221	32%
Institutional	29,356	12%	25,911,213	20%
Total	**239,668**	**100%**	**131,187,685**	**100%**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050
[2] Source: Ada County GIS parcel data

The job and nonresidential floor area estimates were further broken down into incorporated and unincorporated areas. Incorporated Ada County has an estimated 230,704 jobs in 2023. These job projections are broken down by industry leading to an estimated 42,925 retail jobs, 125,936 office jobs, 34,547 industrial jobs, and 27,296 institutional jobs in the base year. Additionally, there is an estimated 127 million square feet of nonresidential floor area in incorporated Ada County. Retail accounts for the greatest share at 32 percent. Industrial accounts for 31 percent, institutional accounts for 19 percent, and office accounts for 17 percent of the total.

Figure 217. Incorporated Ada County Base Year Employment and Nonresidential Floor Area

Ada County Incorporated	Base Year Jobs [1]	% of Total	Base Year Sq. Ft. [2]	% of Total
Retail	42,925	19%	41,286,649	32%
Office	125,936	55%	21,370,261	17%
Industrial	34,547	15%	39,887,518	31%
Institutional	27,296	12%	24,605,169	19%
Total	**230,704**	**100%**	**127,149,597**	**100%**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050
[2] Source: Ada County GIS parcel data

Unincorporated Ada County has an estimated 8,964 jobs in 2023. These job projections are broken down by industry leading to an estimated 862 retail jobs, 4,844 office jobs, 1,198 industrial jobs, and 2,060 institutional jobs in the base year. Additionally, there is an estimated 4 million square feet of nonresidential floor area in unincorporated Ada County. Industrial accounts for the greatest share at 44 percent. Institutional accounts for 32 percent, retail accounts for 16 percent, and office accounts for 7 percent.

Figure 228. Unincorporated Ada County Base Year Employment and Nonresidential Floor Area

Ada County Unincorporated	Base Year Jobs [1]	% of Total	Base Year Sq. Ft. [2]	% of Total
Retail	862	10%	651,504	16%
Office	4,844	54%	299,837	7%
Industrial	1,198	13%	1,780,703	44%
Institutional	2,060	23%	1,306,044	32%
Total	**8,964**	**100%**	**4,038,088**	**100%**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion
[2] Source: Ada County GIS parcel data

EMPLOYMENT AND NONRESIDENTIAL FLOOR AREA PROJECTIONS

Job projections for the industry sectors are calculated with the Institution of Transportation Engineers' (ITE) square feet per employee averages shown in Figure 239. For retail industries the Shopping Center land use factors are used; for office the General Office factors are used; for industrial the Light Industrial factors are used; for institutional the Hospital factors are used.

Figure 239. Institute of Transportation Engineers (ITE) Employment Density Factors

Employment Industry	ITE Code	Land Use	Demand Unit	Emp per Dmd Unit	Sq. Ft. per Emp
Retail	820	Shopping Center	1,000 Sq Ft	2.12	471
Office	710	General Office	1,000 Sq Ft	3.26	307
Industrial	110	Light Industrial	1,000 Sq Ft	1.57	637
Institutional	610	Hospital	1,000 Sq Ft	2.86	350

Source: *Trip Generation* , Institute of Transportation Engineers, 11th Edition (2021)

Job and nonresidential growth projections over the next ten years for Ada County are shown in Figure 30. It is estimated there will be an increase of 43,283 jobs, an 18 percent increase from the base year. The majority of the increase comes from the office sector (54 percent).

The nonresidential floor area projections are calculated by applying the ITE square feet per employee factors to the job growth. In the next ten years, the nonresidential floor area is projected to increase by 17 million square feet (rounded), a 13 percent increase from the base year. The office sector has the largest share of this growth at 42 percent.

Figure 30. Ada County Employment and Nonresidential Floor Area Projections

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	43,787	44,612	45,437	46,262	47,086	47,910	48,734	49,557	50,367	51,177	51,986	**8,199**
Office	130,780	133,132	135,483	137,835	140,186	142,538	144,889	147,241	149,556	151,872	154,187	**23,407**
Industrial	35,745	36,388	37,030	37,673	38,315	38,958	39,600	40,242	40,875	41,507	42,139	**6,394**
Institutional	29,356	29,884	30,413	30,943	31,472	32,003	32,533	33,064	33,588	34,113	34,639	**5,283**
Total	239,668	244,016	248,364	252,712	257,060	261,408	265,756	270,104	274,386	278,669	282,951	**43,283**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	41,938	42,327	42,715	43,104	43,492	43,880	44,268	44,656	45,037	45,419	45,800	**3,862**
Office	21,670	22,392	23,114	23,836	24,558	25,280	26,002	26,724	27,434	28,145	28,856	**7,186**
Industrial	41,668	42,078	42,487	42,896	43,305	43,715	44,124	44,533	44,936	45,339	45,741	**4,073**
Institutional	25,911	26,096	26,281	26,467	26,652	26,838	27,023	27,209	27,392	27,576	27,760	**1,849**
Total	131,188	132,893	134,598	136,302	138,007	139,712	141,417	143,121	144,800	146,479	148,157	**16,970**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis
[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

Job and nonresidential growth projections over the next ten years for incorporated Ada County are shown in Figure 241. It is estimated there will be an increase of 41,040 jobs, an 18 percent increase from the base year. The majority of the increase comes from the office sector (55 percent).

The nonresidential floor area projections are calculated by applying the ITE square feet per employee factors to the job growth. In the next ten years, the nonresidential floor area is projected to increase by 16.1 million square feet (rounded), a 13 percent increase from the base year. The office sector has the largest share of this growth at 43 percent.

Figure 241. Incorporated Ada County Employment and Nonresidential Floor Area Projections

Ada County Incorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	42,925	43,696	44,466	45,236	46,004	46,772	47,539	48,306	49,059	49,811	50,561	**7,636**
Office	125,936	128,198	130,458	132,715	134,970	137,223	139,474	141,723	143,933	146,138	148,339	**22,403**
Industrial	34,547	35,168	35,787	36,407	37,025	37,643	38,261	38,878	39,484	40,089	40,693	**6,146**
Institutional	27,296	27,786	28,276	28,765	29,254	29,742	30,230	30,718	31,197	31,675	32,152	**4,856**
Total	230,704	234,848	238,987	243,123	247,254	251,381	255,505	259,624	263,673	267,712	271,744	**41,040**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	41,287	41,650	42,013	42,375	42,737	43,099	43,460	43,821	44,176	44,530	44,883	**3,597**
Office	21,370	22,065	22,758	23,451	24,144	24,835	25,526	26,217	26,895	27,572	28,248	**6,878**
Industrial	39,888	40,283	40,678	41,072	41,466	41,860	42,253	42,646	43,032	43,418	43,802	**3,915**
Institutional	24,605	24,777	24,948	25,119	25,291	25,461	25,632	25,803	25,970	26,138	26,305	**1,699**
Total	127,150	128,774	130,397	132,018	133,637	135,255	136,872	138,487	140,074	141,657	143,238	**16,088**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis
[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

Job and nonresidential growth projections over the next ten years for unincorporated Ada County are shown in Figure 252. It is estimated there will be an increase of 2,244 jobs, a 25 percent increase from the base year. The majority of the increase comes from the office sector (45 percent).

The nonresidential floor area projections are calculated by applying the ITE square feet per employee factors to the job growth. In the next ten years, the nonresidential floor area is projected to increase by 881,000 square feet, a 22 percent increase from the base year. The office sector has the largest share of this growth at 35 percent.

Figure 252. Unincorporated Ada County Employment and Nonresidential Floor Area Projections

Ada County Unincorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	862	916	971	1,026	1,082	1,138	1,194	1,251	1,308	1,366	1,425	**563**
Office	4,844	4,934	5,025	5,120	5,216	5,315	5,415	5,518	5,623	5,734	5,849	**1,005**
Industrial	1,198	1,220	1,243	1,266	1,290	1,314	1,339	1,365	1,391	1,418	1,446	**248**
Institutional	2,060	2,098	2,137	2,177	2,218	2,260	2,303	2,347	2,391	2,438	2,487	**427**
Total	8,964	9,168	9,377	9,589	9,806	10,027	10,251	10,480	10,714	10,957	11,208	**2,244**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	652	677	703	729	755	781	808	835	862	889	917	**265**
Office	300	327	356	384	414	444	475	507	539	573	608	**308**
Industrial	1,781	1,795	1,809	1,824	1,839	1,855	1,871	1,887	1,904	1,921	1,939	**158**
Institutional	1,306	1,319	1,333	1,347	1,361	1,376	1,391	1,406	1,422	1,438	1,456	**150**
Total	4,038	4,119	4,201	4,285	4,370	4,457	4,545	4,634	4,726	4,821	4,920	**881**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis
[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

VEHICLE TRIP GENERATION

RESIDENTIAL VEHICLE TRIPS BY HOUSING TYPE

A customized trip rate is calculated for the single family and multifamily units in Ada County. In Figure 263, the most recent data from the US Census American Community Survey is inputted into equations provided by the ITE to calculate the trip ends per housing unit factor. A single family unit is estimated to generate 10.66 trip ends and a multifamily unit is estimated to generate 5.42 trip ends on an average weekday.

Figure 263. Customized Residential Trip End Rates by Housing Type

		Households by Structure Type[2]			
Tenure by Units in Structure	Vehicles Available[1]	Single Family	Multifamily	Total	Vehicles per HH by Tenure
Owner-Occupied	289,778	129,602	1,468	131,070	2.21
Renter-Occupied	85,906	24,109	29,546	53,655	1.60
Total	375,684	153,711	31,014	184,725	2.03
	Housing Units[3]	158,890	33,161	192,051	

Housing Type	Persons in Households[4]	Trip Ends[5]	Vehicles by Type of Unit	Trip Ends[6]	Average Trip Ends	Local Trip Ends per HH	National Trip Ends per Unit[7]
Single Family	415,557	1,157,628	324,995	2,118,200	1,637,914	**10.66**	9.43
Multifamily	59,917	137,129	50,518	199,334	168,231	**5.42**	4.54
Total	475,474	1,294,757	375,513	2,317,534	1,806,145	**9.78**	

1. Vehicles available by tenure from Table B25046, 2021 American Community Survey 5-Year Estimates.
2. Households by tenure and units in structure from Table B25032, 2021 American Community Survey 5-Year Estimates.
3. Housing units from Table B25024, 2021 American Community Survey 5-Year Estimates.
4. Total population in households from Table B25033, 2021 American Community Survey 5-Year Estimates.
5. Vehicle trips ends based on persons using formulas from Trip Generation (ITE 2021). For single-family housing (ITE 210), the fitted curve equation is EXP(0.89*LN(persons)+1.72). To approximate the average population of the ITE studies, persons were divided by 19 and the equation result multiplied by 19. For multi-family housing (ITE 221), the fitted curve equation is (2.29*persons)-81.02 (ITE 2017).
6. Vehicle trip ends based on vehicles available using formulas from Trip Generation (ITE 2021). For single-family housing (ITE 210), the fitted curve equation is EXP(0.99*LN(vehicles)+1.93). To approximate the average number of vehicles in the ITE studies, vehicles available were divided by 34 and the equation result multiplied by 34. For multi-family housing (ITE 221), the fitted curve equation is (3.94*vehicles)+293.58 (ITE 2021).
7. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

RESIDENTIAL VEHICLE TRIPS ADJUSTMENT FACTORS

A vehicle trip end is the out-bound or in-bound leg of a vehicle trip. As a result, so to not double count trips, a standard 50 percent adjustment is applied to trip ends to calculate a vehicle trip. For example, the out-bound trip from a person's home to work is attributed to the housing unit and the trip from work back home is attributed to the employer.

However, an additional adjustment is necessary to capture County residents' work bound trips that are outside of the County. The trip adjustment factor includes two components. According to the National Household Travel Survey, home-based work trips are typically 31 percent of out-bound trips (which are 50 percent of all trip ends). Also, utilizing the most recent data from the Census Bureau's web application "OnTheMap", 17 percent of Ada County workers travel outside the County for work. In combination, these factors account for 3 percent of additional production trips (0.31 x 0.50 x 0.17 = 0.03). Shown in Figure 4, the total adjustment factor for residential housing units includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (3 percent of production trips) for a total of 53 percent.

Figure 34. Residential Trip Adjustment Factor for Commuters

Trip Adjustment Factor for Commuters

Employed Ada County Residents (2020)	212,011
Residents Working in Ada County (2020)	175,359
Residents Commuting Outside of Ada County for Work	36,652
Percent Commuting Out of Ada County	17%
Additional Production Trips	**3%**

Standard Trip Adjustment Factor	**50%**
Residential Trip Adjustment Factor	**53%**

Source: U.S. Census, OnTheMap Application, 2020

NONRESIDENTIAL VEHICLE TRIPS

Vehicle trip generation for nonresidential land uses are calculated by using ITE's average daily trip end rates and adjustment factors found in their recently published 11th edition of Trip Generation. To estimate the trip generation in Ada County, the weekday trip end per 1,000 square feet factors listed in Figure 35275 are used.

Figure 3527. Institute of Transportation Engineers Nonresidential Factors

Employment Industry	ITE Code	Land Use	Demand Unit	Wkdy Trip Ends per Dmd Unit	Wkdy Trip Ends per Employee
Retail	820	Shopping Center	1,000 Sq Ft	37.01	17.42
Office	710	General Office	1,000 Sq Ft	10.84	3.33
Industrial	110	Light Industrial	1,000 Sq Ft	4.87	3.10
Institutional	610	Hospital	1,000 Sq Ft	10.77	3.77

Source: *Trip Generation* , Institute of Transportation Engineers, 11th Edition (2021)

For nonresidential land uses, the standard 50 percent adjustment is applied to office, industrial, and institutional land uses. A lower vehicle trip adjustment factor is used for retail uses because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination. In Figure 286, the Institute for Transportation Engineers' land use code, daily vehicle trip end rate, and trip adjustment factor is listed for each land use.

Figure 286. Daily Vehicle Trip Factors

Land Use	ITE Codes	Daily Vehicle Trip Ends	Trip Adj. Factor	Daily Vehicle Trips
Residential (per housing unit)				
Single Family	210	10.66	53%	5.65
Multifamily	220	5.42	53%	2.87
Nonresidential (per 1,000 square feet)				
Retail	820	37.01	38%	14.06
Office	710	10.84	50%	5.42
Industrial	110	4.87	50%	2.44
Institutional	610	10.77	50%	5.39

Source: *Trip Generation* , Institute of Transportation Engineers, 11th Edition (2021); 'National Household Travel Survey, 2009

VEHICLE TRIP PROJECTIONS

The base year vehicle trip totals and vehicle trip projections are calculated by combining the vehicle trip end factors, the trip adjustment factors, and the residential and nonresidential assumptions for housing stock and floor area. Countywide, residential land uses account for 1,138,874 vehicle trips and nonresidential land uses account for 948,256 vehicle trips in the base year shown in Figure 297.

Through 2033, it is projected that daily vehicle trips will increase by 374,018 trips with the majority of the growth being generated by single family (63 percent) and retail (15 percent) development.

Figure 297. Ada County Vehicle Trip Projections

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Residential Trips												
Single Family	1,030,196	1,074,429	1,119,675	1,139,848	1,160,022	1,180,195	1,200,368	1,220,542	1,236,029	1,251,516	1,267,003	**236,807**
Multifamily	108,679	113,228	117,791	119,832	121,873	123,915	125,956	127,997	129,583	131,170	132,756	**24,077**
Subtotal	1,138,874	1,187,658	1,237,466	1,259,681	1,281,895	1,304,110	1,326,324	1,348,539	1,365,612	1,382,685	1,399,759	**260,884**
Nonresidential Trips												
Retail	589,810	595,277	600,742	606,204	611,664	617,121	622,576	628,029	633,398	638,762	644,120	**54,310**
Office	117,452	121,365	125,278	129,191	133,103	137,016	140,929	144,841	148,694	152,547	156,400	**38,948**
Industrial	101,462	102,459	103,456	104,452	105,449	106,445	107,442	108,438	109,419	110,399	111,380	**9,918**
Institutional	139,532	140,528	141,524	142,522	143,521	144,520	145,520	146,521	147,509	148,498	149,489	**9,957**
Subtotal	948,256	959,629	971,000	982,369	993,737	1,005,103	1,016,467	1,027,830	1,039,020	1,050,206	1,061,389	**113,134**
Vehicle Trips												
Grand Total	2,087,130	2,147,286	2,208,466	2,242,050	2,275,632	2,309,212	2,342,791	2,376,368	2,404,632	2,432,892	2,461,148	**374,018**

Source: Institute of Transportation Engineers, *Trip Generation* , 11th Edition (2021)

In incorporated Ada County, residential land uses account for 1,010,441 vehicle trips and nonresidential land uses account for 926,099 vehicle trips in the base year shown in Figure 308.

Through 2033, it is projected that daily vehicle trips will increase by 337,251 trips with the majority of the growth being generated by single family (61 percent) and retail (15 percent) development.

Figure 308. Incorporated Ada County Vehicle Trip Projections

Ada County Incorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Residential Trips												
Single Family	903,389	942,688	982,879	1,000,440	1,018,000	1,035,559	1,053,117	1,070,675	1,084,006	1,097,336	1,110,670	**207,281**
Multifamily	107,051	111,521	116,004	117,983	119,963	121,942	123,921	125,899	127,427	128,954	130,481	**23,429**
Subtotal	1,010,441	1,054,210	1,098,883	1,118,423	1,137,962	1,157,500	1,177,038	1,196,575	1,211,433	1,226,289	1,241,151	**230,710**
Nonresidential Trips												
Retail	580,647	585,754	590,856	595,953	601,044	606,131	611,213	616,291	621,280	626,259	631,228	**50,580**
Office	115,827	119,591	123,351	127,107	130,859	134,608	138,353	142,095	145,772	149,442	153,103	**37,277**
Industrial	97,126	98,089	99,050	100,011	100,970	101,929	102,887	103,843	104,784	105,722	106,658	**9,532**
Institutional	132,499	133,423	134,346	135,268	136,189	137,110	138,029	138,948	139,851	140,752	141,651	**9,152**
Subtotal	926,099	936,857	947,603	958,338	969,063	979,778	990,482	1,001,177	1,011,687	1,022,174	1,032,640	**106,541**
Vehicle Trips												
Grand Total	1,936,539	1,991,066	2,046,486	2,076,761	2,107,025	2,137,278	2,167,520	2,197,752	2,223,120	2,248,464	2,273,791	**337,251**

Source: Institute of Transportation Engineers, *Trip Generation* , 11th Edition (2021)

In unincorporated Ada County, residential land uses account for 128,434 vehicle trips and nonresidential land uses account for 22,157 vehicle trips in the base year shown in Figure 319.

Through 2033, it is projected that daily vehicle trips will increase by 36,772 trips with the majority of the growth being generated by single family (80 percent) and retail (10 percent) development.

Figure 319. Unincorporated Ada County Vehicle Trip Projections

Ada County Unincorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Residential Trips												
Single Family	126,807	131,741	136,796	139,409	142,022	144,636	147,251	149,866	152,023	154,180	156,338	**29,532**
Multifamily	1,627	1,707	1,787	1,849	1,911	1,973	2,035	2,097	2,157	2,216	2,275	**648**
Subtotal	128,434	133,448	138,583	141,258	143,933	146,609	149,286	151,964	154,179	156,396	158,613	**30,180**
Nonresidential Trips												
Retail	9,163	9,523	9,886	10,251	10,619	10,990	11,363	11,739	12,118	12,503	12,893	**3,730**
Office	1,625	1,774	1,927	2,084	2,244	2,408	2,575	2,746	2,922	3,106	3,297	**1,672**
Industrial	4,336	4,370	4,406	4,442	4,479	4,517	4,555	4,594	4,635	4,677	4,721	**385**
Institutional	7,033	7,105	7,178	7,254	7,331	7,410	7,491	7,573	7,658	7,746	7,838	**805**
Subtotal	22,157	22,772	23,397	24,031	24,673	25,325	25,985	26,652	27,333	28,032	28,749	**6,592**
Vehicle Trips												
Grand Total	150,591	156,220	161,980	165,288	168,606	171,934	175,271	178,616	181,512	184,428	187,363	**36,772**

Source: Institute of Transportation Engineers, *Trip Generation* , 11th Edition (2021)

EXHIBIT B

ADA COUNTY CORONER CAPITAL IMPROVEMENT PLAN AND DEVELOPMENT IMPACT FEE STUDY

(42 pages – attached)

RECEIVED
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Coroner Capital Improvement Plan and Development Impact Fee Study

Submitted to:

Ada County, Idaho

May 24, 2024

Prepared by:

TischlerBise
FISCAL | ECONOMIC | PLANNING

999 W Main St
Suite 100
Boise, ID 83702
800.424.4318
www.tischlerbise.com

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Impact Fee Study
Ada County, Idaho

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EXECUTIVE SUMMARY

Ada County, Idaho, retained TischlerBise, Inc. to calculate the impact fees to be imposed on new development to meet the new demands generated for public facilities in the County. It is the intent of Ada County to evaluate and establish impact fees for coroner facilities. This report presents the methodologies and calculations used to generate current levels of service and maximum supportable impact fees. It is intended to serve as supporting documentation for the evaluation and establishment of impact fees in Ada County.

The purpose of this study is to demonstrate the County's compliance with Idaho Statutes as authorized by the Idaho Legislature. Consistent with the statutory authorization for development impact fees (Idaho Code 67-8202(1-4)), it is the intent of Ada County to:

1. Collect impact fees to ensure that adequate public facilities are available to serve new growth and development;
2. Promote orderly growth and development by establishing uniform standards by which local governments may require that those who benefit from new growth and development pay a proportionate share of the cost of new public facilities needed to serve new growth and development;
3. Establish minimum standards for the adoption of development impact fee ordinances by government entities;
4. Ensure that those who benefit from new growth and development are required to pay no more than their proportionate share of the cost of public facilities needed to serve new growth and development and to prevent duplicate and ad hoc development requirements;

Impact fees are one-time payments used to construct system improvements needed to accommodate new development. An impact fee represents new growth's fair share of capital facility needs. By law, impact fees can only be used for capital improvements, not operating or maintenance costs. Impact fees are subject to legal standards, which require fulfillment of three key elements: need, benefit and proportionality.

- First, to justify a fee for public facilities, it must be demonstrated that new development will create a need for capital improvements.
- Second, new development must derive a benefit from the payment of the fees (i.e., in the form of public facilities constructed within a reasonable timeframe).
- Third, the fee paid by a particular type of development should not exceed its proportional share of the capital cost for system improvements.

TischlerBise evaluated possible methodologies and documented appropriate demand indicators by type of development for the levels of service and fees. Local demographic data and improvement costs were used to identify specific capital costs attributable to growth. This report includes summary tables indicating the specific factors, referred to as level of service standards, used to derive the impact fees.

The geographic area for the coroner impact fees is countywide. These facilities provide a countywide benefit and are services not provided by the cities within Ada County.

IDAHO DEVELOPMENT IMPACT FEE ENABLING LEGISLATION

The Enabling Legislation governs how development fees are calculated for municipalities in Idaho. All requirements of the Idaho Development Impact Fee Act (hereafter referred to as the Idaho Act) have been met in the supporting documentation prepared by TischlerBise. There are four requirements of the Idaho Act that are not common in the development impact fee enabling legislation of other states. This overview offers further clarification of these unique requirements.

First, as specified in 67-8204(2) of the Idaho Act, "development impact fees shall be calculated on the basis of levels of service for public facilities . . . applicable to existing development as well as new growth and development."

Second, Idaho requires a Capital Improvements Plan (CIP) [see 67-8208]. The CIP requirements are summarized in this report, with detailed documentation provided in the discussion on infrastructure.

Third, the Idaho Act also requires documentation of any existing deficiencies in the types of infrastructure to be funded by development impact fees [see 67-8208(1)(a)]. The intent of this requirement is to prevent charging new development to cure existing deficiencies. In the context of development impact fees for Ada County, the term "deficiencies" means a shortage or inadequacy of current system improvements when measured against the levels of service to be applied to new development. It does not mean a shortage or inadequacy when measured against some "hoped for" level of service.

TischlerBise used the current infrastructure cost per service unit (i.e., existing standards), or future levels of service where appropriate, multiplied by the projected increase in service units over an appropriate planning timeframe, to yield the cost of growth-related system improvements. The relationship between these three variables can be reduced to a mathematical formula, expressed as A x B = C. In section 67-8204(16), the Idaho Act simply reorganizes this formula, stating the cost per service unit (i.e., development impact fee) may not exceed the cost of growth-related system improvements divided by the number of projected service units attributable to new development (i.e., A = C ÷ B). By using existing infrastructure standards to determine the need for growth-related capital improvements, Ada County ensures the same level-of-service standards are applicable to existing and new development. Using existing infrastructure standards also means there are no existing deficiencies in the current system that must be corrected from non-development impact fee funding.

Fourth, Idaho requires a proportionate share determination [see 67-8207]. Basically, local government must consider various types of applicable credits and/or other revenues that may reduce the capital costs attributable to new development. The development impact fee methodologies and the cash flow analysis have addressed the need for credits to avoid potential double payment for growth-related infrastructure.

SUMMARY OF CAPITAL IMPROVEMENT PLANS AND DEVELOPMENT IMPACT FEES

METHODOLOGIES AND CREDITS

Development impact fees can be calculated by any one of several legitimate methods. The choice of a particular method depends primarily on the service characteristics and planning requirements for each facility type. Each method has advantages and disadvantages in a particular situation, and to some extent can be interchangeable, because each allocates facility costs in proportion to the needs created by development.

Reduced to its simplest terms, the process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities. The following paragraphs discuss three basic methods for calculating development impact fees, and how each method can be applied.

Cost Recovery or Buy-In Fee Calculation. The rationale for the cost recovery approach is that new development is paying for its share of the useful life and remaining capacity of facilities already built or land already purchased from which new growth will benefit. This methodology is often used for systems that were oversized such as sewer and water facilities.

Incremental Expansion Fee Calculation. The incremental expansion method documents the current level of service (LOS) for each type of public facility in both quantitative and qualitative measures, based on an existing service standard (such as park land acres per 1,000 residents). This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments, with LOS standards based on current conditions in the community.

Plan-Based Fee Calculation. The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Facility plans identify needed improvements, and land use plans identify development. In this method, the total cost of relevant facilities is divided by total demand to calculate a cost per unit of demand. Then, the cost per unit of demand is multiplied by the amount of demand per unit of development (e.g., housing units or square feet of building area) in each category to arrive at a cost per specific unit of development (e.g., single family detached unit).

Credits. Regardless of the methodology, a consideration of "credits" is integral to the development of a legally valid impact fee methodology. There are two types of "credits," each with specific and distinct characteristics, but both of which should be addressed in the calculation of development impact fees. The first is a credit due to possible double payment situations. This could occur when contributions are made by the property owner toward the capital costs of the public facility covered by the impact fee. This type of credit is integrated into the impact fee calculation. The second is a credit toward the payment of a fee for dedication of public sites or improvements provided by the developer and for which the facility fee is imposed. This type of credit is addressed in the administration and implementation of a facility fee program.

Fee Methodologies

Of the fee methodologies discussed above, the incremental expansion method and the cost recovery method are used to calculate the coroner impact fees for Ada County. Where capacity is sufficient to serve current demand the incremental expansion method documents the current Level of Service (LOS) for each type of public facility. While the cost of the impact fee study is captured through the cost recovery method. Additionally, Ada County anticipates working with the cities to collect the coroner impact fee countywide. The following table summarizes the method(s) used to derive the coroner impact fee in Ada County.

Figure 1. Summary of Impact Fee Methodologies

Fee Category	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Coroner	Countywide	Impact Fee Study	Coroner Facilities		Person & Vehicle Trips

Capital Improvement Plan

The coroner development impact fee is based on the existing level of service provided for coroner facilities. The development impact fee is calculated for residential and nonresidential development. To serve projected growth at current levels of service, the coroner will need to provide 2,653 square feet of new facility space over the next ten years. Listed in Figure 2 Ada County is in the process of constructing a new facility for the County Coroner on Touchmark Way in Meridian, Idaho. The facility is being constructed to serve the existing demand along with potentially 40 years of growth. The coroner services will expand within the new facility to accommodate growth-related needs and continue providing the current level of service. The Touchmark Way facility was financed through revenue bonds issued by the Idaho Health Facility Authority (IHFA) that are serviced by an annual appropriation lease between IHFA and the County which is set to renew annually through 2050. As a result, the impact fee collection will pay the growth-share of the County's annual lease obligation related to the new facility.

Figure 2. Coroner Capital Improvement Plan

10-Year Capital Improvement Plan	Square Feet	Current Cost
Touchmark Way Office	39,600	$46,696,637
Total	**39,600**	**$46,696,637**

Maximum Supportable Development Impact Fees by Type of Land Use

Figure 3 provides a schedule of the maximum supportable development impact fees by type of land use for Ada County. The fees represent the highest supportable amount for each type of applicable land use and represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

The fees for residential development are to be assessed per housing unit based on type. For nonresidential development, the fees are assessed per square foot of floor area (for illustrative purposes the nonresidential fee is listed per 1,000 square feet of development). Nonresidential development categories are consistent with the terminology and definitions contained in the reference book, Trip Generation 11th Edition, published by the Institute of Transportation Engineers. These definitions are provided in the Appendix A. Land Use Definitions.

Importantly, the Ada County Coroner's Office provides a countywide service and benefit. Thus, the impact fee study has calculated the maximum supportable fee based on a countywide level of service. In this case, Figure 3 lists the maximum amounts for all development within Ada County.

Figure 3. Summary of Maximum Supportable Development Impact Fees - Countywide

Development Type	Coroner Maximum Supportable Fee
Residential (per housing unit)	
Single Family	**$59**
Multifamily	**$41**
Nonresidential (per 1,000 square feet)	
Retail	**$39**
Office	**$15**
Industrial	**$7**
Institutional	**$15**

CAPITAL IMPROVEMENT PLANS

The following section provides a summary of the Capital Improvement Plans depicting growth-related capital demands and costs on which the fees are based.

First, Figure 4 and Figure 5 lists the projected growth over the next ten years in Ada County. Overall, there is an estimated 23 percent increase in residential development (125,397 new residents and 50,296 new housing units) and an 18 percent increase in nonresidential development (43,283 new jobs and 16.9 million square feet of development). Further details on the development projections are provided in Appendix B. Demographic Assumptions.

Figure 4. Ten-Year Projected Residential Growth

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population	544,590	568,015	591,946	602,628	613,310	623,991	634,673	645,355	653,566	661,776	669,987	**125,397**
Percent Increase		*4.3%*	*4.2%*	*1.8%*	*1.8%*	*1.7%*	*1.7%*	*1.7%*	*1.3%*	*1.3%*	*1.2%*	***23.0%***
Housing Units												
Single Family	182,342	190,171	198,180	201,750	205,321	208,891	212,462	216,033	218,774	221,515	224,256	**41,914**
Multifamily	37,833	39,417	41,005	41,716	42,426	43,137	43,847	44,558	45,110	45,662	46,215	**8,382**
Total Housing Units	220,175	229,588	239,185	243,466	247,747	252,028	256,309	260,591	263,884	267,177	270,471	**50,296**

Source: COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; City & Fire District Impact Fee Studies; TischlerBise analysis

Figure 5. Ten-Year Projected Nonresidential Growth

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	43,787	44,612	45,437	46,262	47,086	47,910	48,734	49,557	50,367	51,177	51,986	**8,199**
Office	130,780	133,132	135,483	137,835	140,186	142,538	144,889	147,241	149,556	151,872	154,187	**23,407**
Industrial	35,745	36,388	37,030	37,673	38,315	38,958	39,600	40,242	40,875	41,507	42,139	**6,394**
Institutional	29,356	29,884	30,413	30,943	31,472	32,003	32,533	33,064	33,588	34,113	34,639	**5,283**
Total	239,668	244,016	248,364	252,712	257,060	261,408	265,756	270,104	274,386	278,669	282,951	**43,283**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	41,938	42,327	42,715	43,104	43,492	43,880	44,268	44,656	45,037	45,419	45,800	**3,862**
Office	21,670	22,392	23,114	23,836	24,558	25,280	26,002	26,724	27,434	28,145	28,856	**7,186**
Industrial	41,668	42,078	42,487	42,896	43,305	43,715	44,124	44,533	44,936	45,339	45,741	**4,073**
Institutional	25,911	26,096	26,281	26,467	26,652	26,838	27,023	27,209	27,392	27,576	27,760	**1,849**
Total	131,188	132,893	134,598	136,302	138,007	139,712	141,417	143,121	144,800	146,479	148,157	**16,970**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis

[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

The Idaho Development Impact Fee Act requires Capital Improvement Plans to be updated regularly, at least once every five years (Idaho Code 67-8208(2)). This report projects revenue and fees based on a 10-year forecast in an effort to provide the public and elected officials with illustrative guidance of probable growth demands based on current trends however, per Idaho Code, it is expected that an update to all Capital Improvement Plans included in this study will occur within five years.

Funding Sources for Current Deficiencies

The majority of the CIP relates to the growth-share of the County's annual lease obligation related to the new coroner facility. As this facility was constructed in 2023, there are no maintenance or repair projects anticipated over the next five years. If any maintenance or repair is required, these costs will need to be funded by other sources, such as property taxes, in accordance with Idaho Code 67-8207(iv)(2)(h) because replacement and addressing existing deficiencies are not eligible to be funded with impact fees. The Board of Ada County Commissioners retain discretion and authority to fund deficiencies through the county's annual CIP budget process, accumulate savings annually in a construction fund, budget annually for one-time projects using unspent fund balance, or through the deferred maintenance budget annually appropriated to the Operations Department for these sorts of expenses.

Capital Improvement Plan

The coroner development impact fee is based on the existing level of service provided for coroner facilities. The development impact fee is calculated for residential and nonresidential development. Based on the 10-year growth projections, the following infrastructure is projected over the next ten years:

- 2,653 square feet of new facility
- $3,127,000 growth-related costs to Ada County

Ada County is in the process of constructing a new facility for the County Coroner on Touchmark Way in Meridian, Idaho. The facility is being constructed to serve the existing demand along with potentially 40 years of growth. The coroner services will expand within the new facility to accommodate growth-related needs and continue providing the current level of service. The Touchmark Way facility was financed through revenue bonds issued by the Idaho Health Facility Authority (IHFA) that are serviced by an annual appropriation lease between IHFA and the County which is set to renew annually through 2050. As a result, the impact fee collection will pay the growth-share of the County's annual lease obligation related to the new facility.

Figure 6. Coroner Capital Improvement Plan

10-Year Capital Improvement Plan	Square Feet	Current Cost
Touchmark Way Office	39,600	$46,696,637
Total	**39,600**	**$46,696,637**

FUNDING SOURCES FOR CAPITAL IMPROVEMENTS

In determining the proportionate share of capital costs attributable to new development, the Idaho Development Fee Act states that local governments must consider historical, available, and alternative sources of funding for system improvements (Idaho Code 67-8209(2)). Currently, there are no dedicated revenues being collected by the County to fund growth-related projects for the infrastructure included in this study.

Furthermore, the maximum supportable impact fees are constructed to offset the growth-related capital costs to the County for coroner facilities. Evidence is given in the specific chapters of this report that the projected capital costs from new development will be offset by the development impact fees collection as long as the program is collected in the entire service area. Thus, no credits are needed in the impact fee calculation to offset double collection for growth-related capital costs.

CORONER DEVELOPMENT IMPACT FEES

The Coroner Development Impact Fee is based on the cost per service unit method specified in Idaho Code 67-8204(16), also referred to as the incremental expansion method elsewhere in this report.

The coroner components included in the impact fee analysis are:

- Coroner facilities
- Share of the development impact fee study

Ada County is in the process of constructing a new facility for the County Coroner on Touchmark Way in Meridian, Idaho. The facility is being constructed to serve the existing demand along with potentially 40 years of growth. The coroner services will expand within the new facility to accommodate growth-related needs and continue providing the current level of service. The Touchmark Way facility was financed through revenue bonds issued by the Idaho Health Facility Authority (IHFA) that are serviced by an annual appropriation lease between IHFA and the County which is set to renew annually through 2050. As a result, the impact fee collection will pay the growth-share of the County's annual lease obligation related to the new facility.

The residential portion of the fee is derived from the product of persons per housing unit by housing type multiplied by the net capital cost per person. To calculate nonresidential development impact fees, nonresidential vehicle trips are used as the demand indicator. Trip generation rates are highest for commercial developments, such as shopping centers, and lowest for industrial development. Office and institutional land uses trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for coroner facilities from nonresidential development and thus are the best demand indicators. Other possible nonresidential demand indicators, such as employment or floor area, do not accurately reflect the demand for service. If employees per thousand square feet were used as the demand indicator, Coroner Development Impact Fees would be too high for office and institutional development. If floor area were used as the demand indicator, the development impact fees would be too high for industrial development. (See the Appendix for further discussion on trip rates and calculations.)

Specified in Idaho Code 67-8209(2), local governments must consider historical, available, and alternative sources of funding for system improvements. Currently, there are no dedicated revenues being collected by the County to fund growth-related projects for coroner facilities. Furthermore, the maximum supportable impact fees are constructed to offset all growth-related capital costs for coroner facilities. Evidence is given in this chapter that the projected capital costs from new development will be entirely offset by the development impact fees. Thus, no revenue credits are required.

COST ALLOCATION FOR CORONER INFRASTRUCTURE

Both residential and nonresidential developments increase the demand on coroner services and facilities. To calculate the proportional share between residential and nonresidential demand on service and facilities, an analysis of total cases compared to out-of-county cases is used. The share of out-of-county cases is used to approximate the demand from commercial and employment development that attracts non-Ada County residents into the county.

Shown in Figure 7, in 2022 there were 748 out-of-county cases compared to a total of 4,284 cases. As a result, there is a proportional share split of 83 percent for residential and 17 percent for nonresidential demand on coroner facilities (748 out-of-county residents / 4,284 total cases = 17 percent).

Figure 7. Coroner Proportional Share

Coroner Facility Demand	2022 Total Cases	Out of County Residents	Residential Demand	Nonresidential Demand
Touchmark Way Facility	4,284	748	83%	17%

Source: Ada County Coroner's Office

CORONER LEVEL OF SERVICE AND COST ANALYSIS

The following section details the level of service calculations and capital cost per person for each infrastructure category.

CORONER FACILITY UTILIZATION ANALYSIS

Shown in Figure 8, the new Coroner facility at Touchmark Way occupies 39,600 square feet with a total financing cost of $46.7 million. Per the Coroner's Office, 79 percent of autopsies done are for cases within Ada County while 21 percent are for partnership counties which includes most of the State of Idaho. This brings Ada County's share of the facility to 31,444 square feet. Furthermore, the facility was built to accommodate up to 40 years of demand. The County Coroner estimates that when operations begin in the Touchmark facility (early 2024), the department will be using 40 percent of the facility for today's demand, thus 12,578 square feet is used to calculate the current level of service.

Figure 8. Coroner Facility Utilization Analysis

Coroner	Square Feet	Const. Cost	Cost + Bond Interest	Financing Cost per Sq Ft
New Facility at Touchmark	39,600	$32,900,000	$46,696,637	$1,179

Coroner's Office Sq Ft Distribution

Case Type	Ada County Share	Partnership Share	Ada County Total Square Feet
Autopsies	79%	21%	31,444

Coroner	Facility Utilization	Ada County Sq Ft	Current Utilization Sq Ft
Touchmark Way Facility	40%	31,444	12,578

Source: Ada County Coroner's Office

Coroner Facilities

Listed in Figure 9, the Coroner's Office will be operating in 12,578 square feet of the Touchmark Way facility when it opens in early 2024, compared to a total facility space of 39,600 square feet. The construction cost for the facility is $32.9 million which has been financed through a bond putting the total cost of the facility at $46.7 million including bond interest. Thus, replacement cost averages $1,179 per square foot including the financing cost.

The proportionate share between residential and nonresidential demand of the facilities is found by applying the case data analysis percentages shown in Figure 7. As a result, 10,382 square feet are attributed to residential demand and 2,196 square feet are attributed to nonresidential demand. The current level of service is found by comparing the attributed square footage to the base year population and nonresidential vehicles trips. As a result, there is 19.06 square feet per 1,000 residents and 2.32 square feet per 1,000 vehicles trips.

The average cost per square foot is combined with the current levels of service to find the capital cost per demand unit. This results in a cost of $22.47 per person and $2.74 per vehicle trip (19.06 square feet per 1,000 persons x $1,179 per square foot = $22.47 per person, rounded).

Figure 9. Coroner Facility Level of Service & Cost Analysis

Facility	Square Feet	Replacement Cost
Touchmark Way	12,578	$14,829,462
Total	**12,578**	**$14,829,462**

Level-of-Service Standards	Residential	Nonres
Proportional Share	83%	17%
Share of Square Feet	10,382	2,196
2023 Population/Nonres. Vehicle Trips	544,590	948,256
Square Feet per 1,000 Persons/Vehicle Trips	**19.06**	**2.32**

Cost Analysis	Residential	Nonres
Square Feet per 1,000 Persons/Vehicle Trips	19.06	2.32
Cost per Square Foot [1]	$1,179	$1,179
Capital Cost per Person/Vehicle Trip	**$22.47**	**$2.74**

[1] Based on construction and financing costs of the new facility

Share of the Development Impact Fee Study

Under the Idaho enabling legislation, Ada County is able to recover the cost of the study through the collection of future fees. The total cost of the study has been evenly attributed to the four infrastructure categories, resulting in the coroner share being $16,370. An impact fee study must be completed every five years, so the attributed cost is compared to the five-year projected increase in population and nonresidential vehicle trips. As a result, the cost per person is $0.17 and the cost per vehicle trip is $0.05.

Figure 10. Coroner Share of the Development Impact Fee Study

Share of Study Cost	Residential Share	Nonresidential Share
$16,370	83%	17%

Residential Growth Cost	Five-Year Population Increase	Capital Cost per Person
$13,512	79,401	**$0.17**

Nonresidential Growth Cost	Five-Year Vehicle Trip Increase	Capital Cost per Vehicle Trip
$2,858	56,847	**$0.05**

CORONER CAPITAL IMPROVEMENTS NEEDED TO SERVE GROWTH

Needs due to future growth were calculated using the levels of service and cost factors for the infrastructure components. Growth-related needs are a projection of the amount of infrastructure and estimated costs over the next ten years needed to maintain levels of service.

CORONER FACILITIES

The current levels of service are combined with the population and vehicle trip projections to illustrate the need for new coroner facilities. Shown in Figure 11, over the next ten years, there is a need for 2,653 square feet. The average cost per square foot is multiplied by the need to find the projected capital need from growth ($3,127,887).

Figure 11. Projected Demand for Coroner Facilities

Infrastructure	Level of Service				Cost/Unit
Coroner Facilities	Residential	19.06	Square Feet	per 1,000 persons	$1,179
	Nonresidential	2.32		per 1,000 veh. trips	

Growth-Related Need for Coroner Facilities						
Year		Population	Nonres. Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2023	544,590	948,256	10,379	2,199	12,578
Year 1	2024	568,015	959,629	10,826	2,226	13,052
Year 2	2025	591,946	971,000	11,282	2,252	13,534
Year 3	2026	602,628	982,369	11,486	2,279	13,765
Year 4	2027	613,310	993,737	11,689	2,305	13,994
Year 5	2028	623,991	1,005,103	11,893	2,331	14,224
Year 6	2029	634,673	1,016,467	12,096	2,358	14,454
Year 7	2030	645,355	1,027,830	12,300	2,384	14,684
Year 8	2031	653,566	1,039,020	12,456	2,410	14,866
Year 9	2032	661,776	1,050,206	12,613	2,436	15,049
Year 10	2033	669,987	1,061,389	12,769	2,462	15,231
Ten-Year Increase		125,397	113,134	2,390	263	2,653
			Projected Expenditure	**$2,817,810**	**$310,077**	**$3,127,887**

Growth-Related Expenditures for Coroner Facilities	$3,127,887

CORONER IMPACT FEE CREDIT ANALYSIS

Currently, there are no dedicated revenues being collected by the County to fund growth-related projects for coroner facilities. Furthermore, the maximum supportable impact fees are constructed to offset all growth-related capital costs for facilities. Evidence is given in this chapter that the projected capital costs from new development will be entirely offset by the development impact fees. As a result, no revenue credit is necessary in the impact fee calculation.

CORONER INPUT VARIABLES AND DEVELOPMENT IMPACT FEES

Figure 12 provides a summary of the input variables (described in the chapter sections above) used to calculate the net cost per person and vehicle trip. The residential Coroner Development Impact Fees are the product of persons per housing unit by type of dwelling unit multiplied by the total net capital cost per person. The nonresidential fees are the product of trips per 1,000 square feet multiplied by the net capital cost per nonresidential vehicle trip.

The fees represent the highest supportable amount for each type of applicable land use and represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 12. Coroner Input Variables and Maximum Supportable Impact Fees

Fee Component	Cost per Person	Cost per Vehicle Trip
Coroner Facilities	$22.47	$2.74
Impact Fee Study	$0.17	$0.05
Gross Total	$22.64	$2.79
Net Total	**$22.64**	**$2.79**

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee
Residential (per housing unit)		
Single Family	2.62	**$59**
Multifamily	1.81	**$41**

Nonresidential

Development Type	Vehicle Trips per KSF	Maximum Supportable Fee
Nonresidential (per 1,000 square feet)		
Retail	14.06	**$39**
Office	5.42	**$15**
Industrial	2.44	**$7**
Institutional	5.39	**$15**

CASH FLOW PROJECTIONS FOR CORONER MAXIMUM SUPPORTABLE IMPACT FEE

This section summarizes the potential cash flow to Ada County if the Coroner Development Impact Fee is implemented at the maximum supportable amounts. The cash flow projections are based on the assumptions detailed in this chapter and the development projections discussed in Appendix B.

The summary provides an indication of the impact fee revenue generated by new development. The fee for the average sized single family and multifamily units are used in the calculations. Shown at the bottom of the figure, the maximum supportable coroner impact fee is estimated to generate $3.1 million in revenue while there is a growth-related cost of $3.1 million. Thus, the impact fees offset all growth-related capital costs. (Note: rounding in the analysis results in the small remaining difference).

Importantly, the level of service has included demand from within the cities of Ada County. To ensure that the County captures the full potential revenue of the impact fees an intergovernmental agreement (IGA) is necessary for the Cities to collect the County impact fees on its behalf. Those revenues would be remitted to the County periodically. In the case there are no IGAs, the County will collect $321,000 (10.2 percent of the countywide growth-related capital costs).

Figure 13. Projected Revenue from Coroner Maximum Supportable Impact Fees

Infrastructure Costs for Coroner Facilities

	Total Cost	Growth Cost
Coroner Facilities	$3,127,887	$3,127,887
Impact Fee Study	$32,740	$32,740
Total Expenditures	**$3,160,627**	**$3,160,627**

Projected Development Impact Fee Revenue

Year		Single Family $59 per unit	Multifamily $41 per unit	Retail $39 per KSF	Office $15 per KSF	Industrial $7 per KSF	Institutional $15 per KSF
		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2023	182,342	37,833	41,938	21,670	41,668	25,911
1	2024	190,171	39,417	42,327	22,392	42,078	26,096
2	2025	198,180	41,005	42,715	23,114	42,487	26,281
3	2026	201,750	41,716	43,104	23,836	42,896	26,467
4	2027	205,321	42,426	43,492	24,558	43,305	26,652
5	2028	208,891	43,137	43,880	25,280	43,715	26,838
6	2029	212,462	43,847	44,268	26,002	44,124	27,023
7	2030	216,033	44,558	44,656	26,724	44,533	27,209
8	2031	218,774	45,110	45,037	27,434	44,936	27,392
9	2032	221,515	45,662	45,419	28,145	45,339	27,576
10	2033	224,256	46,215	45,800	28,856	45,741	27,760
Ten-Year Increase		41,914	8,382	3,862	7,186	4,073	1,849
Projected Revenue		$2,472,940	$343,651	$150,607	$107,791	$28,511	$27,735
						Projected Revenue =>	**$3,131,000**
						Projected Expenditures =>	**$3,161,000**
						Non-Impact Fee Funding =>	**$30,000**

PROPORTIONATE SHARE ANALYSIS

Development impact fees for Ada County are based on reasonable and fair formulas or methods. The fees do not exceed a proportionate share of the costs incurred or to be incurred by the County in the provision of system improvements to serve new development. The County will fund non-growth-related improvements with non-development impact fee funds as it has in the past. Specified in the Idaho Development Impact Fee Act (Idaho Code 67-8207), several factors must be evaluated in the development impact fee study and are discussed below.

1) The development impact fees for Ada County are based on new growth's share of the costs of previously built projects along with planned public facilities as provided by Ada County. Projects are included in the County's capital improvements plan and will be included in annual capital budgets.
2) TischlerBise estimated development impact fee revenue based on the maximum supportable development impact fees for the one, countywide service area; results are shown in the cash flow analyses in this report. Development impact fee revenue will entirely fund growth-related improvements less funding from other sources (i.e., federal and state grants).
3) TischlerBise has evaluated the extent to which new development may contribute to the cost of public facilities.
4) The relative extent to which properties will make future contributions to the cost of existing public facilities has also been evaluated in regards to existing debt. Outstanding debt for growth's portion of already constructed facilities will be paid from development impact fee revenue, therefore a future revenue credit is not necessary.
5) The County will evaluate the extent to which newly developed properties are entitled to a credit for system improvements that have been provided by property owners or developers. These "site-specific" credits will be available for system improvements identified in the annual capital budget and long-term Capital Improvements Plans. Administrative procedures for site-specific credits should be addressed in the development impact fee ordinance.
6) Extraordinary costs, if any, in servicing newly developed properties should be addressed through administrative procedures that allow independent studies to be submitted to the County. These procedures should be addressed in the development impact fee ordinance. One service area represented by Ada County is appropriate for the fees herein.
7) The time-price differential inherent in fair comparisons of amounts paid at different times has been addressed. All costs in the development impact fee calculations are given in current dollars with no assumed inflation rate over time. Necessary cost adjustments can be made as part of the annual evaluation and update of development impact fees.

IMPLEMENTATION AND ADMINISTRATION

The Idaho Act requires jurisdictions to form a Development Impact Fee Advisory Committee. The committee must have at least five members with a minimum of two members active in the business of real estate, building, or development. The committee acts in an advisory capacity and is tasked to do the following:

- Assist the governmental entity in adopting land use assumptions;
- Review the capital improvements plan, and proposed amendments, and file written comments;
- Monitor and evaluate implementation of the capital improvements plan;
- File periodic reports, at least annually, with respect to the capital improvements plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and
- Advise the governmental entity of the need to update or revise land use assumptions, the capital improvements plan, and development impact fees.

Per the above, the County formed a Development Impact Fee Advisory Committee (DIFAC). TischlerBise and County staff met with the DIFAC during the process and provided information on land use assumptions, level of service and cost assumptions, and draft development impact fee schedules. This report reflects comments and feedback received from the DIFAC.

The County must develop and adopt a capital improvements plan (CIP) that includes those improvements for which fees were developed. The Idaho Act defines a capital improvement as an "improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility." Requirements for the CIP are outlined in Idaho Code 67-8208. Certain procedural requirements must be followed for adoption of the CIP and the development impact fee ordinance. Requirements are described in detail in Idaho Code 67-8206. The County has a CIP that meets the above requirements.

TischlerBise recommends that development impact fees be updated annually to reflect recent data. One approach is to adjust for inflation in construction costs by means of an index like the RSMeans or Engineering News Record (ENR). This index can be applied against the calculated development impact fee. If cost estimates change significantly the County should evaluate an adjustment to the CIP and development impact fees.

Idaho's enabling legislation requires an annual development impact fees report that accounts for fees collected and spent during the preceding year (Idaho Code 67-8210). Development impact fees must be deposited in interest-bearing accounts earmarked for the associated capital facilities as outlined in capital improvements plans. Also, fees must be spent within eight years of when they are collected (on a first in, first out basis) unless the local governmental entity identifies in writing (a) a reasonable cause why the

fees should be held longer than eight years; and (b) an anticipated date by which the fees will be expended but in no event greater than eleven years from the date they were collected.

Credits must be provided for in accordance with Idaho Code Section 67-8209 regarding site-specific credits or developer reimbursements for system improvements that have been included in the development impact fee calculations. Project improvements normally required as part of the development approval process are not eligible for credits against development impact fees. Specific policies and procedures related to site-specific credits or developer reimbursements for system improvements should be addressed in the ordinance that establishes the County's fees.

The general concept is that developers may be eligible for site-specific credits or reimbursements only if they provide system improvements that have been included in CIP and development impact fee calculations. If a developer constructs a system improvement that was included in the fee calculations, it is necessary to either reimburse the developer or provide a credit against the fees in the area that benefits from the system improvement. The latter option is more difficult to administer because it creates unique fees for specific geographic areas. Based on TischlerBise's experience, it is better for a reimbursement agreement to be established with the developer that constructs a system improvement. For example, if a developer elects to construct a system improvement, then a reimbursement agreement can be established to payback the developer from future development impact fee revenue. The reimbursement agreement should be based on the actual documented cost of the system improvement, if less than the amount shown in the CIP. However, the reimbursement should not exceed the CIP amount that has been used in the development impact fee calculations.

APPENDIX A. LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Ada County will collect impact fees from all new residential units. One-time impact fees are determined by the number of residential units.

Single Family Units:

1. Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multifamily Units:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. Boat, RV, Van, etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT CATEGORIES

Nonresidential development categories used throughout this study are based on land use classifications from the book Trip Generation (ITE, 2021). A summary description of each development category is provided below.

Retail: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, Retail includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.

Office: Establishments providing management, administrative, professional, or business services. By way of example, Office includes business offices, office parks, and corporate headquarters.

Industrial: Establishments primarily engaged in the production and transportation of goods. By way of example, Industrial includes manufacturing plants, trucking companies, warehousing facilities, utility substations, power generation facilities, and telecommunications buildings.

Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, Institutional includes schools, universities, churches, daycare facilities, hospitals, health care facilities, and government buildings.

APPENDIX B. DEMOGRAPHIC ASSUMPTIONS

The data estimates and projections used in the study's calculations are detailed in this section. This chapter includes discussion and findings on:

- Household/housing unit size
- Current population and housing unit estimates
- Residential projections
- Current employment and nonresidential floor area estimates
- Nonresidential projections
- Functional population
- Vehicle trip generation and projections

POPULATION AND HOUSING CHARACTERISTICS

Impact fees often use per capita standards and persons per housing unit or persons per household to derive proportionate share fee amounts. Housing types have varying household sizes and, consequently, a varying demand on County infrastructure and services. Thus, it is important to differentiate between housing types and size.

When persons per housing unit (PPHU) is used in the development impact fee calculations, infrastructure standards are derived using year-round population. In contrast, when persons per household (PPHH) is used in the development impact fee calculations, the fee methodology assumes all housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. Thus, TischlerBise recommends that fees for residential development in Ada County be imposed according to persons per housing units.

Based on housing characteristics, TischlerBise recommends using two housing unit categories for the Impact Fee study: (1) Single Family and (2) Multifamily. Each housing type has different characteristics which results in a different demand on County facilities and services. Figure 14 shows the US Census American Community Survey 2021 5-Year Estimates data for Ada County. Single family units have a housing unit size of 2.62 persons and multifamily units have a housing unit size of 1.81 persons. Additionally, there is a housing mix of 83 percent single family and 17 percent multifamily.

The estimates in Figure 14 are for household size calculations. Base year population and housing units are estimated with another, more recent data source.

Figure 14. Ada County Persons per Housing Unit

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	415,557	158,890	**2.62**	153,711	2.70	83%
Multifamily [2]	59,917	33,161	**1.81**	31,014	1.93	17%
Total	475,474	192,051	**2.48**	184,725	2.57	

[1] Includes attached and detached single family homes and mobile homes
[2] Includes all other types
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

The US Census American Community Survey 2021 5-Year Estimates data for incorporated Ada County is shown in Figure 15. Single family units have a housing unit size of 2.59 persons and multifamily units have a housing unit size of 1.80 persons. Additionally, there is a housing mix of 81 percent single family and 19 percent multifamily.

Figure 15. Incorporated Ada County Persons per Housing Unit

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	363,946	140,266	**2.59**	135,502	2.69	81%
Multifamily [2]	58,871	32,691	**1.80**	30,619	1.92	19%
Total	422,817	172,957	**2.44**	166,121	2.55	

[1] Includes attached and detached single family homes and mobile homes
[2] Includes all other types
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

The US Census American Community Survey 2021 5-Year-Estimates data for unincorporated Ada County is shown in Figure 16. Single family units have a housing unit size of 2.77 persons and multifamily units have a housing unit size of 2.23 persons. Additionally, there is a housing mix of 98 percent single family and 2 percent multifamily.

Figure 16. Unincorporated Ada County Persons per Housing Unit

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	51,611	18,624	**2.77**	18,209	2.83	98%
Multifamily [2]	1,046	470	**2.23**	395	2.65	2%
Total	52,657	19,094	**2.76**	18,604	2.83	

[1] Includes attached and detached single family homes and mobile homes
[2] Includes all other types
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

BASE YEAR POPULATION AND HOUSING UNITS

Available through the Community Planning Association of Southwest Idaho (COMPASS), the base year 2023 population in Ada County is estimated to be 554,590 residents shown in Figure 17. PPHU factors for

Incorporated and Unincorporated Ada County were used to estimate base year housing units for the whole County. The housing unit mix for Ada County was then applied to the total giving an estimated 182,342 single family units and 37,833 multifamily units.

Figure 17. Ada County Base Year Population and Housing Units

Ada County	Base Year 2023
Population [1]	544,590
Housing Units [2]	
Single Family	182,342
Multifamily	37,833
Total Housing Units	220,175

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model
[2] U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, TischlerBise analysis

Available through COMPASS, the base year 2023 population in unincorporated Ada County is estimated to be 63,510 residents shown in Figure 18. PPHU factors for unincorporated Ada County were used to estimate base year housing units. The housing unit mix was then applied to the total giving an estimated 22,444 single family units and 566 multifamily units.

Figure 18. Unincorporated Ada County Base Year Population and Housing Units

Ada County Unincorporated	Base Year 2023
Population [1]	63,510
Housing Units [2]	
Single Family	22,444
Multifamily	566
Total Housing Units	23,011

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model
[2] U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, TischlerBise analysis

The population estimate for unincorporated Ada County from COMPASS was subtracted from the population estimate for the whole of Ada County to find the estimated base year population for incorporated Ada County. Shown in Figure 19 the estimated population is 481,080. PPHU factors for incorporated Ada County were used to estimate base year housing units. The housing unit mix was then applied to the total giving an estimated 159,989 single family units and 37,266 multifamily units.

Figure 19. Incorporated Ada County Base Year Population and Housing Units

Ada County Incorporated	Base Year 2023
Population [1]	481,080
Housing Units [2]	
Single Family	159,898
Multifamily	37,266
Total Housing Units	197,164

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model
[2] U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, TischlerBise analysis

POPULATION AND HOUSING UNIT PROJECTIONS

The residential projections are based on a review of COMPASS published estimates, impact fee studies from cities and fire districts within Ada County, and PPHU factors. Impact fee studies comprising the main six cities within Ada County were used to affirm growth trends for whole county projections. From the 2023 base year housing unit totals, Ada County is projected to increase by 50,296 housing units over the next ten years. Additionally, there is a projected increase of 125,397 residents over the next ten years, a 23 percent increase.

Figure 20. Ada County Residential Development Projections

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population	544,590	568,015	591,946	602,628	613,310	623,991	634,673	645,355	653,566	661,776	669,987	**125,397**
Percent Increase		*4.3%*	*4.2%*	*1.8%*	*1.8%*	*1.7%*	*1.7%*	*1.7%*	*1.3%*	*1.3%*	*1.2%*	***23.0%***
Housing Units												
Single Family	182,342	190,171	198,180	201,750	205,321	208,891	212,462	216,033	218,774	221,515	224,256	**41,914**
Multifamily	37,833	39,417	41,005	41,716	42,426	43,137	43,847	44,558	45,110	45,662	46,215	**8,382**
Total Housing Units	220,175	229,588	239,185	243,466	247,747	252,028	256,309	260,591	263,884	267,177	270,471	**50,296**

Source: COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; City & Fire District Impact Fee Studies; TischlerBise analysis

From the 2023 base year housing unit totals for incorporated Ada County, there is a projected increase of 44,844 new housing units over the next ten years. Additionally, there is a projected increase of 110,415 residents in incorporated Ada County, a 23 percent increase.

Figure 21. Incorporated Ada County Residential Development Projections

Ada County Incorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population	481,080	502,024	523,414	532,767	542,119	551,471	560,823	570,174	577,281	584,388	591,495	**110,415**
Percent Increase		*4.4%*	*4.3%*	*1.8%*	*1.8%*	*1.7%*	*1.7%*	*1.7%*	*1.2%*	*1.2%*	*1.2%*	***23.0%***
Housing Units												
Single Family	159,898	166,853	173,967	177,075	180,183	183,291	186,399	189,507	191,866	194,226	196,586	**36,688**
Multifamily	37,266	38,822	40,383	41,072	41,761	42,450	43,139	43,828	44,359	44,891	45,423	**8,156**
Total Housing Units	197,164	205,676	214,350	218,147	221,944	225,741	229,538	233,334	236,226	239,117	242,008	**44,844**

Source: COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; City & Fire District Impact Fee Studies; TischlerBise analysis

From the 2023 base year housing unit total for unincorporated Ada County, there is a projected increase 5,453 new housing units over the next ten years. Additionally, there is a projected increase of 14,982 residents in unincorporated Ada County, a 23.6 percent increase.

Figure 22. Unincorporated Ada County Residential Development Projections

Ada County Unincorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population	63,510	65,991	68,532	69,861	71,190	72,520	73,850	75,181	76,284	77,388	78,492	**14,982**
Percent Increase		*3.9%*	*3.8%*	*1.9%*	*1.9%*	*1.9%*	*1.8%*	*1.8%*	*1.5%*	*1.4%*	*1.4%*	***23.6%***
Housing Units												
Single Family	22,444	23,318	24,213	24,675	25,138	25,600	26,063	26,526	26,908	27,289	27,671	**5,227**
Multifamily	566	594	622	644	665	687	708	730	751	771	792	**226**
Total Housing Units	23,011	23,912	24,835	25,319	25,803	26,287	26,772	27,256	27,658	28,061	28,464	**5,453**

Source: COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; City & Fire District Impact Fee Studies; TischlerBise analysis

CURRENT EMPLOYMENT AND NONRESIDENTIAL FLOOR AREA

The impact fee study will include nonresidential development as well. Available through COMPASS Job projections from the Traffic Analysis Zone Model (TAZ) and *Communities in Motion 2050* there are an estimated 239,668 jobs in Ada County in 2023. These job projections are broken down by industry leading to an estimated 43,787 retail jobs, 130,780 office jobs, 35,745 industrial jobs, and 29,356 institutional jobs in the base year.

Base year nonresidential floor area estimates are based on Ada County GIS nonresidential parcel data. There is an estimated 131 million square feet of nonresidential floor area in Ada County. Retail and industrial sectors account for the greatest share with approximately 32 percent each. Institutional accounts for 20 percent, and office accounts for 17 percent of the total.

Figure 23. Ada County Base Year Employment and Nonresidential Floor Area

Ada County	Base Year Jobs [1]	% of Total	Base Year Sq. Ft. [2]	% of Total
Retail	43,787	18%	41,938,153	32%
Office	130,780	55%	21,670,098	17%
Industrial	35,745	15%	41,668,221	32%
Institutional	29,356	12%	25,911,213	20%
Total	**239,668**	**100%**	**131,187,685**	**100%**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050
[2] Source: Ada County GIS parcel data

The job and nonresidential floor area estimates were further broken down into incorporated and unincorporated areas. Incorporated Ada County has an estimated 230,704 jobs in 2023. These job projections are broken down by industry leading to an estimated 42,925 retail jobs, 125,936 office jobs, 34,547 industrial jobs, and 27,296 institutional jobs in the base year. Additionally, there is an estimated 127 million square feet of nonresidential floor area in incorporated Ada County. Retail accounts for the greatest share at 32 percent. Industrial accounts for 31 percent, institutional accounts for 19 percent, and office accounts for 17 percent of the total.

Figure 24. Incorporated Ada County Base Year Employment and Nonresidential Floor Area

Ada County Incorporated	Base Year Jobs [1]	% of Total	Base Year Sq. Ft. [2]	% of Total
Retail	42,925	19%	41,286,649	32%
Office	125,936	55%	21,370,261	17%
Industrial	34,547	15%	39,887,518	31%
Institutional	27,296	12%	24,605,169	19%
Total	**230,704**	**100%**	**127,149,597**	**100%**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050
[2] Source: Ada County GIS parcel data

Unincorporated Ada County has an estimated 8,964 jobs in 2023. These job projections are broken down by industry leading to an estimated 862 retail jobs, 4,844 office jobs, 1,198 industrial jobs, and 2,060 institutional jobs in the base year. Additionally, there is an estimated 4 million square feet of nonresidential floor area in unincorporated Ada County. Industrial accounts for the greatest share at 44 percent. Institutional accounts for 32 percent, retail accounts for 16 percent, and office accounts for 7 percent.

Figure 25. Unincorporated Ada County Base Year Employment and Nonresidential Floor Area

Ada County Unincorporated	Base Year Jobs [1]	% of Total	Base Year Sq. Ft. [2]	% of Total
Retail	862	10%	651,504	16%
Office	4,844	54%	299,837	7%
Industrial	1,198	13%	1,780,703	44%
Institutional	2,060	23%	1,306,044	32%
Total	**8,964**	**100%**	**4,038,088**	**100%**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion
[2] Source: Ada County GIS parcel data

EMPLOYMENT AND NONRESIDENTIAL FLOOR AREA PROJECTIONS

Job projections for the industry sectors are calculated with the Institution of Transportation Engineers' (ITE) square feet per employee averages shown in Figure 26. For retail industries the Shopping Center land use factors are used; for office the General Office factors are used; for industrial the Light Industrial factors are used; for institutional the Hospital factors are used.

Figure 26. Institute of Transportation Engineers (ITE) Employment Density Factors

Employment Industry	ITE Code	Land Use	Demand Unit	Emp per Dmd Unit	Sq. Ft. per Emp
Retail	820	Shopping Center	1,000 Sq Ft	2.12	471
Office	710	General Office	1,000 Sq Ft	3.26	307
Industrial	110	Light Industrial	1,000 Sq Ft	1.57	637
Institutional	610	Hospital	1,000 Sq Ft	2.86	350

Source: *Trip Generation* , Institute of Transportation Engineers, 11th Edition (2021)

Job and nonresidential growth projections over the next ten years for Ada County are shown in Figure 27. It is estimated there will be an increase of 43,283 jobs, an 18 percent increase from the base year. The majority of the increase comes from the office sector (54 percent).

The nonresidential floor area projections are calculated by applying the ITE square feet per employee factors to the job growth. In the next ten years, the nonresidential floor area is projected to increase by 17 million square feet (rounded), a 13 percent increase from the base year. The office sector has the largest share of this growth at 42 percent.

Figure 27. Ada County Employment and Nonresidential Floor Area Projections

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	43,787	44,612	45,437	46,262	47,086	47,910	48,734	49,557	50,367	51,177	51,986	**8,199**
Office	130,780	133,132	135,483	137,835	140,186	142,538	144,889	147,241	149,556	151,872	154,187	**23,407**
Industrial	35,745	36,388	37,030	37,673	38,315	38,958	39,600	40,242	40,875	41,507	42,139	**6,394**
Institutional	29,356	29,884	30,413	30,943	31,472	32,003	32,533	33,064	33,588	34,113	34,639	**5,283**
Total	239,668	244,016	248,364	252,712	257,060	261,408	265,756	270,104	274,386	278,669	282,951	**43,283**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	41,938	42,327	42,715	43,104	43,492	43,880	44,268	44,656	45,037	45,419	45,800	**3,862**
Office	21,670	22,392	23,114	23,836	24,558	25,280	26,002	26,724	27,434	28,145	28,856	**7,186**
Industrial	41,668	42,078	42,487	42,896	43,305	43,715	44,124	44,533	44,936	45,339	45,741	**4,073**
Institutional	25,911	26,096	26,281	26,467	26,652	26,838	27,023	27,209	27,392	27,576	27,760	**1,849**
Total	131,188	132,893	134,598	136,302	138,007	139,712	141,417	143,121	144,800	146,479	148,157	**16,970**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis
[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

Job and nonresidential growth projections over the next ten years for incorporated Ada County are shown in Figure 28. It is estimated there will be an increase of 41,040 jobs, an 18 percent increase from the base year. The majority of the increase comes from the office sector (55 percent).

The nonresidential floor area projections are calculated by applying the ITE square feet per employee factors to the job growth. In the next ten years, the nonresidential floor area is projected to increase by 16.1 million square feet (rounded), a 13 percent increase from the base year. The office sector has the largest share of this growth at 43 percent.

Figure 28. Incorporated Ada County Employment and Nonresidential Floor Area Projections

Ada County Incorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	42,925	43,696	44,466	45,236	46,004	46,772	47,539	48,306	49,059	49,811	50,561	**7,636**
Office	125,936	128,198	130,458	132,715	134,970	137,223	139,474	141,723	143,933	146,138	148,339	**22,403**
Industrial	34,547	35,168	35,787	36,407	37,025	37,643	38,261	38,878	39,484	40,089	40,693	**6,146**
Institutional	27,296	27,786	28,276	28,765	29,254	29,742	30,230	30,718	31,197	31,675	32,152	**4,856**
Total	230,704	234,848	238,987	243,123	247,254	251,381	255,505	259,624	263,673	267,712	271,744	**41,040**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	41,287	41,650	42,013	42,375	42,737	43,099	43,460	43,821	44,176	44,530	44,883	**3,597**
Office	21,370	22,065	22,758	23,451	24,144	24,835	25,526	26,217	26,895	27,572	28,248	**6,878**
Industrial	39,888	40,283	40,678	41,072	41,466	41,860	42,253	42,646	43,032	43,418	43,802	**3,915**
Institutional	24,605	24,777	24,948	25,119	25,291	25,461	25,632	25,803	25,970	26,138	26,305	**1,699**
Total	127,150	128,774	130,397	132,018	133,637	135,255	136,872	138,487	140,074	141,657	143,238	**16,088**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis
[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

Job and nonresidential growth projections over the next ten years for unincorporated Ada County are shown in Figure 29. It is estimated there will be an increase of 2,244 jobs, a 25 percent increase from the base year. The majority of the increase comes from the office sector (45 percent).

The nonresidential floor area projections are calculated by applying the ITE square feet per employee factors to the job growth. In the next ten years, the nonresidential floor area is projected to increase by 881,000 square feet, a 22 percent increase from the base year. The office sector has the largest share of this growth at 35 percent.

Figure 29. Unincorporated Ada County Employment and Nonresidential Floor Area Projections

Ada County Unincorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	862	916	971	1,026	1,082	1,138	1,194	1,251	1,308	1,366	1,425	**563**
Office	4,844	4,934	5,025	5,120	5,216	5,315	5,415	5,518	5,623	5,734	5,849	**1,005**
Industrial	1,198	1,220	1,243	1,266	1,290	1,314	1,339	1,365	1,391	1,418	1,446	**248**
Institutional	2,060	2,098	2,137	2,177	2,218	2,260	2,303	2,347	2,391	2,438	2,487	**427**
Total	8,964	9,168	9,377	9,589	9,806	10,027	10,251	10,480	10,714	10,957	11,208	**2,244**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	652	677	703	729	755	781	808	835	862	889	917	**265**
Office	300	327	356	384	414	444	475	507	539	573	608	**308**
Industrial	1,781	1,795	1,809	1,824	1,839	1,855	1,871	1,887	1,904	1,921	1,939	**158**
Institutional	1,306	1,319	1,333	1,347	1,361	1,376	1,391	1,406	1,422	1,438	1,456	**150**
Total	4,038	4,119	4,201	4,285	4,370	4,457	4,545	4,634	4,726	4,821	4,920	**881**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis
[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

VEHICLE TRIP GENERATION

RESIDENTIAL VEHICLE TRIPS BY HOUSING TYPE

A customized trip rate is calculated for the single family and multifamily units in Ada County. In Figure 30, the most recent data from the US Census American Community Survey is inputted into equations provided by the ITE to calculate the trip ends per housing unit factor. A single family unit is estimated to generate 10.66 trip ends and a multifamily unit is estimated to generate 5.42 trip ends on an average weekday.

Figure 30. Customized Residential Trip End Rates by Housing Type

Tenure by Units in Structure	Vehicles Available[1]	Households by Structure Type[2] Single Family	Multifamily	Total	Vehicles per HH by Tenure
Owner-Occupied	289,778	129,602	1,468	131,070	2.21
Renter-Occupied	85,906	24,109	29,546	53,655	1.60
Total	375,684	153,711	31,014	184,725	2.03
Housing Units[3]		158,890	33,161	192,051	

Housing Type	Persons in Households[4]	Trip Ends[5]	Vehicles by Type of Unit	Trip Ends[6]	Average Trip Ends	Local Trip Ends per HH	National Trip Ends per Unit[7]
Single Family	415,557	1,157,628	324,995	2,118,200	1,637,914	**10.66**	9.43
Multifamily	59,917	137,129	50,518	199,334	168,231	**5.42**	4.54
Total	475,474	1,294,757	375,513	2,317,534	1,806,145	**9.78**	

1. Vehicles available by tenure from Table B25046, 2021 American Community Survey 5-Year Estimates.
2. Households by tenure and units in structure from Table B25032, 2021 American Community Survey 5-Year Estimates.
3. Housing units from Table B25024, 2021 American Community Survey 5-Year Estimates.
4. Total population in households from Table B25033, 2021 American Community Survey 5-Year Estimates.
5. Vehicle trips ends based on persons using formulas from Trip Generation (ITE 2021). For single-family housing (ITE 210), the fitted curve equation is EXP(0.89*LN(persons)+1.72). To approximate the average population of the ITE studies, persons were divided by 19 and the equation result multiplied by 19. For multi-family housing (ITE 221), the fitted curve equation is (2.29*persons)-81.02 (ITE 2017).
6. Vehicle trip ends based on vehicles available using formulas from Trip Generation (ITE 2021). For single-family housing (ITE 210), the fitted curve equation is EXP(0.99*LN(vehicles)+1.93). To approximate the average number of vehicles in the ITE studies, vehicles available were divided by 34 and the equation result multiplied by 34. For multi-family housing (ITE 221), the fitted curve equation is (3.94*vehicles)+293.58 (ITE 2021).
7. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

RESIDENTIAL VEHICLE TRIPS ADJUSTMENT FACTORS

A vehicle trip end is the out-bound or in-bound leg of a vehicle trip. As a result, so to not double count trips, a standard 50 percent adjustment is applied to trip ends to calculate a vehicle trip. For example, the out-bound trip from a person's home to work is attributed to the housing unit and the trip from work back home is attributed to the employer.

However, an additional adjustment is necessary to capture County residents' work bound trips that are outside of the County. The trip adjustment factor includes two components. According to the National Household Travel Survey, home-based work trips are typically 31 percent of out-bound trips (which are 50 percent of all trip ends). Also, utilizing the most recent data from the Census Bureau's web application "OnTheMap", 17 percent of Ada County workers travel outside the County for work. In combination, these factors account for 3 percent of additional production trips (0.31 x 0.50 x 0.17 = 0.03). Shown in Figure 31, the total adjustment factor for residential housing units includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (3 percent of production trips) for a total of 53 percent.

Figure 31. Residential Trip Adjustment Factor for Commuters

Trip Adjustment Factor for Commuters

Employed Ada County Residents (2020)	212,011
Residents Working in Ada County (2020)	175,359
Residents Commuting Outside of Ada County for Work	36,652
Percent Commuting Out of Ada County	17%
Additional Production Trips	**3%**

Standard Trip Adjustment Factor	**50%**
Residential Trip Adjustment Factor	**53%**

Source: U.S. Census, OnTheMap Application, 2020

NONRESIDENTIAL VEHICLE TRIPS

Vehicle trip generation for nonresidential land uses are calculated by using ITE's average daily trip end rates and adjustment factors found in their recently published 11th edition of Trip Generation. To estimate the trip generation in Ada County, the weekday trip end per 1,000 square feet factors listed in Figure 32 are used.

Figure 32. Institute of Transportation Engineers Nonresidential Factors

Employment Industry	ITE Code	Land Use	Demand Unit	Wkdy Trip Ends per Dmd Unit	Wkdy Trip Ends per Employee
Retail	820	Shopping Center	1,000 Sq Ft	37.01	17.42
Office	710	General Office	1,000 Sq Ft	10.84	3.33
Industrial	110	Light Industrial	1,000 Sq Ft	4.87	3.10
Institutional	610	Hospital	1,000 Sq Ft	10.77	3.77

Source: *Trip Generation* , Institute of Transportation Engineers, 11th Edition (2021)

For nonresidential land uses, the standard 50 percent adjustment is applied to office, industrial, and institutional land uses. A lower vehicle trip adjustment factor is used for retail uses because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination. In Figure 33, the Institute for Transportation Engineers' land use code, daily vehicle trip end rate, and trip adjustment factor is listed for each land use.

Figure 33. Daily Vehicle Trip Factors

Land Use	ITE Codes	Daily Vehicle Trip Ends	Trip Adj. Factor	Daily Vehicle Trips
Residential (per housing unit)				
Single Family	210	10.66	53%	5.65
Multifamily	220	5.42	53%	2.87
Nonresidential (per 1,000 square feet)				
Retail	820	37.01	38%	14.06
Office	710	10.84	50%	5.42
Industrial	110	4.87	50%	2.44
Institutional	610	10.77	50%	5.39

Source: *Trip Generation* , Institute of Transportation Engineers, 11th Edition (2021); 'National Household Travel Survey, 2009

VEHICLE TRIP PROJECTIONS

The base year vehicle trip totals and vehicle trip projections are calculated by combining the vehicle trip end factors, the trip adjustment factors, and the residential and nonresidential assumptions for housing stock and floor area. Countywide, residential land uses account for 1,138,874 vehicle trips and nonresidential land uses account for 948,256 vehicle trips in the base year shown in Figure 34.

Through 2033, it is projected that daily vehicle trips will increase by 374,018 trips with the majority of the growth being generated by single family (63 percent) and retail (15 percent) development.

Figure 34. Ada County Vehicle Trip Projections

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Residential Trips												
Single Family	1,030,196	1,074,429	1,119,675	1,139,848	1,160,022	1,180,195	1,200,368	1,220,542	1,236,029	1,251,516	1,267,003	**236,807**
Multifamily	108,679	113,228	117,791	119,832	121,873	123,915	125,956	127,997	129,583	131,170	132,756	**24,077**
Subtotal	1,138,874	1,187,658	1,237,466	1,259,681	1,281,895	1,304,110	1,326,324	1,348,539	1,365,612	1,382,685	1,399,759	**260,884**
Nonresidential Trips												
Retail	589,810	595,277	600,742	606,204	611,664	617,121	622,576	628,029	633,398	638,762	644,120	**54,310**
Office	117,452	121,365	125,278	129,191	133,103	137,016	140,929	144,841	148,694	152,547	156,400	**38,948**
Industrial	101,462	102,459	103,456	104,452	105,449	106,445	107,442	108,438	109,419	110,399	111,380	**9,918**
Institutional	139,532	140,528	141,524	142,522	143,521	144,520	145,520	146,521	147,509	148,498	149,489	**9,957**
Subtotal	948,256	959,629	971,000	982,369	993,737	1,005,103	1,016,467	1,027,830	1,039,020	1,050,206	1,061,389	**113,134**
Vehicle Trips												
Grand Total	2,087,130	2,147,286	2,208,466	2,242,050	2,275,632	2,309,212	2,342,791	2,376,368	2,404,632	2,432,892	2,461,148	**374,018**

Source: Institute of Transportation Engineers, *Trip Generation* , 11th Edition (2021)

In incorporated Ada County, residential land uses account for 1,010,441 vehicle trips and nonresidential land uses account for 926,099 vehicle trips in the base year shown in Figure 35.

Through 2033, it is projected that daily vehicle trips will increase by 337,251 trips with the majority of the growth being generated by single family (61 percent) and retail (15 percent) development.

Figure 35. Incorporated Ada County Vehicle Trip Projections

Ada County Incorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Residential Trips												
Single Family	903,389	942,688	982,879	1,000,440	1,018,000	1,035,559	1,053,117	1,070,675	1,084,006	1,097,336	1,110,670	**207,281**
Multifamily	107,051	111,521	116,004	117,983	119,963	121,942	123,921	125,899	127,427	128,954	130,481	**23,429**
Subtotal	1,010,441	1,054,210	1,098,883	1,118,423	1,137,962	1,157,500	1,177,038	1,196,575	1,211,433	1,226,289	1,241,151	**230,710**
Nonresidential Trips												
Retail	580,647	585,754	590,856	595,953	601,044	606,131	611,213	616,291	621,280	626,259	631,228	**50,580**
Office	115,827	119,591	123,351	127,107	130,859	134,608	138,353	142,095	145,772	149,442	153,103	**37,277**
Industrial	97,126	98,089	99,050	100,011	100,970	101,929	102,887	103,843	104,784	105,722	106,658	**9,532**
Institutional	132,499	133,423	134,346	135,268	136,189	137,110	138,029	138,948	139,851	140,752	141,651	**9,152**
Subtotal	926,099	936,857	947,603	958,338	969,063	979,778	990,482	1,001,177	1,011,687	1,022,174	1,032,640	**106,541**
Vehicle Trips												
Grand Total	1,936,539	1,991,066	2,046,486	2,076,761	2,107,025	2,137,278	2,167,520	2,197,752	2,223,120	2,248,464	2,273,791	**337,251**

Source: Institute of Transportation Engineers, *Trip Generation* , 11th Edition (2021)

In unincorporated Ada County, residential land uses account for 128,434 vehicle trips and nonresidential land uses account for 22,157 vehicle trips in the base year shown in Figure 36.

Through 2033, it is projected that daily vehicle trips will increase by 36,772 trips with the majority of the growth being generated by single family (80 percent) and retail (10 percent) development.

Figure 36. Unincorporated Ada County Vehicle Trip Projections

Ada County Unincorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Residential Trips												
Single Family	126,807	131,741	136,796	139,409	142,022	144,636	147,251	149,866	152,023	154,180	156,338	**29,532**
Multifamily	1,627	1,707	1,787	1,849	1,911	1,973	2,035	2,097	2,157	2,216	2,275	**648**
Subtotal	128,434	133,448	138,583	141,258	143,933	146,609	149,286	151,964	154,179	156,396	158,613	**30,180**
Nonresidential Trips												
Retail	9,163	9,523	9,886	10,251	10,619	10,990	11,363	11,739	12,118	12,503	12,893	**3,730**
Office	1,625	1,774	1,927	2,084	2,244	2,408	2,575	2,746	2,922	3,106	3,297	**1,672**
Industrial	4,336	4,370	4,406	4,442	4,479	4,517	4,555	4,594	4,635	4,677	4,721	**385**
Institutional	7,033	7,105	7,178	7,254	7,331	7,410	7,491	7,573	7,658	7,746	7,838	**805**
Subtotal	22,157	22,772	23,397	24,031	24,673	25,325	25,985	26,652	27,333	28,032	28,749	**6,592**
Vehicle Trips												
Grand Total	150,591	156,220	161,980	165,288	168,606	171,934	175,271	178,616	181,512	184,428	187,363	**36,772**

Source: Institute of Transportation Engineers, *Trip Generation* , 11th Edition (2021)

EXHIBIT C

EMS CAPITAL IMPROVEMENT PLAN AND DEVELOPMENT IMPACT FEE STUDY

(50 pages – attached)

EMS Capital Improvement Plan and Development Impact Fee Study

Submitted to:

Ada County, Idaho

May 24, 2024

Prepared by:

TischlerBise
FISCAL | ECONOMIC | PLANNING

999 W Main St
Suite 100
Boise, ID 83702
800.424.4318
www.tischlerbise.com

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Impact Fee Study
Ada County, Idaho

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EXECUTIVE SUMMARY

Ada County, Idaho, retained TischlerBise, Inc. to calculate the impact fees to be imposed on new development to meet the new demands generated for public facilities in the County. It is the intent of Ada County to evaluate and establish impact fees for EMS facilities. This report presents the methodologies and calculations used to generate current levels of service and maximum supportable impact fees. It is intended to serve as supporting documentation for the evaluation and establishment of impact fees in Ada County.

The purpose of this study is to demonstrate the County's compliance with Idaho Statutes as authorized by the Idaho Legislature. Consistent with the statutory authorization for development impact fees (Idaho Code 67-8202(1-4)), it is the intent of Ada County to:

1. Collect impact fees to ensure that adequate public facilities are available to serve new growth and development;
2. Promote orderly growth and development by establishing uniform standards by which local governments may require that those who benefit from new growth and development pay a proportionate share of the cost of new public facilities needed to serve new growth and development;
3. Establish minimum standards for the adoption of development impact fee ordinances by government entities;
4. Ensure that those who benefit from new growth and development are required to pay no more than their proportionate share of the cost of public facilities needed to serve new growth and development and to prevent duplicate and ad hoc development requirements;

Impact fees are one-time payments used to construct system improvements needed to accommodate new development. An impact fee represents new growth's fair share of capital facility needs. By law, impact fees can only be used for capital improvements, not operating or maintenance costs. Impact fees are subject to legal standards, which require fulfillment of three key elements: need, benefit and proportionality.

- First, to justify a fee for public facilities, it must be demonstrated that new development will create a need for capital improvements.
- Second, new development must derive a benefit from the payment of the fees (i.e., in the form of public facilities constructed within a reasonable timeframe).
- Third, the fee paid by a particular type of development should not exceed its proportional share of the capital cost for system improvements.

TischlerBise evaluated possible methodologies and documented appropriate demand indicators by type of development for the levels of service and fees. Local demographic data and improvement costs were used to identify specific capital costs attributable to growth. This report includes summary tables indicating the specific factors, referred to as level of service standards, used to derive the impact fees.

The geographic area for the EMS impact fees is countywide. These facilities provide a countywide benefit and are services not provided by the cities within Ada County.

IDAHO DEVELOPMENT IMPACT FEE ENABLING LEGISLATION

The Enabling Legislation governs how development fees are calculated for municipalities in Idaho. All requirements of the Idaho Development Impact Fee Act (hereafter referred to as the Idaho Act) have been met in the supporting documentation prepared by TischlerBise. There are four requirements of the Idaho Act that are not common in the development impact fee enabling legislation of other states. This overview offers further clarification of these unique requirements.

First, as specified in 67-8204(2) of the Idaho Act, "development impact fees shall be calculated on the basis of levels of service for public facilities . . . applicable to existing development as well as new growth and development."

Second, Idaho requires a Capital Improvements Plan (CIP) [see 67-8208]. The CIP requirements are summarized in this report, with detailed documentation provided in the discussion on infrastructure.

Third, the Idaho Act also requires documentation of any existing deficiencies in the types of infrastructure to be funded by development impact fees [see 67-8208(1)(a)]. The intent of this requirement is to prevent charging new development to cure existing deficiencies. In the context of development impact fees for Ada County, the term "deficiencies" means a shortage or inadequacy of current system improvements when measured against the levels of service to be applied to new development. It does not mean a shortage or inadequacy when measured against some "hoped for" level of service.

TischlerBise used the current infrastructure cost per service unit (i.e., existing standards), or future levels of service where appropriate, multiplied by the projected increase in service units over an appropriate planning timeframe, to yield the cost of growth-related system improvements. The relationship between these three variables can be reduced to a mathematical formula, expressed as A x B = C. In section 67-8204(16), the Idaho Act simply reorganizes this formula, stating the cost per service unit (i.e., development impact fee) may not exceed the cost of growth-related system improvements divided by the number of projected service units attributable to new development (i.e., A = C ÷ B). By using existing infrastructure standards to determine the need for growth-related capital improvements, Ada County ensures the same level-of-service standards are applicable to existing and new development. Using existing infrastructure standards also means there are no existing deficiencies in the current system that must be corrected from non-development impact fee funding.

Fourth, Idaho requires a proportionate share determination [see 67-8207]. Basically, local government must consider various types of applicable credits and/or other revenues that may reduce the capital costs attributable to new development. The development impact fee methodologies and the cash flow analysis have addressed the need for credits to avoid potential double payment for growth-related infrastructure.

SUMMARY OF CAPITAL IMPROVEMENT PLAN AND DEVELOPMENT IMPACT FEES

METHODOLOGIES AND CREDITS

Development impact fees can be calculated by any one of several legitimate methods. The choice of a particular method depends primarily on the service characteristics and planning requirements for each facility type. Each method has advantages and disadvantages in a particular situation, and to some extent can be interchangeable, because each allocates facility costs in proportion to the needs created by development.

Reduced to its simplest terms, the process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities. The following paragraphs discuss three basic methods for calculating development impact fees, and how each method can be applied.

Cost Recovery or Buy-In Fee Calculation. The rationale for the cost recovery approach is that new development is paying for its share of the useful life and remaining capacity of facilities already built or land already purchased from which new growth will benefit. This methodology is often used for systems that were oversized such as sewer and water facilities.

Incremental Expansion Fee Calculation. The incremental expansion method documents the current level of service (LOS) for each type of public facility in both quantitative and qualitative measures, based on an existing service standard (such as park land acres per 1,000 residents). This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments, with LOS standards based on current conditions in the community.

Plan-Based Fee Calculation. The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Facility plans identify needed improvements, and land use plans identify development. In this method, the total cost of relevant facilities is divided by total demand to calculate a cost per unit of demand. Then, the cost per unit of demand is multiplied by the amount of demand per unit of development (e.g., housing units or square feet of building area) in each category to arrive at a cost per specific unit of development (e.g., single family detached unit).

Credits. Regardless of the methodology, a consideration of "credits" is integral to the development of a legally valid impact fee methodology. There are two types of "credits," each with specific and distinct characteristics, but both of which should be addressed in the calculation of development impact fees. The first is a credit due to possible double payment situations. This could occur when contributions are made by the property owner toward the capital costs of the public facility covered by the impact fee. This type of credit is integrated into the impact fee calculation. The second is a credit toward the payment of a fee for dedication of public sites or improvements provided by the developer and for which the facility fee is imposed. This type of credit is addressed in the administration and implementation of a facility fee program.

Fee Methodologies

Of the fee methodologies discussed above, the incremental expansion method and the cost recovery method are used to calculate EMS impact fees for Ada County. Where capacity is sufficient to serve current demand the incremental expansion method documents the current Level of Service (LOS) for each type of public facility. While the cost of the impact fee study is captured through the cost recovery method. Additionally, Ada County anticipates working with the cities to collect the EMS impact fee countywide. The following table summarizes the method(s) used to derive the impact fee for each type of public facility in Ada County.

Figure 1. Summary of Impact Fee Methodologies

Fee Category	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
EMS	Countywide	Impact Fee Study	EMS Stations, EMS Land, EMS Vehicles, and EMS Equipment		Person & Vehicle Trips

Capital Improvement Plan

The EMS development impact fee is based on the existing level of service provided for EMS facilities. The development impact fee is calculated for residential and nonresidential development. Figure 2 shows that to serve projected growth at current levels of service, EMS will need to provide 12,215 square feet of new facility space, 1.59 acres of land, 6.0 new vehicle units, and 41.9 new equipment units over the next ten years.

Figure 2. EMS Summary of Demand for Projected Growth

Facility Type	10-Year Need		10-Year Cost
Station Space	12,215	square feet	$7,096,915
Station Land	1.59	acres	$516,750
Apparatus	6.0	vehicles	$2,123,508
Equipment	41.9	units	$796,100
		Total	**$10,533,273**

Listed in Figure 3 are the capital improvement plans for facility expansion for the next ten years. The planned expansions are consistent and exceed growth-related needs to continue providing the current level of service.

Figure 3. EMS Capital Improvement Plan

10-Year Growth-Related Capital Plan	Unit		Cost per Unit	Total Cost
New Facility Space				
Station: Floating Feather/Horseshoe Bend	3,246	square feet	$581	$1,885,926
Station: Federal Way/Amity	3,246	square feet	$581	$1,885,926
Station: Fairview and Cloverdale	3,246	square feet	$581	$1,885,926
Station: Lake Hazel/Five Mile	3,246	square feet	$581	$1,885,926
Station: 10 Mile/Franklin	3,246	square feet	$581	$1,885,926
Subtotal	*16,230*	*square feet*		*$9,429,630*
New Facility Land				
5 New Stations (1-1.5 acres per station)	7.5	acres	$325,000	$2,437,500
Subtotal	*7.5*	*acres*		*$2,437,500*
New Apparatus				
Ambulance w/ required capital equipment	10	vehicles	$353,918	$3,539,177
Subtotal	*10*	*vehicles*		*$3,539,177*
New Equipment				
Portable radios	20	units	$7,644	$152,886
Mobile/station radios	20	units	$8,298	$165,952
Subtotal	*40*	*units*		*$318,838*

Station Cost	$11,867,130
Apparatus Cost	$3,539,177
Equipment Cost	$318,838
Grand Total	$15,725,145

Maximum Supportable Development Impact Fees by Type of Land Use

Figure 4 provides a schedule of the maximum supportable development impact fees by type of land use for Ada County. The fees represent the highest supportable amount for each type of applicable land use and represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

The fees for residential development are to be assessed per housing unit based on type. For nonresidential development, the fees are assessed per square foot of floor area (for illustrative purposes the nonresidential fee is listed per 1,000 square feet of development). Nonresidential development categories are consistent with the terminology and definitions contained in the reference book, Trip Generation 11th Edition, published by the Institute of Transportation Engineers. These definitions are provided in the Appendix A. Land Use Definitions.

Importantly, the Ada County Paramedics provide a countywide service and benefit. Thus, the impact fee study has calculated the maximum supportable fee based on a countywide level of service. In this case, Figure 4 lists the maximum amounts for all development within Ada County.

Figure 4. Summary of Maximum Supportable Development Impact Fees – Countywide

Development Type	EMS Maximum Supportable Fee
Residential (per housing unit)	
Single Family	**$175**
Multifamily	**$121**
Nonresidential (per 1,000 square feet)	
Retail	**$273**
Office	**$105**
Industrial	**$47**
Institutional	**$104**

CAPITAL IMPROVEMENT PLAN

The following section provides a summary of the Capital Improvement Plan depicting growth-related capital demands and costs on which the fees are based.

First, Figure 5 and Figure 6 lists the projected growth over the next ten years in Ada County. Overall, there is an estimated 23 percent increase in residential development (125,397 new residents and 50,296 new housing units) and an 18 percent increase in nonresidential development (43,283 new jobs and 16.9 million square feet of development). Further details on the development projections are provided in Appendix B. Demographic Assumptions.

Figure 5. Ten-Year Projected Residential Growth

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population	544,590	568,015	591,946	602,628	613,310	623,991	634,673	645,355	653,566	661,776	669,987	**125,397**
Percent Increase		*4.3%*	*4.2%*	*1.8%*	*1.8%*	*1.7%*	*1.7%*	*1.7%*	*1.3%*	*1.3%*	*1.2%*	***23.0%***
Housing Units												
Single Family	182,342	190,171	198,180	201,750	205,321	208,891	212,462	216,033	218,774	221,515	224,256	**41,914**
Multifamily	37,833	39,417	41,005	41,716	42,426	43,137	43,847	44,558	45,110	45,662	46,215	**8,382**
Total Housing Units	220,175	229,588	239,185	243,466	247,747	252,028	256,309	260,591	263,884	267,177	270,471	**50,296**

Source: COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; City & Fire District Impact Fee Studies; TischlerBise analysis

Figure 6. Ten-Year Projected Nonresidential Growth

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	43,787	44,612	45,437	46,262	47,086	47,910	48,734	49,557	50,367	51,177	51,986	**8,199**
Office	130,780	133,132	135,483	137,835	140,186	142,538	144,889	147,241	149,556	151,872	154,187	**23,407**
Industrial	35,745	36,388	37,030	37,673	38,315	38,958	39,600	40,242	40,875	41,507	42,139	**6,394**
Institutional	29,356	29,884	30,413	30,943	31,472	32,003	32,533	33,064	33,588	34,113	34,639	**5,283**
Total	239,668	244,016	248,364	252,712	257,060	261,408	265,756	270,104	274,386	278,669	282,951	**43,283**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	41,938	42,327	42,715	43,104	43,492	43,880	44,268	44,656	45,037	45,419	45,800	**3,862**
Office	21,670	22,392	23,114	23,836	24,558	25,280	26,002	26,724	27,434	28,145	28,856	**7,186**
Industrial	41,668	42,078	42,487	42,896	43,305	43,715	44,124	44,533	44,936	45,339	45,741	**4,073**
Institutional	25,911	26,096	26,281	26,467	26,652	26,838	27,023	27,209	27,392	27,576	27,760	**1,849**
Total	131,188	132,893	134,598	136,302	138,007	139,712	141,417	143,121	144,800	146,479	148,157	**16,970**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis

[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

The Idaho Development Impact Fee Act requires Capital Improvement Plans to be updated regularly, at least once every five years (Idaho Code 67-8208(2)). This report projects revenue and fees based on 10-year forecast in an effort to provide the public and elected officials with illustrative guidance of probable growth demands based on current trends however, per Idaho Code, it is expected that an update to all Capital Improvement Plans included in this study will occur within five years.

Funding Sources for Current Deficiencies

The majority of the CIP relates to the construction of five new stations, followed by new apparatus, acquiring land for future stations, and new equipment. In addition, it is estimated that $1,000,000 will be required for maintenance and repair of existing facilities over the next five years. Because replacement and addressing existing deficiencies are not eligible to be funded with impact fees, these costs will need to be funded by other sources, such as property taxes, in accordance with Idaho Code 67-8207(iv)(2)(h). The Board of Ada County Commissioners retain discretion and authority to fund deficiencies through the county's annual CIP budget process, accumulate savings annually in a construction fund, budget annually for one-time projects using unspent fund balance, or through the deferred maintenance budget annually appropriated to the Operations Department for these sorts of expenses.

Capital Improvement Plan

The EMS development impact fee is based on the existing level of service provided for EMS facilities. The development impact fee is calculated for residential and nonresidential development. Based on the 10-year growth projections, the following infrastructure is projected over the next ten years:

- 12,215 square feet of new facility
- 1.59 new acres of land for facilities
- 6.0 new vehicle units
- 41.9 new equipment units
- $10,533,000 total cost to Ada County

The projected demand is consistent with the Ada County EMS expansion plans. Currently, the department is exploring options for new stations and ambulances and will need more radios for staff hired to occupy the new stations over the next ten years. These projections are consistent with the EMS departments Capital Improvement Plan shown in Figure 7.

Figure 7. EMS Capital Improvement Plan

10-Year Growth-Related Capital Plan	Unit		Cost per Unit	Total Cost
New Facility Space				
Station: Floating Feather/Horseshoe Bend	3,246	square feet	$581	$1,885,926
Station: Federal Way/Amity	3,246	square feet	$581	$1,885,926
Station: Fairview and Cloverdale	3,246	square feet	$581	$1,885,926
Station: Lake Hazel/Five Mile	3,246	square feet	$581	$1,885,926
Station: 10 Mile/Franklin	3,246	square feet	$581	$1,885,926
Subtotal	*16,230*	*square feet*		*$9,429,630*
New Facility Land				
5 New Stations (1-1.5 acres per station)	7.5	acres	$325,000	$2,437,500
Subtotal	*7.5*	*acres*		*$2,437,500*
New Apparatus				
Ambulance w/ required capital equipment	10	vehicles	$353,918	$3,539,177
Subtotal	*10*	*vehicles*		*$3,539,177*
New Equipment				
Portable radios	20	units	$7,644	$152,886
Mobile/station radios	20	units	$8,298	$165,952
Subtotal	*40*	*units*		*$318,838*

Station Cost	$11,867,130
Apparatus Cost	$3,539,177
Equipment Cost	$318,838
Grand Total	$15,725,145

FUNDING SOURCES FOR CAPITAL IMPROVEMENTS

In determining the proportionate share of capital costs attributable to new development, the Idaho Development Fee Act states that local governments must consider historical, available, and alternative sources of funding for system improvements (Idaho Code 67-8207(2)). Currently, there are no dedicated revenues being collected by the County to fund growth-related projects for the infrastructure included in this study.

Furthermore, the maximum supportable impact fees are constructed to offset the growth-related capital costs to the County for EMS facilities. Evidence is given in the specific chapters of this report that the projected capital costs from new development will be offset by the development impact fees collection as long as the program is collected in the entire service area. Thus, no credits are needed in the impact fee calculation to offset double collection for growth-related capital costs.

Emergency Medical Services Development Impact Fee Analysis

The EMS Development Impact Fee is based on the cost per service unit method specified in Idaho Code 67-8204(16), also referred to as the incremental expansion method elsewhere in this report.

The EMS components included in the impact fee analysis are:

- EMS facilities
- EMS land
- EMS vehicles
- EMS equipment
- Share of the development impact fee study

The residential portion of the fee is derived from the product of persons per housing unit by housing type multiplied by the net capital cost per person. To calculate nonresidential development impact fees, nonresidential vehicle trips are used as the demand indicator. Trip generation rates are highest for commercial developments, such as shopping centers, and lowest for industrial development. Office and institutional land uses trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for EMS facilities from nonresidential development and thus are the best demand indicators. Other possible nonresidential demand indicators, such as employment or floor area, do not accurately reflect the demand for service. If employees per thousand square feet were used as the demand indicator, EMS Development Impact Fees would be too high for office and institutional development. If floor area were used as the demand indicator, the development impact fees would be too high for industrial development. (See the Appendix for further discussion on trip rates and calculations.)

Specified in Idaho Code 67-8207(2), local governments must consider historical, available, and alternative sources of funding for system improvements. Currently, there are no dedicated revenues being collected by the County to fund growth-related projects for EMS facilities. Furthermore, the maximum supportable impact fees are constructed to offset all growth-related capital costs for EMS facilities. Evidence is given in this chapter that the projected capital costs from new development will be entirely offset by the development impact fees. Thus, no general tax dollars are assumed to be used to fund growth-related capital costs, requiring no further revenue credits.

COST ALLOCATION FOR EMS INFRASTRUCTURE

Both residential and nonresidential developments increase the demand for EMS services and facilities. To calculate the proportional share between residential and nonresidential demand, calls for service data from the Ada County Paramedics is analyzed. Shown at the top of Figure 8**,** 54 percent of calls are to residential locations, 23 percent to nonresidential locations, and 23 percent are classified as traffic calls.

Base year vehicle trips are used to assign traffic calls to residential and nonresidential land uses. This results in 4,534 additional residential calls (1,138,874 residential vehicle trips / 2,087,130 total vehicle trips x 8,310 traffic calls for service) and 3,775 additional nonresidential calls (948,256 nonresidential vehicle trips / 2,087,130 total vehicle trips x 8,310 traffic calls for service).

After this adjustment 67 percent of calls are attributed to residential development and 33 percent are attributed to nonresidential development. These percentages are used to attribute facilities to respective demand units. Later in Appendix C, Figure 43 shows a call volume heat map to indicate areas of higher demand.

Figure 8. Ada County EMS Calls for Service

Land Use	Annual Calls for Service	% of Total
Residential	19,510	54%
Nonresidential	8,310	23%
Traffic	8,310	23%
Total	**36,129**	**100%**

Land Use	Base Year Vehicle Trips	% of Total
Residential	1,138,874	55%
Nonresidential	948,256	45%
Total	**2,087,130**	**100%**

Land Use	Adj. Calls for Service	% of Total
Residential	24,044	**67%**
Nonresidential	12,085	**33%**
Total	**36,129**	**100%**

Source: Ada County Paramedics

EMS LEVEL OF SERVICE AND COST ANALYSIS

The following section details the level of service calculations and capital cost per person for each infrastructure category.

EMS FACILITIES

Listed in Figure 9, there is a total of 63,229 square feet occupied by the Ada County Paramedics. The proportionate share between residential and nonresidential demand of the facilities is found by applying the calls for service data percentages. As a result, 42,079 square feet are attributed to residential demand and 21,150 square feet is attributed to nonresidential demand. The current level of service is found by comparing the attributed square footage to the base year population and nonresidential vehicles trips. As a result, there is 77.3 square feet per 1,000 residents and 22.3 square feet per 1,000 vehicles trips.

The anticipated construction cost of a new station ($581 per square foot) is combined with the current levels of service to find the capital cost per demand unit. This results in a cost of $44.91 per person and $12.96 per vehicle trip (77.3 square feet per 1,000 persons x $581 per square foot = $44.91 per person).

Figure 9. EMS Facility Level of Service & Cost Analysis

Facility	Square Feet	Replacement Cost
Administration Building - Benjamin	24,351	$14,147,931
Station #13 - Gekeler	3,246	$1,885,926
Station #15 - Bannock	700	$406,700
Station #17 - Ridenbaugh	2,224	$1,292,144
Station #18 - Overland	3,246	$1,885,926
Station #22 - Chinden	3,246	$1,885,926
Station #23 - Glenwood	6,294	$3,656,814
Station #25 - Featherly Way	2,432	$1,412,992
Station #28 - McMillan	3,246	$1,885,926
Station #33 - Boise Ave	725	$421,225
Station #34 - Pine	4,137	$2,403,597
Station #36 - Linder	3,246	$1,885,926
Station #37 - Meridian Co-Location	2,890	$1,679,090
Station #38 - Dawes Place	3,246	$1,885,926
Total	**63,229**	**$36,736,049**

Level-of-Service Standards	Residential	Nonres
Proportional Share	67%	33%
Share of Square Feet	42,079	21,150
2023 Population/Nonres. Vehicle Trips	544,590	948,256
Square Feet per 1,000 Persons/Vehicle Trips	**77.3**	**22.3**

Cost Analysis	Residential	Nonres
Square Feet per 1,000 Persons/Vehicle Trips	77.3	22.3
Average Cost per Square Foot [1]	$581	$581
Capital Cost per Person/Vehicle Trip	**$44.91**	**$12.96**

[1] Square footage cost estimate from Ada County Paramedics

EMS Land

Listed in Figure 10, there is a total of 8.09 acres occupied by the Ada County Paramedics. The proportionate share between residential and nonresidential demand of the facilities is found by applying the calls for service data percentages. As a result, 5.4 acres are attributed to residential demand and 2.7 acres are attributed to nonresidential demand. The current level of service is found by comparing the attributed acreage to the base year population and nonresidential vehicles trips. As a result, there is 0.010 acres per 1,000 residents and 0.003 acres per 1,000 vehicles trips.

The anticipated cost to purchase more land is combined with the current levels of service to find the capital cost per demand unit. This results in a cost of $3.25 per person and $0.98 per vehicle trip (0.010 acres per 1,000 persons x $325,000 per acre = $3.25 per person, rounded).

Figure 10. EMS Land Level of Service & Cost Analysis

Facility	Acres	Current Value
Administration Building - Benjamin	1.50	$487,500
Station #13 - Gekeler	0.50	$162,500
Station #15 - Bannock	0.02	$6,500
Station #17 - Ridenbaugh	0.14	$45,500
Station #18 - Overland	0.16	$52,000
Station #22 - Chinden	0.17	$55,250
Station #23 - Glenwood	1.00	$325,000
Station #25 - Featherly Way	0.06	$19,500
Station #28 - McMillan	0.32	$104,000
Station #33 - Boise Ave	0.02	$6,500
Station #34 - Pine	1.00	$325,000
Station #36 - Linder	1.67	$542,750
Station #37 - Meridian Co-Location	0.78	$253,500
Station #38 - Dawes Place	0.75	$243,750
Total	**8.09**	**$2,629,250**

Level-of-Service Standards	Residential	Nonres
Proportional Share	67%	33%
Share of Acres	5.4	2.7
2023 Population/Nonres. Vehicle Trips	544,590	948,256
Acres per 1,000 Persons/Vehicle Trips	**0.010**	**0.003**

Cost Analysis	Residential	Nonres
Acres per 1,000 Persons/Vehicle Trips	0.010	0.003
Average Cost per Acre [1]	$325,000	$325,000
Capital Cost per Person/Vehicle Trip	**$3.25**	**$0.98**

[1] Anticipated costs from Ada County Paramedics

EMS Vehicles

Listed in Figure 11, the EMS vehicle fleet consists of 31 vehicles. The proportionate share between residential and nonresidential demand of the facility is found by applying the calls for service data percentages. As a result, 20.6 units are attributed to residential demand and 10.4 units are attributed to nonresidential demand. The current level of service is found by comparing the attributed units to the base year population and nonresidential vehicles trips. As a result, there is 0.038 units per 1,000 residents and 0.011 units per 1,000 vehicles trips.

The average cost per unit is combined with the current levels of service to find the capital cost per demand unit. This results in a cost of $13.45 per person and $3.89 per vehicle trip (0.038 units per 1,000 persons x $353,918 per unit = $13.45 per person, rounded).

Figure 11. EMS Vehicle Level of Service & Cost Analysis

Vehicles	Units	Cost per Unit	Total Replacement Cost
Ambulances	31	$353,918	$10,971,458
Total	**31**		**$10,971,458**

Level-of-Service Standards	Residential	Nonres
Proportional Share	67%	33%
Share of Fleet	20.6	10.4
2023 Population/Nonres. Vehicle Trips	544,590	948,256
Units per 1,000 Persons/Vehicle Trips	**0.038**	**0.011**

Cost Analysis	Residential	Nonres
Units per 1,000 Persons/Vehicle Trips	0.038	0.011
Average Cost per Unit	$353,918	$353,918
Capital Cost per Person/Vehicle Trip	**$13.45**	**$3.89**

Source: Ada County Paramedics

EMS Equipment

Per the Idaho Act, capital improvements are limited to those improvements that have a certain lifespan. As specified in 67-8203(3) of the Idaho Act, "'Capital improvements' means improvements with a useful life of ten (10) years or more, by new construction or other action, which increase the service capacity of a public facility." Listed in Figure 12 is EMS equipment that have a useful life of ten or more years qualifying to be impact fee eligible.

The proportionate share between residential and nonresidential demand of the facility is found by applying the calls for service data percentages. As a result, 144 units are attributed to residential demand and 73 units are attributed to nonresidential demand. The current level of service is found by comparing the attributed units to the base year population and nonresidential vehicles trips. As a result, there is 0.265 units per 1,000 residents and 0.077 units per 1,000 vehicles trips.

The average cost per unit is combined with the current levels of service to find the capital cost per demand unit. This results in a cost of $5.04 per person and $1.46 per vehicle trip (0.265 units per 1,000 persons x $19,000 per unit = $5.04 per person, rounded).

Figure 12. EMS Equipment Level of Service & Cost Analysis

Equipment	Units	Cost per Unit	Total Replacement Cost
Portable Radios	93	$7,644	$710,921
Mobile/Station Radios	62	$8,298	$514,451
Cardiac Monitor	31	$28,000	$868,000
Gurney	31	$67,000	$2,077,000
Total	**217**		**$4,170,372**

Level-of-Service Standards	Residential	Nonres
Proportional Share	67%	33%
Share of Equipment	144	73
2023 Population/Nonres. Vehicle Trips	544,590	948,256
Units per 1,000 Persons/Vehicle Trips	**0.265**	**0.077**

Cost Analysis	Residential	Nonres
2023 Population/Nonres. Vehicle Trips	0.265	0.077
Average Cost per Unit	$19,000	$19,000
Capital Cost per Person/Vehicle Trip	**$5.04**	**$1.46**

Source: Ada County Paramedics
Note: Equipment w/10-Year useful life

Share of the Development Impact Fee Study

Under the Idaho enabling legislation, Ada County is able to recover the cost of the study through the collection of future fees. The total cost of the study has been evenly attributed to the four infrastructure categories, resulting in the EMS category share being $16,370. An impact fee study must be completed every five years, so the attributed cost is compared to the five-year projected increase. As a result, the cost per person is $0.14 and the cost per vehicle trip is $0.10.

Figure 13. EMS Share of the Development Impact Fee Study

Share of Study Cost	Residential Share	Nonresidential Share
$16,370	67%	33%

Residential Growth Cost	Five-Year Population Increase	Capital Cost per Person
$10,894	79,401	**$0.14**

Nonresidential Growth Cost	Five-Year Vehicle Trip Increase	Capital Cost per Vehicle Trip
$5,476	56,847	**$0.10**

EMS CAPITAL IMPROVEMENTS NEEDED TO SERVE GROWTH

Needs due to future growth were calculated using the levels of service and cost factors for the infrastructure components. Growth-related needs are a projection of the amount of infrastructure and estimated costs over the next ten years needed to maintain levels of service.

EMS FACILITIES

The current levels of service are combined with the population and vehicle trip projections to illustrate the need for new EMS facilities. Shown in Figure 14, over the next ten years, there is a need for 12,215 square feet. The average cost per square foot is multiplied by the need to find the projected capital need from growth ($7,096,915).

Figure 14. Projected Demand for EMS Facilities

Infrastructure	Level of Service				Cost/Unit
EMS Facilities	Residential	77	Square Feet	per 1,000 persons	$581
	Nonresidential	22		per 1,000 veh. trips	

Growth-Related Need for EMS Facilities						
Year		Population	Nonres. Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2023	544,590	948,256	42,096	21,146	63,242
Year 1	2024	568,015	959,629	43,907	21,399	65,306
Year 2	2025	591,946	971,000	45,757	21,653	67,410
Year 3	2026	602,628	982,369	46,583	21,906	68,489
Year 4	2027	613,310	993,737	47,408	22,160	69,568
Year 5	2028	623,991	1,005,103	48,234	22,413	70,647
Year 6	2029	634,673	1,016,467	49,060	22,667	71,727
Year 7	2030	645,355	1,027,830	49,885	22,920	72,805
Year 8	2031	653,566	1,039,020	50,520	23,170	73,690
Year 9	2032	661,776	1,050,206	51,155	23,419	74,574
Year 10	2033	669,987	1,061,389	51,789	23,668	75,457
Ten-Year Increase		125,397	113,134	9,693	2,522	12,215
		Projected Expenditure		**$5,631,633**	**$1,465,282**	**$7,096,915**

Growth-Related Expenditures for EMS Facilities	$7,096,915

EMS LAND

The current levels of service are combined with the population and vehicle trip projections to illustrate the need for new EMS acres. Shown in Figure 15, over the next ten years, there is a need for 1.59 acres The average cost per acre is multiplied by the need to find the projected capital need from growth ($516,750).

Figure 15. Projected Demand for EMS Land

Infrastructure	Level of Service				Cost/Unit
EMS Land	Residential	0.010	Acres	per 1,000 persons	$325,000
	Nonresidential	0.003		per 1,000 veh. trips	

Growth-Related Need for EMS Land						
Year		Population	Nonres. Vehicle Trips	Residential Acres	Nonresidential Acres	Total Acres
Base	2023	544,590	948,256	5.44	2.84	8.28
Year 1	2024	568,015	959,629	5.68	2.87	8.55
Year 2	2025	591,946	971,000	5.91	2.91	8.82
Year 3	2026	602,628	982,369	6.02	2.94	8.96
Year 4	2027	613,310	993,737	6.13	2.98	9.11
Year 5	2028	623,991	1,005,103	6.23	3.01	9.24
Year 6	2029	634,673	1,016,467	6.34	3.04	9.38
Year 7	2030	645,355	1,027,830	6.45	3.08	9.53
Year 8	2031	653,566	1,039,020	6.53	3.11	9.64
Year 9	2032	661,776	1,050,206	6.61	3.15	9.76
Year 10	2033	669,987	1,061,389	6.69	3.18	9.87
Ten-Year Increase		125,397	113,134	1.25	0.34	1.59
		Projected Expenditure		**$406,250**	**$110,500**	**$516,750**

Growth-Related Expenditures for EMS Land	$516,750

EMS Vehicles

The current levels of service are combined with the population and vehicle trip projections to illustrate the need for new EMS vehicle units. Shown in Figure 16, over the next ten years, there is a need for 6.0 units. The average cost per unit is multiplied by the need to find the projected capital need from growth ($2,123,508).

Figure 16. Projected Demand for EMS Vehicles

Infrastructure	Level of Service				Cost/Unit
EMS Vehicles	Residential	0.04	Units	per 1,000 persons	$353,918
	Nonresidential	0.01		per 1,000 veh. trips	

Growth-Related Need for EMS Vehicles						
Year		Population	Nonres. Vehicle Trips	Residential Units	Nonresidential Units	Total Units
Base	2023	544,590	948,256	20.6	10.4	31.0
Year 1	2024	568,015	959,629	21.5	10.5	32.0
Year 2	2025	591,946	971,000	22.4	10.6	33.0
Year 3	2026	602,628	982,369	22.8	10.8	33.6
Year 4	2027	613,310	993,737	23.3	10.9	34.2
Year 5	2028	623,991	1,005,103	23.7	11.0	34.7
Year 6	2029	634,673	1,016,467	24.1	11.1	35.2
Year 7	2030	645,355	1,027,830	24.5	11.3	35.8
Year 8	2031	653,566	1,039,020	24.8	11.4	36.2
Year 9	2032	661,776	1,050,206	25.1	11.5	36.6
Year 10	2033	669,987	1,061,389	25.4	11.6	37.0
Ten-Year Increase		125,397	113,134	4.8	1.2	6.0
		Projected Expenditure		**$1,698,806**	**$424,702**	**$2,123,508**

Growth-Related Expenditures for EMS Vehicles	$2,123,508

EMS EQUIPMENT

The current levels of service are combined with the population and vehicle trip projections to illustrate the need for new EMS equipment units. Shown in Figure 17, over the next ten years, there is a need for 41.9 units. The average cost per unit is multiplied by the need to find the projected capital need from growth ($796,100).

Figure 17. Projected Demand for EMS Equipment

Infrastructure	Level of Service				Cost/Unit
Equipment	Residential	0.27	Units	per 1,000 persons	$19,000
	Nonresidential	0.08		per 1,000 veh. trips	

Growth-Related Need for Equipment						
Year		Population	Nonres. Vehicle Trips	Residential Units	Nonresidential Units	Total Units
Base	2023	544,590	948,256	144.3	73.0	217.3
Year 1	2024	568,015	959,629	150.5	73.8	224.3
Year 2	2025	591,946	971,000	156.8	74.7	231.5
Year 3	2026	602,628	982,369	159.6	75.6	235.2
Year 4	2027	613,310	993,737	162.5	76.5	239.0
Year 5	2028	623,991	1,005,103	165.3	77.3	242.6
Year 6	2029	634,673	1,016,467	168.1	78.2	246.3
Year 7	2030	645,355	1,027,830	171.0	79.1	250.1
Year 8	2031	653,566	1,039,020	173.1	80.0	253.1
Year 9	2032	661,776	1,050,206	175.3	80.8	256.1
Year 10	2033	669,987	1,061,389	177.5	81.7	259.2
Ten-Year Increase		125,397	113,134	33.2	8.7	41.9
		Projected Expenditure		**$630,800**	**$165,300**	**$796,100**

Growth-Related Expenditures for Equipment	$796,100

EMS DEVELOPMENT IMPACT FEE CREDIT ANALYSIS

Currently, there are no dedicated revenues being collected by the County to fund growth-related projects for EMS facilities. Furthermore, the maximum supportable impact fees are constructed to offset growth-related capital costs for facilities. Evidence is given in this chapter that the growth-related projected capital costs from new development will be almost entirely offset by the development impact fees. As a result, no revenue credit is necessary in the impact fee calculation.

EMS INPUT VARIABLES AND DEVELOPMENT IMPACT FEES

Figure 18 provides a summary of the input variables (described in the chapter sections above) used to calculate the net cost per person and vehicle trip. The residential EMS Development Impact Fees are the product of persons per housing unit by type of dwelling unit multiplied by the total net capital cost per person. The nonresidential fees are the product of trips per 1,000 square feet multiplied by the net capital cost per nonresidential vehicle trip.

The fees represent the highest supportable amount for each type of applicable land use and represent new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 18. EMS Input Variables and Maximum Supportable Impact Fees

Fee Component	Cost per Person	Cost per Vehicle Trip
EMS Facilities	$44.91	$12.96
EMS Land	$3.25	$0.98
EMS Vehicles	$13.45	$3.89
Equipment	$5.04	$1.46
Impact Fee Study	$0.14	$0.10
Gross Total	$66.79	$19.39
Net Total	**$66.79**	**$19.39**

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee
Residential (per housing unit)		
Single Family	2.62	**$175**
Multifamily	1.81	**$121**

Nonresidential

Development Type	Vehicle Trips per KSF	Maximum Supportable Fee
Nonresidential (per 1,000 square feet)		
Retail	14.06	**$273**
Office	5.42	**$105**
Industrial	2.44	**$47**
Institutional	5.39	**$104**

CASH FLOW PROJECTIONS FOR EMS MAXIMUM SUPPORTABLE IMPACT FEE

This section summarizes the potential cash flow to Ada County if the EMS Development Impact Fee is implemented at the maximum supportable amounts. The cash flow projections are based on the assumptions detailed in this chapter and the development projections discussed in Appendix B.

The summary provides an indication of the impact fee revenue generated by new development. Shown at the bottom of the figure, the maximum supportable EMS impact fee is estimated to generate $10.5 million in revenue while there is a growth-related cost of $10.5 million. Thus, the impact fees offset all growth-related capital costs.

Importantly, the level of service has included demand from within the cities of Ada County. To ensure that the County captures the full potential revenue of the impact fees an intergovernmental agreement (IGA) is necessary for the Cities to collect the County impact fees on its behalf. Those revenues would be remitted to the County periodically. In the case there are no IGAs, the County will collect $1 million in unincorporated areas (9.6 percent of the countywide growth-related capital costs).

Figure 19. Projected Revenue from EMS Maximum Supportable Impact Fees

Infrastructure Costs for EMS Facilities

	Total Cost	Growth Cost
EMS Stations	$7,096,915	$7,096,915
EMS Land	516,750	$516,750
EMS Vehicles	$2,123,508	$2,123,508
Equipment	$796,100	$796,100
Impact Fee Study	$32,740	$32,740
Total Expenditures	**$10,566,013**	**$10,566,013**

Projected Development Impact Fee Revenue

Year		Single Family $175 per unit	Multifamily $121 per unit	Retail $273 per KSF	Office $105 per KSF	Industrial $47 per KSF	Institutional $104 per KSF
		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2023	182,342	37,833	41,938	21,670	41,668	25,911
1	2024	190,171	39,417	42,327	22,392	42,078	26,096
2	2025	198,180	41,005	42,715	23,114	42,487	26,281
3	2026	201,750	41,716	43,104	23,836	42,896	26,467
4	2027	205,321	42,426	43,492	24,558	43,305	26,652
5	2028	208,891	43,137	43,880	25,280	43,715	26,838
6	2029	212,462	43,847	44,268	26,002	44,124	27,023
7	2030	216,033	44,558	44,656	26,724	44,533	27,209
8	2031	218,774	45,110	45,037	27,434	44,936	27,392
9	2032	221,515	45,662	45,419	28,145	45,339	27,576
10	2033	224,256	46,215	45,800	28,856	45,741	27,760
Ten-Year Increase		41,914	8,382	3,862	7,186	4,073	1,849
Projected Revenue		$7,334,992	$1,014,188	$1,054,248	$754,536	$191,431	$192,299
						Projected Revenue =>	**$10,542,000**
						Projected Expenditures =>	**$10,566,000**
						Non-Impact Fee Funding =>	**$24,000**

PROPORTIONATE SHARE ANALYSIS

Development impact fees for Ada County are based on reasonable and fair formulas or methods. The fees do not exceed a proportionate share of the costs incurred or to be incurred by the County in the provision of system improvements to serve new development. The County will fund non-growth-related improvements with non-development impact fee funds as it has in the past. Specified in the Idaho Development Impact Fee Act (Idaho Code 67-8207), several factors must be evaluated in the development impact fee study and are discussed below.

1) The development impact fees for Ada County are based on new growth's share of the costs of previously built projects along with planned public facilities as provided by Ada County. Projects are included in the County's capital improvements plan and will be included in annual capital budgets.
2) TischlerBise estimated development impact fee revenue based on the maximum supportable development impact fees for the one, countywide service area; results are shown in the cash flow analyses in this report. Development impact fee revenue will entirely fund growth-related improvements less funding from other sources (i.e., federal and state grants).
3) TischlerBise has evaluated the extent to which new development may contribute to the cost of public facilities.
4) The relative extent to which properties will make future contributions to the cost of existing public facilities has also been evaluated in regards to existing debt. Outstanding debt for growth's portion of already constructed facilities will be paid from development impact fee revenue, therefore a future revenue credit is not necessary.
5) The County will evaluate the extent to which newly developed properties are entitled to a credit for system improvements that have been provided by property owners or developers. These "site-specific" credits will be available for system improvements identified in the annual capital budget and long-term Capital Improvements Plans. Administrative procedures for site-specific credits should be addressed in the development impact fee ordinance.
6) Extraordinary costs, if any, in servicing newly developed properties should be addressed through administrative procedures that allow independent studies to be submitted to the County. These procedures should be addressed in the development impact fee ordinance. One service area represented by Ada County is appropriate for the fees herein.
7) The time-price differential inherent in fair comparisons of amounts paid at different times has been addressed. All costs in the development impact fee calculations are given in current dollars with no assumed inflation rate over time. Necessary cost adjustments can be made as part of the annual evaluation and update of development impact fees.

IMPLEMENTATION AND ADMINISTRATION

The Idaho Act requires jurisdictions to form a Development Impact Fee Advisory Committee. The committee must have at least five members with a minimum of two members active in the business of real estate, building, or development. The committee acts in an advisory capacity and is tasked to do the following:

- Assist the governmental entity in adopting land use assumptions;
- Review the capital improvements plan, and proposed amendments, and file written comments;
- Monitor and evaluate implementation of the capital improvements plan;
- File periodic reports, at least annually, with respect to the capital improvements plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and
- Advise the governmental entity of the need to update or revise land use assumptions, the capital improvements plan, and development impact fees.

Per the above, the County formed a Development Impact Fee Advisory Committee (DIFAC). TischlerBise and County staff met with the DIFAC during the process and provided information on land use assumptions, level of service and cost assumptions, and draft development impact fee schedules. This report reflects comments and feedback received from the DIFAC.

The County must develop and adopt a capital improvements plan (CIP) that includes those improvements for which fees were developed. The Idaho Act defines a capital improvement as an "improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility." Requirements for the CIP are outlined in Idaho Code 67-8208. Certain procedural requirements must be followed for adoption of the CIP and the development impact fee ordinance. Requirements are described in detail in Idaho Code 67-8206. The County has a CIP that meets the above requirements.

TischlerBise recommends that development impact fees be updated annually to reflect recent data. One approach is to adjust for inflation in construction costs by means of an index like the RSMeans or Engineering News Record (ENR). This index can be applied against the calculated development impact fee. If cost estimates change significantly the County should evaluate an adjustment to the CIP and development impact fees.

Idaho's enabling legislation requires an annual development impact fees report that accounts for fees collected and spent during the preceding year (Idaho Code 67-8210). Development impact fees must be deposited in interest-bearing accounts earmarked for the associated capital facilities as outlined in capital improvements plans. Also, fees must be spent within eight years of when they are collected (on a first in, first out basis) unless the local governmental entity identifies in writing (a) a reasonable cause why the

fees should be held longer than eight years; and (b) an anticipated date by which the fees will be expended but in no event greater than eleven years from the date they were collected.

Credits must be provided for in accordance with Idaho Code Section 67-8209 regarding site-specific credits or developer reimbursements for system improvements that have been included in the development impact fee calculations. Project improvements normally required as part of the development approval process are not eligible for credits against development impact fees. Specific policies and procedures related to site-specific credits or developer reimbursements for system improvements should be addressed in the ordinance that establishes the County's fees.

The general concept is that developers may be eligible for site-specific credits or reimbursements only if they provide system improvements that have been included in CIP and development impact fee calculations. If a developer constructs a system improvement that was included in the fee calculations, it is necessary to either reimburse the developer or provide a credit against the fees in the area that benefits from the system improvement. The latter option is more difficult to administer because it creates unique fees for specific geographic areas. Based on TischlerBise's experience, it is better for a reimbursement agreement to be established with the developer that constructs a system improvement. For example, if a developer elects to construct a system improvement, then a reimbursement agreement can be established to payback the developer from future development impact fee revenue. The reimbursement agreement should be based on the actual documented cost of the system improvement, if less than the amount shown in the CIP. However, the reimbursement should not exceed the CIP amount that has been used in the development impact fee calculations.

APPENDIX A. LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Ada County will collect impact fees from all new residential units. One-time impact fees are determined by the number of residential units.

Single Family Units:

1. Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multifamily Units:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. Boat, RV, Van, etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT CATEGORIES

Nonresidential development categories used throughout this study are based on land use classifications from the book Trip Generation (ITE, 2021). A summary description of each development category is provided below.

Retail: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, Retail includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters.

Office: Establishments providing management, administrative, professional, or business services. By way of example, Office includes business offices, office parks, and corporate headquarters.

Industrial: Establishments primarily engaged in the production and transportation of goods. By way of example, Industrial includes manufacturing plants, trucking companies, warehousing facilities, utility substations, power generation facilities, and telecommunications buildings.

Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, Institutional includes schools, universities, churches, daycare facilities, hospitals, health care facilities, and government buildings.

APPENDIX B. DEMOGRAPHIC ASSUMPTIONS

The data estimates and projections used in the study's calculations are detailed in this section. This chapter includes discussion and findings on:

- Household/housing unit size
- Current population and housing unit estimates
- Residential projections
- Current employment and nonresidential floor area estimates
- Nonresidential projections
- Functional population
- Vehicle trip generation and projections

POPULATION AND HOUSING CHARACTERISTICS

Impact fees often use per capita standards and persons per housing unit or persons per household to derive proportionate share fee amounts. Housing types have varying household sizes and, consequently, a varying demand on County infrastructure and services. Thus, it is important to differentiate between housing types and size.

When persons per housing unit (PPHU) is used in the development impact fee calculations, infrastructure standards are derived using year-round population. In contrast, when persons per household (PPHH) is used in the development impact fee calculations, the fee methodology assumes all housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. Thus, TischlerBise recommends that fees for residential development in Ada County be imposed according to persons per housing units.

Based on housing characteristics, TischlerBise recommends using two housing unit categories for the Impact Fee study: (1) Single Family and (2) Multifamily. Each housing type has different characteristics which results in a different demand on County facilities and services. Figure 20 shows the US Census American Community Survey 2021 5-Year Estimates data for Ada County. Single family units have a housing unit size of 2.62 persons and multifamily units have a housing unit size of 1.81 persons. Additionally, there is a housing mix of 83 percent single family and 17 percent multifamily.

The estimates in Figure 20 are for household size calculations. Base year population and housing units are estimated with another, more recent data source.

Figure 20. Ada County Persons per Housing Unit

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	415,557	158,890	**2.62**	153,711	2.70	83%
Multifamily [2]	59,917	33,161	**1.81**	31,014	1.93	17%
Total	475,474	192,051	**2.48**	184,725	2.57	

[1] Includes attached and detached single family homes and mobile homes
[2] Includes all other types
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

The US Census American Community Survey 2021 5-Year Estimates data for incorporated Ada County is shown in Figure 21. Single family units have a housing unit size of 2.59 persons and multifamily units have a housing unit size of 1.80 persons. Additionally, there is a housing mix of 81 percent single family and 19 percent multifamily.

Figure 21. Incorporated Ada County Persons per Housing Unit

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	363,946	140,266	**2.59**	135,502	2.69	81%
Multifamily [2]	58,871	32,691	**1.80**	30,619	1.92	19%
Total	422,817	172,957	**2.44**	166,121	2.55	

[1] Includes attached and detached single family homes and mobile homes
[2] Includes all other types
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

The US Census American Community Survey 2021 5-Year-Estimates data for unincorporated Ada County is shown in Figure 22. Single family units have a housing unit size of 2.77 persons and multifamily units have a housing unit size of 2.23 persons. Additionally, there is a housing mix of 98 percent single family and 2 percent multifamily.

Figure 22. Unincorporated Ada County Persons per Housing Unit

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	51,611	18,624	**2.77**	18,209	2.83	98%
Multifamily [2]	1,046	470	**2.23**	395	2.65	2%
Total	52,657	19,094	**2.76**	18,604	2.83	

[1] Includes attached and detached single family homes and mobile homes
[2] Includes all other types
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

BASE YEAR POPULATION AND HOUSING UNITS

Available through the Community Planning Association of Southwest Idaho (COMPASS), the base year 2023 population in Ada County is estimated to be 554,590 residents shown in Figure 23. PPHU factors for

Incorporated and Unincorporated Ada County were used to estimate base year housing units for the whole County. The housing unit mix for Ada County was then applied to the total giving an estimated 182,342 single family units and 37,833 multifamily units.

Figure 23. Ada County Base Year Population and Housing Units

Ada County	Base Year 2023
Population [1]	544,590
Housing Units [2]	
Single Family	182,342
Multifamily	37,833
Total Housing Units	220,175

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model
[2] U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, TischlerBise analysis

Available through COMPASS, the base year 2023 population in unincorporated Ada County is estimated to be 63,510 residents shown in Figure 24. PPHU factors for unincorporated Ada County were used to estimate base year housing units. The housing unit mix was then applied to the total giving an estimated 22,444 single family units and 566 multifamily units.

Figure 24. Unincorporated Ada County Base Year Population and Housing Units

Ada County Unincorporated	Base Year 2023
Population [1]	63,510
Housing Units [2]	
Single Family	22,444
Multifamily	566
Total Housing Units	23,011

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model
[2] U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, TischlerBise analysis

The population estimate for unincorporated Ada County from COMPASS was subtracted from the population estimate for the whole of Ada County to find the estimated base year population for incorporated Ada County. Shown in Figure 25 the estimated population is 481,080. PPHU factors for incorporated Ada County were used to estimate base year housing units. The housing unit mix was then applied to the total giving an estimated 159,898 single family units and 37,266 multifamily units.

Figure 25. Incorporated Ada County Base Year Population and Housing Units

Ada County Incorporated	Base Year 2023
Population [1]	481,080
Housing Units [2]	
Single Family	159,898
Multifamily	37,266
Total Housing Units	197,164

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model
[2] U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, TischlerBise analysis

POPULATION AND HOUSING UNIT PROJECTIONS

The residential projections are based on a review of COMPASS published estimates, impact fee studies from cities and fire districts within Ada County, and PPHU factors. Impact fee studies comprising the main six cities within Ada County were used to affirm growth trends for whole county projections. From the 2023 base year housing unit totals, Ada County is projected to increase by 50,296 housing units over the next ten years. Additionally, there is a projected increase of 125,397 residents over the next ten years, a 23 percent increase.

Figure 26. Ada County Residential Development Projections

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population	544,590	568,015	591,946	602,628	613,310	623,991	634,673	645,355	653,566	661,776	669,987	**125,397**
Percent Increase		*4.3%*	*4.2%*	*1.8%*	*1.8%*	*1.7%*	*1.7%*	*1.7%*	*1.3%*	*1.3%*	*1.2%*	***23.0%***
Housing Units												
Single Family	182,342	190,171	198,180	201,750	205,321	208,891	212,462	216,033	218,774	221,515	224,256	**41,914**
Multifamily	37,833	39,417	41,005	41,716	42,426	43,137	43,847	44,558	45,110	45,662	46,215	**8,382**
Total Housing Units	220,175	229,588	239,185	243,466	247,747	252,028	256,309	260,591	263,884	267,177	270,471	**50,296**

Source: COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; City & Fire District Impact Fee Studies; TischlerBise analysis

From the 2023 base year housing unit totals for incorporated Ada County, there is a projected increase of 44,844 new housing units over the next ten years. Additionally, there is a projected increase of 110,415 residents in incorporated Ada County, a 23 percent increase.

Figure 27. Incorporated Ada County Residential Development Projections

Ada County Incorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population	481,080	502,024	523,414	532,767	542,119	551,471	560,823	570,174	577,281	584,388	591,495	**110,415**
Percent Increase		*4.4%*	*4.3%*	*1.8%*	*1.8%*	*1.7%*	*1.7%*	*1.7%*	*1.2%*	*1.2%*	*1.2%*	***23.0%***
Housing Units												
Single Family	159,898	166,853	173,967	177,075	180,183	183,291	186,399	189,507	191,866	194,226	196,586	**36,688**
Multifamily	37,266	38,822	40,383	41,072	41,761	42,450	43,139	43,828	44,359	44,891	45,423	**8,156**
Total Housing Units	197,164	205,676	214,350	218,147	221,944	225,741	229,538	233,334	236,226	239,117	242,008	**44,844**

Source: COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; City & Fire District Impact Fee Studies; TischlerBise analysis

From the 2023 base year housing unit total for unincorporated Ada County, there is a projected increase 5,453 new housing units over the next ten years. Additionally, there is a projected increase of 14,982 residents in unincorporated Ada County, a 23.6 percent increase.

Figure 28. Unincorporated Ada County Residential Development Projections

Ada County Unincorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population	63,510	65,991	68,532	69,861	71,190	72,520	73,850	75,181	76,284	77,388	78,492	**14,982**
Percent Increase		*3.9%*	*3.8%*	*1.9%*	*1.9%*	*1.9%*	*1.8%*	*1.8%*	*1.5%*	*1.4%*	*1.4%*	***23.6%***
Housing Units												
Single Family	22,444	23,318	24,213	24,675	25,138	25,600	26,063	26,526	26,908	27,289	27,671	**5,227**
Multifamily	566	594	622	644	665	687	708	730	751	771	792	**226**
Total Housing Units	23,011	23,912	24,835	25,319	25,803	26,287	26,772	27,256	27,658	28,061	28,464	**5,453**

Source: COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; City & Fire District Impact Fee Studies; TischlerBise analysis

CURRENT EMPLOYMENT AND NONRESIDENTIAL FLOOR AREA

The impact fee study will include nonresidential development as well. Available through COMPASS Job projections from the Traffic Analysis Zone Model (TAZ) and *Communities in Motion 2050* there are an estimated 239,668 jobs in Ada County in 2023. These job projections are broken down by industry leading to an estimated 43,787 retail jobs, 130,780 office jobs, 35,745 industrial jobs, and 29,356 institutional jobs in the base year.

Base year nonresidential floor area estimates are based on Ada County GIS nonresidential parcel data. There is an estimated 131 million square feet of nonresidential floor area in Ada County. Retail and industrial sectors account for the greatest share with approximately 32 percent each. Institutional accounts for 20 percent, and office accounts for 17 percent of the total.

Figure 29. Ada County Base Year Employment and Nonresidential Floor Area

Ada County	Base Year Jobs [1]	% of Total	Base Year Sq. Ft. [2]	% of Total
Retail	43,787	18%	41,938,153	32%
Office	130,780	55%	21,670,098	17%
Industrial	35,745	15%	41,668,221	32%
Institutional	29,356	12%	25,911,213	20%
Total	**239,668**	**100%**	**131,187,685**	**100%**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050
[2] Source: Ada County GIS parcel data

The job and nonresidential floor area estimates were further broken down into incorporated and unincorporated areas. Incorporated Ada County has an estimated 230,704 jobs in 2023. These job projections are broken down by industry leading to an estimated 42,925 retail jobs, 125,936 office jobs, 34,547 industrial jobs, and 27,296 institutional jobs in the base year. Additionally, there is an estimated 127 million square feet of nonresidential floor area in incorporated Ada County. Retail accounts for the greatest share at 32 percent. Industrial accounts for 31 percent, institutional accounts for 19 percent, and office accounts for 17 percent of the total.

Figure 30. Incorporated Ada County Base Year Employment and Nonresidential Floor Area

Ada County Incorporated	Base Year Jobs [1]	% of Total	Base Year Sq. Ft. [2]	% of Total
Retail	42,925	19%	41,286,649	32%
Office	125,936	55%	21,370,261	17%
Industrial	34,547	15%	39,887,518	31%
Institutional	27,296	12%	24,605,169	19%
Total	**230,704**	**100%**	**127,149,597**	**100%**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050
[2] Source: Ada County GIS parcel data

Unincorporated Ada County has an estimated 8,964 jobs in 2023. These job projections are broken down by industry leading to an estimated 862 retail jobs, 4,844 office jobs, 1,198 industrial jobs, and 2,060 institutional jobs in the base year. Additionally, there is an estimated 4 million square feet of nonresidential floor area in unincorporated Ada County. Industrial accounts for the greatest share at 44 percent. Institutional accounts for 32 percent, retail accounts for 16 percent, and office accounts for 7 percent.

Figure 31. Unincorporated Ada County Base Year Employment and Nonresidential Floor Area

Ada County Unincorporated	Base Year Jobs [1]	% of Total	Base Year Sq. Ft. [2]	% of Total
Retail	862	10%	651,504	16%
Office	4,844	54%	299,837	7%
Industrial	1,198	13%	1,780,703	44%
Institutional	2,060	23%	1,306,044	32%
Total	**8,964**	**100%**	**4,038,088**	**100%**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion
[2] Source: Ada County GIS parcel data

EMPLOYMENT AND NONRESIDENTIAL FLOOR AREA PROJECTIONS

Job projections for the industry sectors are calculated with the Institution of Transportation Engineers' (ITE) square feet per employee averages shown in Figure 32. For retail industries the Shopping Center land use factors are used; for office the General Office factors are used; for industrial the Light Industrial factors are used; for institutional the Hospital factors are used.

Figure 32. Institute of Transportation Engineers (ITE) Employment Density Factors

Employment Industry	ITE Code	Land Use	Demand Unit	Emp per Dmd Unit	Sq. Ft. per Emp
Retail	820	Shopping Center	1,000 Sq Ft	2.12	471
Office	710	General Office	1,000 Sq Ft	3.26	307
Industrial	110	Light Industrial	1,000 Sq Ft	1.57	637
Institutional	610	Hospital	1,000 Sq Ft	2.86	350

Source: *Trip Generation* , Institute of Transportation Engineers, 11th Edition (2021)

Job and nonresidential growth projections over the next ten years for Ada County are shown in Figure 33. It is estimated there will be an increase of 43,283 jobs, an 18 percent increase from the base year. The majority of the increase comes from the office sector (54 percent).

The nonresidential floor area projections are calculated by applying the ITE square feet per employee factors to the job growth. In the next ten years, the nonresidential floor area is projected to increase by 17 million square feet (rounded), a 13 percent increase from the base year. The office sector has the largest share of this growth at 42 percent.

Figure 33. Ada County Employment and Nonresidential Floor Area Projections

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	43,787	44,612	45,437	46,262	47,086	47,910	48,734	49,557	50,367	51,177	51,986	**8,199**
Office	130,780	133,132	135,483	137,835	140,186	142,538	144,889	147,241	149,556	151,872	154,187	**23,407**
Industrial	35,745	36,388	37,030	37,673	38,315	38,958	39,600	40,242	40,875	41,507	42,139	**6,394**
Institutional	29,356	29,884	30,413	30,943	31,472	32,003	32,533	33,064	33,588	34,113	34,639	**5,283**
Total	239,668	244,016	248,364	252,712	257,060	261,408	265,756	270,104	274,386	278,669	282,951	**43,283**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	41,938	42,327	42,715	43,104	43,492	43,880	44,268	44,656	45,037	45,419	45,800	**3,862**
Office	21,670	22,392	23,114	23,836	24,558	25,280	26,002	26,724	27,434	28,145	28,856	**7,186**
Industrial	41,668	42,078	42,487	42,896	43,305	43,715	44,124	44,533	44,936	45,339	45,741	**4,073**
Institutional	25,911	26,096	26,281	26,467	26,652	26,838	27,023	27,209	27,392	27,576	27,760	**1,849**
Total	131,188	132,893	134,598	136,302	138,007	139,712	141,417	143,121	144,800	146,479	148,157	**16,970**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis
[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

Job and nonresidential growth projections over the next ten years for incorporated Ada County are shown in Figure 34. It is estimated there will be an increase of 41,040 jobs, an 18 percent increase from the base year. The majority of the increase comes from the office sector (55 percent).

The nonresidential floor area projections are calculated by applying the ITE square feet per employee factors to the job growth. In the next ten years, the nonresidential floor area is projected to increase by 16.1 million square feet (rounded), a 13 percent increase from the base year. The office sector has the largest share of this growth at 43 percent.

Figure 34. Incorporated Ada County Employment and Nonresidential Floor Area Projections

Ada County Incorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	42,925	43,696	44,466	45,236	46,004	46,772	47,539	48,306	49,059	49,811	50,561	**7,636**
Office	125,936	128,198	130,458	132,715	134,970	137,223	139,474	141,723	143,933	146,138	148,339	**22,403**
Industrial	34,547	35,168	35,787	36,407	37,025	37,643	38,261	38,878	39,484	40,089	40,693	**6,146**
Institutional	27,296	27,786	28,276	28,765	29,254	29,742	30,230	30,718	31,197	31,675	32,152	**4,856**
Total	230,704	234,848	238,987	243,123	247,254	251,381	255,505	259,624	263,673	267,712	271,744	**41,040**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	41,287	41,650	42,013	42,375	42,737	43,099	43,460	43,821	44,176	44,530	44,883	**3,597**
Office	21,370	22,065	22,758	23,451	24,144	24,835	25,526	26,217	26,895	27,572	28,248	**6,878**
Industrial	39,888	40,283	40,678	41,072	41,466	41,860	42,253	42,646	43,032	43,418	43,802	**3,915**
Institutional	24,605	24,777	24,948	25,119	25,291	25,461	25,632	25,803	25,970	26,138	26,305	**1,699**
Total	127,150	128,774	130,397	132,018	133,637	135,255	136,872	138,487	140,074	141,657	143,238	**16,088**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis
[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

Job and nonresidential growth projections over the next ten years for unincorporated Ada County are shown in Figure 35. It is estimated there will be an increase of 2,244 jobs, a 25 percent increase from the base year. The majority of the increase comes from the office sector (45 percent).

The nonresidential floor area projections are calculated by applying the ITE square feet per employee factors to the job growth. In the next ten years, the nonresidential floor area is projected to increase by 881,000 square feet, a 22 percent increase from the base year. The office sector has the largest share of this growth at 35 percent.

Figure 35. Unincorporated Ada County Employment and Nonresidential Floor Area Projections

Ada County Unincorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	862	916	971	1,026	1,082	1,138	1,194	1,251	1,308	1,366	1,425	**563**
Office	4,844	4,934	5,025	5,120	5,216	5,315	5,415	5,518	5,623	5,734	5,849	**1,005**
Industrial	1,198	1,220	1,243	1,266	1,290	1,314	1,339	1,365	1,391	1,418	1,446	**248**
Institutional	2,060	2,098	2,137	2,177	2,218	2,260	2,303	2,347	2,391	2,438	2,487	**427**
Total	8,964	9,168	9,377	9,589	9,806	10,027	10,251	10,480	10,714	10,957	11,208	**2,244**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	652	677	703	729	755	781	808	835	862	889	917	**265**
Office	300	327	356	384	414	444	475	507	539	573	608	**308**
Industrial	1,781	1,795	1,809	1,824	1,839	1,855	1,871	1,887	1,904	1,921	1,939	**158**
Institutional	1,306	1,319	1,333	1,347	1,361	1,376	1,391	1,406	1,422	1,438	1,456	**150**
Total	4,038	4,119	4,201	4,285	4,370	4,457	4,545	4,634	4,726	4,821	4,920	**881**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis
[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

VEHICLE TRIP GENERATION

RESIDENTIAL VEHICLE TRIPS BY HOUSING TYPE

A customized trip rate is calculated for the single family and multifamily units in Ada County. In Figure 36, the most recent data from the US Census American Community Survey is inputted into equations provided by the ITE to calculate the trip ends per housing unit factor. A single family unit is estimated to generate 10.66 trip ends and a multifamily unit is estimated to generate 5.42 trip ends on an average weekday.

Figure 36. Customized Residential Trip End Rates by Housing Type

Tenure by Units in Structure	Vehicles Available[1]	Households by Structure Type[2]			Vehicles per HH by Tenure
		Single Family	Multifamily	Total	
Owner-Occupied	289,778	129,602	1,468	131,070	2.21
Renter-Occupied	85,906	24,109	29,546	53,655	1.60
Total	375,684	153,711	31,014	184,725	2.03
Housing Units[3]		158,890	33,161	192,051	

Housing Type	Persons in Households[4]	Trip Ends[5]	Vehicles by Type of Unit	Trip Ends[6]	Average Trip Ends	Local Trip Ends per HH	National Trip Ends per Unit[7]
Single Family	415,557	1,157,628	324,995	2,118,200	1,637,914	**10.66**	9.43
Multifamily	59,917	137,129	50,518	199,334	168,231	**5.42**	4.54
Total	475,474	1,294,757	375,513	2,317,534	1,806,145	**9.78**	

1. Vehicles available by tenure from Table B25046, 2021 American Community Survey 5-Year Estimates.
2. Households by tenure and units in structure from Table B25032, 2021 American Community Survey 5-Year Estimates.
3. Housing units from Table B25024, 2021 American Community Survey 5-Year Estimates.
4. Total population in households from Table B25033, 2021 American Community Survey 5-Year Estimates.
5. Vehicle trips ends based on persons using formulas from Trip Generation (ITE 2021). For single-family housing (ITE 210), the fitted curve equation is EXP(0.89*LN(persons)+1.72). To approximate the average population of the ITE studies, persons were divided by 19 and the equation result multiplied by 19. For multi-family housing (ITE 221), the fitted curve equation is (2.29*persons)-81.02 (ITE 2017).
6. Vehicle trip ends based on vehicles available using formulas from Trip Generation (ITE 2021). For single-family housing (ITE 210), the fitted curve equation is EXP(0.99*LN(vehicles)+1.93). To approximate the average number of vehicles in the ITE studies, vehicles available were divided by 34 and the equation result multiplied by 34. For multi-family housing (ITE 221), the fitted curve equation is (3.94*vehicles)+293.58 (ITE 2021).
7. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

RESIDENTIAL VEHICLE TRIPS ADJUSTMENT FACTORS

A vehicle trip end is the out-bound or in-bound leg of a vehicle trip. As a result, so to not double count trips, a standard 50 percent adjustment is applied to trip ends to calculate a vehicle trip. For example, the out-bound trip from a person's home to work is attributed to the housing unit and the trip from work back home is attributed to the employer.

However, an additional adjustment is necessary to capture County residents' work bound trips that are outside of the County. The trip adjustment factor includes two components. According to the National Household Travel Survey, home-based work trips are typically 31 percent of out-bound trips (which are 50 percent of all trip ends). Also, utilizing the most recent data from the Census Bureau's web application "OnTheMap", 17 percent of Ada County workers travel outside the County for work. In combination, these factors account for 3 percent of additional production trips (0.31 x 0.50 x 0.17 = 0.03). Shown in Figure 37, the total adjustment factor for residential housing units includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (3 percent of production trips) for a total of 53 percent.

Figure 37. Residential Trip Adjustment Factor for Commuters

Trip Adjustment Factor for Commuters

Employed Ada County Residents (2020)	212,011
Residents Working in Ada County (2020)	175,359
Residents Commuting Outside of Ada County for Work	36,652
Percent Commuting Out of Ada County	17%
Additional Production Trips	**3%**

Standard Trip Adjustment Factor	**50%**
Residential Trip Adjustment Factor	**53%**

Source: U.S. Census, OnTheMap Application, 2020

NONRESIDENTIAL VEHICLE TRIPS

Vehicle trip generation for nonresidential land uses are calculated by using ITE's average daily trip end rates and adjustment factors found in their recently published 11th edition of Trip Generation. To estimate the trip generation in Ada County, the weekday trip end per 1,000 square feet factors listed in Figure 38 are used.

Figure 38. Institute of Transportation Engineers Nonresidential Factors

Employment Industry	ITE Code	Land Use	Demand Unit	Wkdy Trip Ends per Dmd Unit	Wkdy Trip Ends per Employee
Retail	820	Shopping Center	1,000 Sq Ft	37.01	17.42
Office	710	General Office	1,000 Sq Ft	10.84	3.33
Industrial	110	Light Industrial	1,000 Sq Ft	4.87	3.10
Institutional	610	Hospital	1,000 Sq Ft	10.77	3.77

Source: *Trip Generation* , Institute of Transportation Engineers, 11th Edition (2021)

For nonresidential land uses, the standard 50 percent adjustment is applied to office, industrial, and institutional land uses. A lower vehicle trip adjustment factor is used for retail uses because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination. In Figure 39, the Institute for Transportation Engineers' land use code, daily vehicle trip end rate, and trip adjustment factor is listed for each land use.

Figure 39. Daily Vehicle Trip Factors

Land Use	ITE Codes	Daily Vehicle Trip Ends	Trip Adj. Factor	Daily Vehicle Trips
Residential (per housing unit)				
Single Family	210	10.66	53%	5.65
Multifamily	220	5.42	53%	2.87
Nonresidential (per 1,000 square feet)				
Retail	820	37.01	38%	14.06
Office	710	10.84	50%	5.42
Industrial	110	4.87	50%	2.44
Institutional	610	10.77	50%	5.39

Source: *Trip Generation* , Institute of Transportation Engineers, 11th Edition (2021); 'National Household Travel Survey, 2009

VEHICLE TRIP PROJECTIONS

The base year vehicle trip totals and vehicle trip projections are calculated by combining the vehicle trip end factors, the trip adjustment factors, and the residential and nonresidential assumptions for housing stock and floor area. Countywide, residential land uses account for 1,138,874 vehicle trips and nonresidential land uses account for 948,256 vehicle trips in the base year shown in Figure 40.

Through 2033, it is projected that daily vehicle trips will increase by 374,018 trips with the majority of the growth being generated by single family (63 percent) and retail (15 percent) development.

Figure 40. Ada County Vehicle Trip Projections

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Residential Trips												
Single Family	1,030,196	1,074,429	1,119,675	1,139,848	1,160,022	1,180,195	1,200,368	1,220,542	1,236,029	1,251,516	1,267,003	**236,807**
Multifamily	108,679	113,228	117,791	119,832	121,873	123,915	125,956	127,997	129,583	131,170	132,756	**24,077**
Subtotal	1,138,874	1,187,658	1,237,466	1,259,681	1,281,895	1,304,110	1,326,324	1,348,539	1,365,612	1,382,685	1,399,759	**260,884**
Nonresidential Trips												
Retail	589,810	595,277	600,742	606,204	611,664	617,121	622,576	628,029	633,398	638,762	644,120	**54,310**
Office	117,452	121,365	125,278	129,191	133,103	137,016	140,929	144,841	148,694	152,547	156,400	**38,948**
Industrial	101,462	102,459	103,456	104,452	105,449	106,445	107,442	108,438	109,419	110,399	111,380	**9,918**
Institutional	139,532	140,528	141,524	142,522	143,521	144,520	145,520	146,521	147,509	148,498	149,489	**9,957**
Subtotal	948,256	959,629	971,000	982,369	993,737	1,005,103	1,016,467	1,027,830	1,039,020	1,050,206	1,061,389	**113,134**
Vehicle Trips												
Grand Total	2,087,130	2,147,286	2,208,466	2,242,050	2,275,632	2,309,212	2,342,791	2,376,368	2,404,632	2,432,892	2,461,148	**374,018**

Source: Institute of Transportation Engineers, *Trip Generation* , 11th Edition (2021)

In incorporated Ada County, residential land uses account for 1,010,441 vehicle trips and nonresidential land uses account for 926,099 vehicle trips in the base year shown in Figure 41.

Through 2033, it is projected that daily vehicle trips will increase by 337,251 trips with the majority of the growth being generated by single family (61 percent) and retail (15 percent) development.

Figure 41. Incorporated Ada County Vehicle Trip Projections

Ada County Incorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Residential Trips												
Single Family	903,389	942,688	982,879	1,000,440	1,018,000	1,035,559	1,053,117	1,070,675	1,084,006	1,097,336	1,110,670	**207,281**
Multifamily	107,051	111,521	116,004	117,983	119,963	121,942	123,921	125,899	127,427	128,954	130,481	**23,429**
Subtotal	1,010,441	1,054,210	1,098,883	1,118,423	1,137,962	1,157,500	1,177,038	1,196,575	1,211,433	1,226,289	1,241,151	**230,710**
Nonresidential Trips												
Retail	580,647	585,754	590,856	595,953	601,044	606,131	611,213	616,291	621,280	626,259	631,228	**50,580**
Office	115,827	119,591	123,351	127,107	130,859	134,608	138,353	142,095	145,772	149,442	153,103	**37,277**
Industrial	97,126	98,089	99,050	100,011	100,970	101,929	102,887	103,843	104,784	105,722	106,658	**9,532**
Institutional	132,499	133,423	134,346	135,268	136,189	137,110	138,029	138,948	139,851	140,752	141,651	**9,152**
Subtotal	926,099	936,857	947,603	958,338	969,063	979,778	990,482	1,001,177	1,011,687	1,022,174	1,032,640	**106,541**
Vehicle Trips												
Grand Total	1,936,539	1,991,066	2,046,486	2,076,761	2,107,025	2,137,278	2,167,520	2,197,752	2,223,120	2,248,464	2,273,791	**337,251**

Source: Institute of Transportation Engineers, *Trip Generation* , 11th Edition (2021)

In unincorporated Ada County, residential land uses account for 128,434 vehicle trips and nonresidential land uses account for 22,157 vehicle trips in the base year shown in Figure 42.

Through 2033, it is projected that daily vehicle trips will increase by 36,772 trips with the majority of the growth being generated by single family (80 percent) and retail (10 percent) development.

Figure 42. Unincorporated Ada County Vehicle Trip Projections

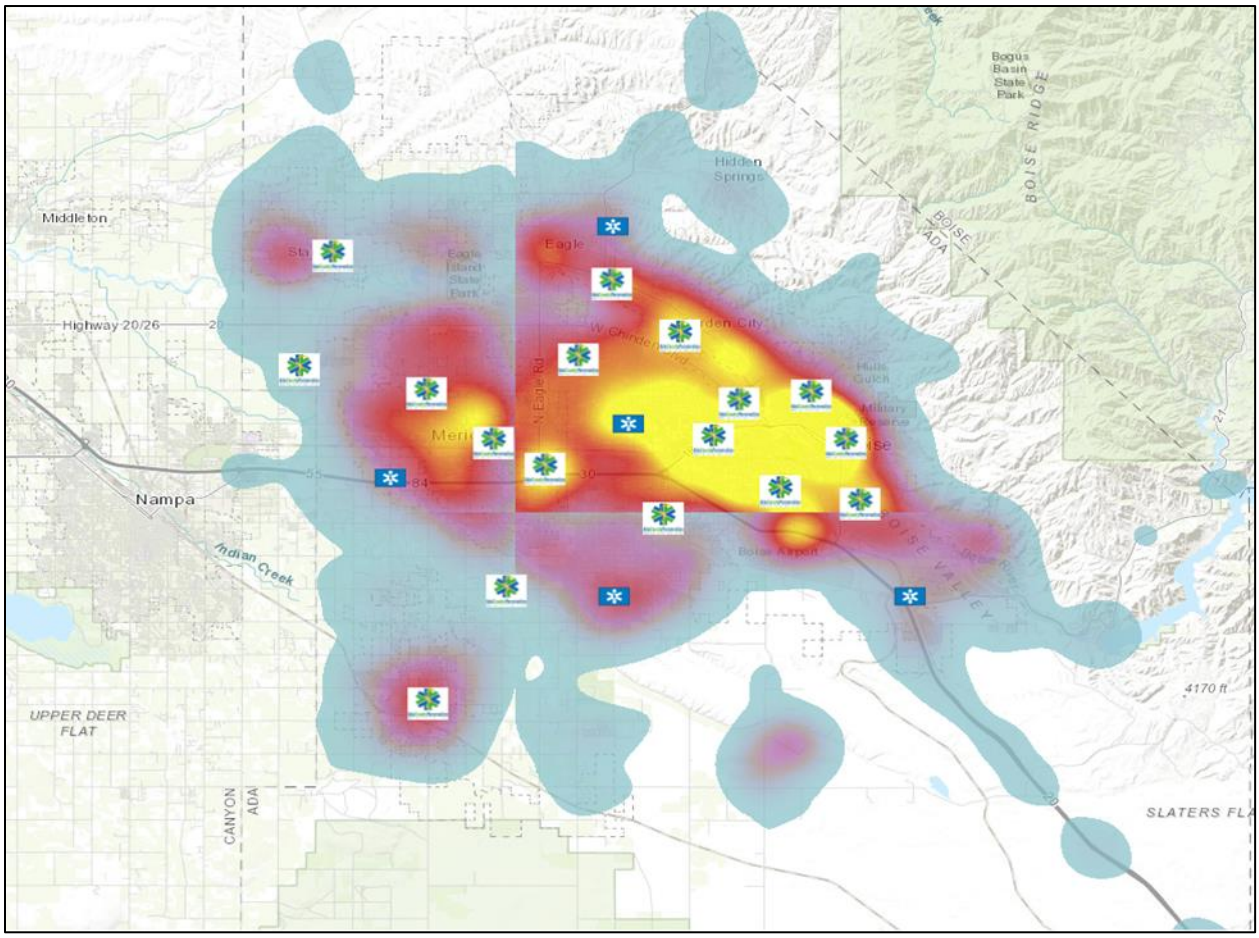
Ada County Unincorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Residential Trips												
Single Family	126,807	131,741	136,796	139,409	142,022	144,636	147,251	149,866	152,023	154,180	156,338	**29,532**
Multifamily	1,627	1,707	1,787	1,849	1,911	1,973	2,035	2,097	2,157	2,216	2,275	**648**
Subtotal	128,434	133,448	138,583	141,258	143,933	146,609	149,286	151,964	154,179	156,396	158,613	**30,180**
Nonresidential Trips												
Retail	9,163	9,523	9,886	10,251	10,619	10,990	11,363	11,739	12,118	12,503	12,893	**3,730**
Office	1,625	1,774	1,927	2,084	2,244	2,408	2,575	2,746	2,922	3,106	3,297	**1,672**
Industrial	4,336	4,370	4,406	4,442	4,479	4,517	4,555	4,594	4,635	4,677	4,721	**385**
Institutional	7,033	7,105	7,178	7,254	7,331	7,410	7,491	7,573	7,658	7,746	7,838	**805**
Subtotal	22,157	22,772	23,397	24,031	24,673	25,325	25,985	26,652	27,333	28,032	28,749	**6,592**
Vehicle Trips												
Grand Total	150,591	156,220	161,980	165,288	168,606	171,934	175,271	178,616	181,512	184,428	187,363	**36,772**

Source: Institute of Transportation Engineers, *Trip Generation* , 11th Edition (2021)

APPENDIX C. EMERGENCY MEDICAL SERVICES CALL VOLUME DENSITY HEAT MAP

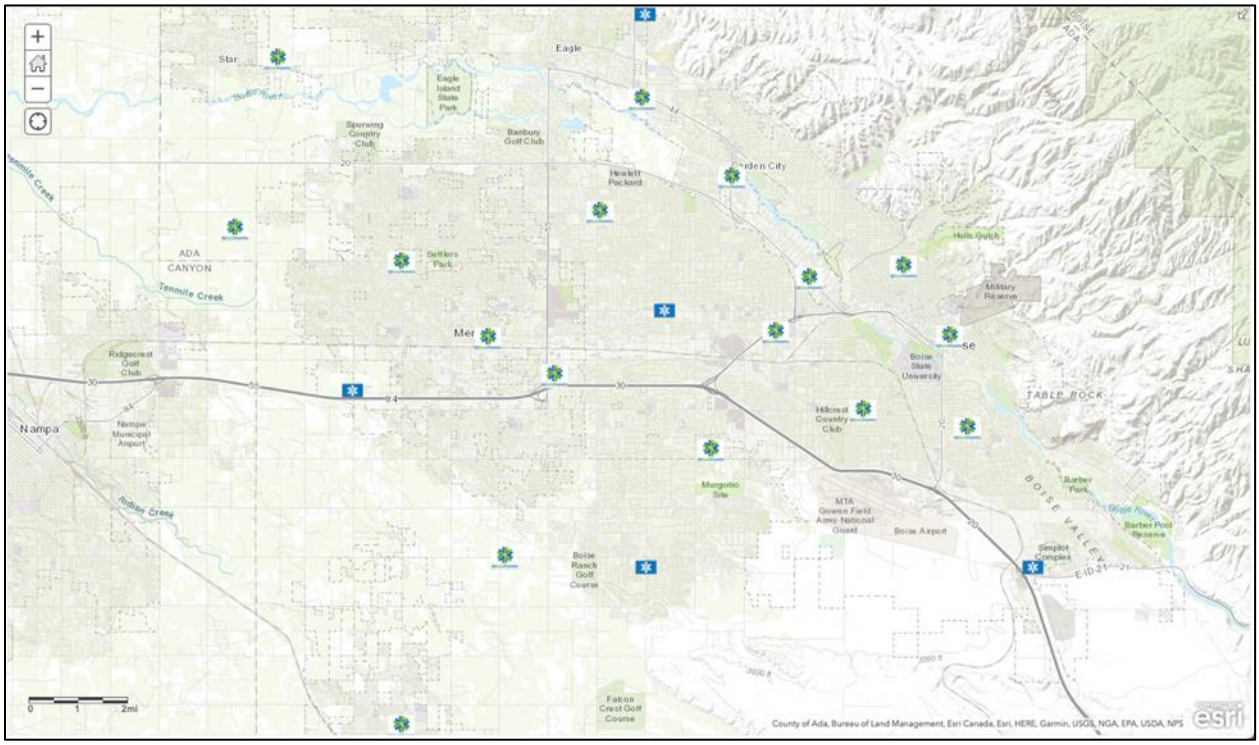
Shown below in Figure 43 is a heat map showing call volume density for Ada County EMS. Red and yellow areas indicate higher call volume. The heat map illustrates areas where station space will be needed to address future demand from growth.

Figure 43. EMS Call Volume Density



Below in Figure 44 is the 10 Year planned placement of future stations to maintain the current level of service and accommodate growth.

Figure 44. EMS Future Station Placement



Job and nonresidential growth projections over the next ten years for incorporated Ada County are shown in Figure 28. It is estimated there will be an increase of 41,040 jobs, an 18 percent increase from the base year. The majority of the increase comes from the office sector (55 percent).

The nonresidential floor area projections are calculated by applying the ITE square feet per employee factors to the job growth. In the next ten years, the nonresidential floor area is projected to increase by 16.1 million square feet (rounded), a 13 percent increase from the base year. The office sector has the largest share of this growth at 43 percent.

Figure 28. Incorporated Ada County Employment and Nonresidential Floor Area Projections

Ada County Incorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	42,925	43,696	44,466	45,236	46,004	46,772	47,539	48,306	49,059	49,811	50,561	**7,636**
Office	125,936	128,198	130,458	132,715	134,970	137,223	139,474	141,723	143,933	146,138	148,339	**22,403**
Industrial	34,547	35,168	35,787	36,407	37,025	37,643	38,261	38,878	39,484	40,089	40,693	**6,146**
Institutional	27,296	27,786	28,276	28,765	29,254	29,742	30,230	30,718	31,197	31,675	32,152	**4,856**
Total	230,704	234,848	238,987	243,123	247,254	251,381	255,505	259,624	263,673	267,712	271,744	**41,040**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	41,287	41,650	42,013	42,375	42,737	43,099	43,460	43,821	44,176	44,530	44,883	**3,597**
Office	21,370	22,065	22,758	23,451	24,144	24,835	25,526	26,217	26,895	27,572	28,248	**6,878**
Industrial	39,888	40,283	40,678	41,072	41,466	41,860	42,253	42,646	43,032	43,418	43,802	**3,915**
Institutional	24,605	24,777	24,948	25,119	25,291	25,461	25,632	25,803	25,970	26,138	26,305	**1,699**
Total	127,150	128,774	130,397	132,018	133,637	135,255	136,872	138,487	140,074	141,657	143,238	**16,088**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis
[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

Job and nonresidential growth projections over the next ten years for unincorporated Ada County are shown in Figure 29. It is estimated there will be an increase of 2,244 jobs, a 25 percent increase from the base year. The majority of the increase comes from the office sector (45 percent).

The nonresidential floor area projections are calculated by applying the ITE square feet per employee factors to the job growth. In the next ten years, the nonresidential floor area is projected to increase by 881,000 square feet, a 22 percent increase from the base year. The office sector has the largest share of this growth at 35 percent.

Figure 29. Unincorporated Ada County Employment and Nonresidential Floor Area Projections

Ada County Unincorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	862	916	971	1,026	1,082	1,138	1,194	1,251	1,308	1,366	1,425	**563**
Office	4,844	4,934	5,025	5,120	5,216	5,315	5,415	5,518	5,623	5,734	5,849	**1,005**
Industrial	1,198	1,220	1,243	1,266	1,290	1,314	1,339	1,365	1,391	1,418	1,446	**248**
Institutional	2,060	2,098	2,137	2,177	2,218	2,260	2,303	2,347	2,391	2,438	2,487	**427**
Total	8,964	9,168	9,377	9,589	9,806	10,027	10,251	10,480	10,714	10,957	11,208	**2,244**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	652	677	703	729	755	781	808	835	862	889	917	**265**
Office	300	327	356	384	414	444	475	507	539	573	608	**308**
Industrial	1,781	1,795	1,809	1,824	1,839	1,855	1,871	1,887	1,904	1,921	1,939	**158**
Institutional	1,306	1,319	1,333	1,347	1,361	1,376	1,391	1,406	1,422	1,438	1,456	**150**
Total	4,038	4,119	4,201	4,285	4,370	4,457	4,545	4,634	4,726	4,821	4,920	**881**

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis
[2] Source: Institute of Transportation Engineers, *Trip Generation* , 2021

VEHICLE TRIP GENERATION

RESIDENTIAL VEHICLE TRIPS BY HOUSING TYPE

A customized trip rate is calculated for the single family and multifamily units in Ada County. In Figure 30, the most recent data from the US Census American Community Survey is inputted into equations provided by the ITE to calculate the trip ends per housing unit factor. A single family unit is estimated to generate 10.66 trip ends and a multifamily unit is estimated to generate 5.42 trip ends on an average weekday.

Figure 30. Customized Residential Trip End Rates by Housing Type

		Households by Structure Type[2]			
Tenure by Units in Structure	Vehicles Available[1]	Single Family	Multifamily	Total	Vehicles per HH by Tenure
Owner-Occupied	289,778	129,602	1,468	131,070	2.21
Renter-Occupied	85,906	24,109	29,546	53,655	1.60
Total	375,684	153,711	31,014	184,725	2.03
	Housing Units[3]	158,890	33,161	192,051	

Housing Type	Persons in Households[4]	Trip Ends[5]	Vehicles by Type of Unit	Trip Ends[6]	Average Trip Ends	Local Trip Ends per HH	National Trip Ends per Unit[7]
Single Family	415,557	1,157,628	324,995	2,118,200	1,637,914	**10.66**	9.43
Multifamily	59,917	137,129	50,518	199,334	168,231	**5.42**	4.54
Total	475,474	1,294,757	375,513	2,317,534	1,806,145	**9.78**	

1. Vehicles available by tenure from Table B25046, 2021 American Community Survey 5-Year Estimates.
2. Households by tenure and units in structure from Table B25032, 2021 American Community Survey 5-Year Estimates.
3. Housing units from Table B25024, 2021 American Community Survey 5-Year Estimates.
4. Total population in households from Table B25033, 2021 American Community Survey 5-Year Estimates.
5. Vehicle trips ends based on persons using formulas from Trip Generation (ITE 2021). For single-family housing (ITE 210), the fitted curve equation is EXP(0.89*LN(persons)+1.72). To approximate the average population of the ITE studies, persons were divided by 19 and the equation result multiplied by 19. For multi-family housing (ITE 221), the fitted curve equation is (2.29*persons)-81.02 (ITE 2017).
6. Vehicle trip ends based on vehicles available using formulas from Trip Generation (ITE 2021). For single-family housing (ITE 210), the fitted curve equation is EXP(0.99*LN(vehicles)+1.93). To approximate the average number of vehicles in the ITE studies, vehicles available were divided by 34 and the equation result multiplied by 34. For multi-family housing (ITE 221), the fitted curve equation is (3.94*vehicles)+293.58 (ITE 2021).
7. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).

RESIDENTIAL VEHICLE TRIPS ADJUSTMENT FACTORS

A vehicle trip end is the out-bound or in-bound leg of a vehicle trip. As a result, so to not double count trips, a standard 50 percent adjustment is applied to trip ends to calculate a vehicle trip. For example, the out-bound trip from a person's home to work is attributed to the housing unit and the trip from work back home is attributed to the employer.

However, an additional adjustment is necessary to capture County residents' work bound trips that are outside of the County. The trip adjustment factor includes two components. According to the National Household Travel Survey, home-based work trips are typically 31 percent of out-bound trips (which are 50 percent of all trip ends). Also, utilizing the most recent data from the Census Bureau's web application "OnTheMap", 17 percent of Ada County workers travel outside the County for work. In combination, these factors account for 3 percent of additional production trips (0.31 x 0.50 x 0.17 = 0.03). Shown in Figure 31, the total adjustment factor for residential housing units includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (3 percent of production trips) for a total of 53 percent.

Figure 31. Residential Trip Adjustment Factor for Commuters

Trip Adjustment Factor for Commuters

Employed Ada County Residents (2020)	212,011
Residents Working in Ada County (2020)	175,359
Residents Commuting Outside of Ada County for Work	36,652
Percent Commuting Out of Ada County	17%
Additional Production Trips	**3%**

Standard Trip Adjustment Factor	**50%**
Residential Trip Adjustment Factor	**53%**

Source: U.S. Census, OnTheMap Application, 2020

NONRESIDENTIAL VEHICLE TRIPS

Vehicle trip generation for nonresidential land uses are calculated by using ITE's average daily trip end rates and adjustment factors found in their recently published 11th edition of Trip Generation. To estimate the trip generation in Ada County, the weekday trip end per 1,000 square feet factors listed in Figure 32 are used.

Figure 32. Institute of Transportation Engineers Nonresidential Factors

Employment Industry	ITE Code	Land Use	Demand Unit	Wkdy Trip Ends per Dmd Unit	Wkdy Trip Ends per Employee
Retail	820	Shopping Center	1,000 Sq Ft	37.01	17.42
Office	710	General Office	1,000 Sq Ft	10.84	3.33
Industrial	110	Light Industrial	1,000 Sq Ft	4.87	3.10
Institutional	610	Hospital	1,000 Sq Ft	10.77	3.77

Source: *Trip Generation* , Institute of Transportation Engineers, 11th Edition (2021)

For nonresidential land uses, the standard 50 percent adjustment is applied to office, industrial, and institutional land uses. A lower vehicle trip adjustment factor is used for retail uses because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination. In Figure 33, the Institute for Transportation Engineers' land use code, daily vehicle trip end rate, and trip adjustment factor is listed for each land use.

Figure 33. Daily Vehicle Trip Factors

Land Use	ITE Codes	Daily Vehicle Trip Ends	Trip Adj. Factor	Daily Vehicle Trips
Residential (per housing unit)				
Single Family	210	10.66	53%	5.65
Multifamily	220	5.42	53%	2.87
Nonresidential (per 1,000 square feet)				
Retail	820	37.01	38%	14.06
Office	710	10.84	50%	5.42
Industrial	110	4.87	50%	2.44
Institutional	610	10.77	50%	5.39

Source: *Trip Generation* , Institute of Transportation Engineers, 11th Edition (2021); 'National Household Travel Survey, 2009

VEHICLE TRIP PROJECTIONS

The base year vehicle trip totals and vehicle trip projections are calculated by combining the vehicle trip end factors, the trip adjustment factors, and the residential and nonresidential assumptions for housing stock and floor area. Countywide, residential land uses account for 1,138,874 vehicle trips and nonresidential land uses account for 948,256 vehicle trips in the base year shown in Figure 34.

Through 2033, it is projected that daily vehicle trips will increase by 374,018 trips with the majority of the growth being generated by single family (63 percent) and retail (15 percent) development.

Figure 34. Ada County Vehicle Trip Projections

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Residential Trips												
Single Family	1,030,196	1,074,429	1,119,675	1,139,848	1,160,022	1,180,195	1,200,368	1,220,542	1,236,029	1,251,516	1,267,003	**236,807**
Multifamily	108,679	113,228	117,791	119,832	121,873	123,915	125,956	127,997	129,583	131,170	132,756	**24,077**
Subtotal	1,138,874	1,187,658	1,237,466	1,259,681	1,281,895	1,304,110	1,326,324	1,348,539	1,365,612	1,382,685	1,399,759	**260,884**
Nonresidential Trips												
Retail	589,810	595,277	600,742	606,204	611,664	617,121	622,576	628,029	633,398	638,762	644,120	**54,310**
Office	117,452	121,365	125,278	129,191	133,103	137,016	140,929	144,841	148,694	152,547	156,400	**38,948**
Industrial	101,462	102,459	103,456	104,452	105,449	106,445	107,442	108,438	109,419	110,399	111,380	**9,918**
Institutional	139,532	140,528	141,524	142,522	143,521	144,520	145,520	146,521	147,509	148,498	149,489	**9,957**
Subtotal	948,256	959,629	971,000	982,369	993,737	1,005,103	1,016,467	1,027,830	1,039,020	1,050,206	1,061,389	**113,134**
Vehicle Trips												
Grand Total	2,087,130	2,147,286	2,208,466	2,242,050	2,275,632	2,309,212	2,342,791	2,376,368	2,404,632	2,432,892	2,461,148	**374,018**

Source: Institute of Transportation Engineers, *Trip Generation* , 11th Edition (2021)

In incorporated Ada County, residential land uses account for 1,010,441 vehicle trips and nonresidential land uses account for 926,099 vehicle trips in the base year shown in Figure 35.

Through 2033, it is projected that daily vehicle trips will increase by 337,251 trips with the majority of the growth being generated by single family (61 percent) and retail (15 percent) development.

Figure 35. Incorporated Ada County Vehicle Trip Projections

Ada County Incorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Residential Trips												
Single Family	903,389	942,688	982,879	1,000,440	1,018,000	1,035,559	1,053,117	1,070,675	1,084,006	1,097,336	1,110,670	**207,281**
Multifamily	107,051	111,521	116,004	117,983	119,963	121,942	123,921	125,899	127,427	128,954	130,481	**23,429**
Subtotal	1,010,441	1,054,210	1,098,883	1,118,423	1,137,962	1,157,500	1,177,038	1,196,575	1,211,433	1,226,289	1,241,151	**230,710**
Nonresidential Trips												
Retail	580,647	585,754	590,856	595,953	601,044	606,131	611,213	616,291	621,280	626,259	631,228	**50,580**
Office	115,827	119,591	123,351	127,107	130,859	134,608	138,353	142,095	145,772	149,442	153,103	**37,277**
Industrial	97,126	98,089	99,050	100,011	100,970	101,929	102,887	103,843	104,784	105,722	106,658	**9,532**
Institutional	132,499	133,423	134,346	135,268	136,189	137,110	138,029	138,948	139,851	140,752	141,651	**9,152**
Subtotal	926,099	936,857	947,603	958,338	969,063	979,778	990,482	1,001,177	1,011,687	1,022,174	1,032,640	**106,541**
Vehicle Trips												
Grand Total	1,936,539	1,991,066	2,046,486	2,076,761	2,107,025	2,137,278	2,167,520	2,197,752	2,223,120	2,248,464	2,273,791	**337,251**

Source: Institute of Transportation Engineers, *Trip Generation* , 11th Edition (2021)

In unincorporated Ada County, residential land uses account for 128,434 vehicle trips and nonresidential land uses account for 22,157 vehicle trips in the base year shown in Figure 36.

Through 2033, it is projected that daily vehicle trips will increase by 36,772 trips with the majority of the growth being generated by single family (80 percent) and retail (10 percent) development.

Figure 36. Unincorporated Ada County Vehicle Trip Projections

Ada County Unincorporated	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Residential Trips												
Single Family	126,807	131,741	136,796	139,409	142,022	144,636	147,251	149,866	152,023	154,180	156,338	**29,532**
Multifamily	1,627	1,707	1,787	1,849	1,911	1,973	2,035	2,097	2,157	2,216	2,275	**648**
Subtotal	128,434	133,448	138,583	141,258	143,933	146,609	149,286	151,964	154,179	156,396	158,613	**30,180**
Nonresidential Trips												
Retail	9,163	9,523	9,886	10,251	10,619	10,990	11,363	11,739	12,118	12,503	12,893	**3,730**
Office	1,625	1,774	1,927	2,084	2,244	2,408	2,575	2,746	2,922	3,106	3,297	**1,672**
Industrial	4,336	4,370	4,406	4,442	4,479	4,517	4,555	4,594	4,635	4,677	4,721	**385**
Institutional	7,033	7,105	7,178	7,254	7,331	7,410	7,491	7,573	7,658	7,746	7,838	**805**
Subtotal	22,157	22,772	23,397	24,031	24,673	25,325	25,985	26,652	27,333	28,032	28,749	**6,592**
Vehicle Trips												
Grand Total	150,591	156,220	161,980	165,288	168,606	171,934	175,271	178,616	181,512	184,428	187,363	**36,772**

Source: Institute of Transportation Engineers, *Trip Generation* , 11th Edition (2021)

CITY OF STAR, IDAHO

Report on Audited
Basic
Financial Statements
and
Supplemental Information

For the Year Ended September 30, 2023

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ZWYGART JOHN
CERTIFIED PUBLIC ACCOUNTANTS
Zwygart John & Associates CPAs, PLLC
16130 North Merchant Way, Suite 120 ◆ Nampa, Idaho 83687
Phone: 208-459-4649 ◆ FAX: 208-229-0404

Independent Auditor's Report

Honorable Mayor
and City Council
City of Star, Idaho

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the City of Star, Idaho (the City), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental and each major fund of the City of Star, Idaho, as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of City of Star and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Star's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Star, Idaho's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Star, Idaho's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison information, schedule of the City's proportionate share of Net Pension Liability, and the schedule of City contributions on pages 26 through 29 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which

consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Star, Idaho's basic financial statements. The supplemental information is presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplemental information was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated July 2, 2025 on our consideration of the City of Star, Idaho's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Star, Idaho's internal control over financial reporting and compliance.

Zwygart John & Associates, CPAs PLLC

Nampa, Idaho
July 2, 2025

City of Star, Idaho
Statement of Net Position
September 30, 2023

	Governmental Activities
Assets	
Current Assets:	
Cash and Cash Equivalents	$ 13,983,532
Receivables, Net:	
Property Taxes	27,604
Accounts	256,053
Interest	23,463
Other Receivables	69,269
Due From Other Governments	403,969
Prepaid Expenses	28,301
Capital Assets:	
Land and Construction in Progress	4,047,552
Building, Net	2,237,776
Furniture, Fixtures, and Equipment, Net	977,775
Improvements, Net	3,681,410
Total Capital Assets	10,944,513
Total Assets	25,736,704
Deferred Outflows	
Pension Related Items	382,904
Total Deferred Outflows	382,904
Liabilities	
Current Liabilities:	
Accounts Payable and Other Current Liabilities	1,687,550
Land Use Bonds Payable	187,682
Long-Term Liabilities:	
Due in More than One Year:	
Net Pension Liability	965,112
Total Liabilities	2,840,344
Deferred Inflows	
Pension Related Items	-
Total Deferred Inflows	-
Net Position	
Invested in Capital Assets, Net of Related Debt	10,944,513
Restricted	
Park Impact Fees	2,173,592
Unrestricted (Deficit) Surplus	10,161,159
Total Net Position	$ 23,279,264

The accompanying notes are an integral part of the financial statements.

City of Star, Idaho
Statement of Activities
For the Year Ended September 30, 2023

	Expenses	Program Revenues: Charges for Services and Sales	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position - Governmental Activities
Primary Government:					
Governmental Activities:					
General Administrative	$ 12,100,456	$ 10,088,707	$ 493,259	$ -	$ (1,518,490)
Parks and Recreation	1,858,042	1,708,061	-	-	(149,981)
Police	1,906,151	-	-	-	(1,906,151)
Total Governmental Activities	$ 15,864,649	$ 11,796,768	$ 493,259	$ -	(3,574,622)
General Revenues:					
Property Taxes					1,807,082
State Sources					2,803,285
Other					240,262
Unrestricted Investment Earnings					257,127
Total General Revenues and Special Items					5,107,756
Change in Net Position					1,533,134
Net Position, Beginning of Year, Previous					21,388,039
Prior Period Adjustment					358,091
Net Position, Beginning of Year, Restated					21,746,130
Net Position, End of Year					$ 23,279,264

The accompanying notes are an integral part of the financial statements.

City of Star, Idaho
Balance Sheet -
Governmental Funds
September 30, 2023

	General	Park Impact Fees	Total Governmental Funds
Assets			
Cash and Cash Equivalents	$ 11,809,940	$ 2,173,592	$ 13,983,532
Receivables, Net:			
Property Taxes	27,604	-	27,604
Accounts	256,053	-	256,053
Interest	23,463	-	23,463
Other Receivables	69,269	-	69,269
Due From Other Governments	403,969	-	403,969
Prepaid Expenses	28,301	-	28,301
Total Assets	$ 12,618,599	$ 2,173,592	$ 14,792,191
Liabilities			
Accounts Payable	$ 1,687,550	$ -	$ 1,687,550
Land Use Bond Payable	187,682	-	187,682
Total Liabilities	1,875,232	-	1,875,232
Deferred Inflows			
Unearned Revenue - Property Taxes	24,688	-	24,688
Total Deferred Inflows	24,688	-	24,688
Fund Balances			
Nonspendable:			
Prepaid Items	28,301	-	28,301
Restricted			
Park Impact Fees		2,173,592	2,173,592
Unassigned	10,690,378	-	10,690,378
Total Fund Balance	10,718,679	2,173,592	12,892,271
Total Liabilities, Deferred Inflows, and Fund Balances	$ 12,618,599	$ 2,173,592	$ 14,792,191

The accompanying notes are an integral part of the financial statements.

City of Star, Idaho
Reconciliation of the Balance Sheet of the
Governmental Funds to the Statement of Net Position
September 30, 2023

Total Fund Balances - Governmental Funds		$ 12,892,271
Amounts reported for governmental activities in the Statement of Net Position are different because of the following:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds. Those assets consist of:		
Land and Construction in Progress	$ 4,047,552	
Buildings, Net of $913,942 Accum. Depr.	2,237,776	
Furniture, Fixtures, and Equip., Net of $504,720 Accum. Depr.	977,775	
Improvements, Net of $1,408,637 Accum. Depr.	3,681,410	
		10,944,513
Property taxes receivable will be collected this year, but are not available soon enough to pay for current period's expenditures and, therefore, are deferred in the funds.		24,688
The District participates in the Public Employer Retirement System of Idaho, which is a cost-sharing plan. As a participant they are required to report their share of the Net Pension Liability and the related deferred inflows and outflows on their Statement of Net Position.		
Net Pension Liability	$ (965,112)	
Pension Related Deferred Outflows	382,904	
		(582,208)
Net Position of Governmental Activities		$ 23,279,264

The accompanying notes are an integral
part of the financial statements.

City of Star, Idaho
Statement of Revenues, Expenditures, and
Changes in Fund Balances - Government Funds
For the Year Ended September 30, 2023

	General	Park Impact Fees	Total Governmental Funds
Revenues			
Property Taxes	$ 1,804,362	$ -	$ 1,804,362
Charges for Services	4,424,057	-	4,424,057
Fees	6,081,211	1,291,500	7,372,711
Intergovernmental	2,803,285	-	2,803,285
Grants and Contributions	487,912	5,347	493,259
Interest Income	257,127	-	257,127
Other	232,846	1,716	234,562
Leases	5,700	-	5,700
Total Revenues	16,096,500	1,298,563	17,395,063
Expenditures			
Current:			
General Administrative	12,390,823	-	12,390,823
Parks and Recreation	1,245,536	1,783,801	3,029,337
Police	1,906,151	-	1,906,151
Capital Outlay	535,957	-	535,957
Total Expenditures	16,078,467	1,783,801	17,862,268
Excess (Deficiency) of Revenues Over Expenditures	18,033	(485,238)	(467,205)
Other Financing Resources (Uses)			
Transfers In	-	6,149	6,149
Transfers Out	(6,149)	-	(6,149)
Total Other Financing Sources (Uses)	(6,149)	6,149	-
Net Change in Fund Balances	11,884	(479,089)	(467,205)
Fund Balances - Beginning, Previous	10,348,704	2,652,681	13,001,385
Prior Period Adjustment	358,091	-	358,091
Fund Balances - Beginning, Restated	10,706,795	2,652,681	13,359,476
Fund Balances - Ending	$ 10,718,679	$ 2,173,592	$ 12,892,271

The accompanying notes are an integral
part of the financial statements.

City of Star, Idaho
Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balances of the Governmental Funds
to the Statement of Activities
For the Year Ended September 30, 2023

Total Net Change in Fund Balances - Governmental Funds		$ (467,205)
Amounts reported for governmental activities in the Statement of Activities are different because of the following:		
Capital outlays are reported in governmental funds as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their useful lives as depreciation expense. In the current period these amounts are:		
Capital Outlay	$ 2,035,946	
Depreciation Expense	(426,453)	
Net		1,609,493
Because some property taxes will not be collected for several months after the City's fiscal year ends, they are not considered as "available" revenues in the governmental funds and are, instead, counted as deferred tax revenues. They are, however, recorded as revenues in the Statement of Activities.		2,720
The District participates in the Public Employee Retirement System of Idaho, which is a cost-sharing plan. As a participant they are required to report their share of the Net Pension Liability and the related deferred inflows and outflows on their Statement of net Position. The changes in the Net Pension Liability and the related deferred inflows and outflows does not affect the governmental funds, but are reported in the Statement of Activities.		388,126
Change in Net Position of Governmental Activities		$ 1,533,134

The accompanying notes are an integral
part of the financial statements.

City of Star, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The accompanying financial statements present the activities of City of Star, Idaho (the City). The City receives funding from local, state, and federal government sources and must comply with all of the requirements of these funding source entities. However, the City is not included in any other governmental reporting entity as defined by generally accepted accounting principles. Board members are elected by the public and have decision-making authority, the power to designate management, the ability to significantly influence operations, and the primary accountability for fiscal matters. In addition, the City's reporting entity does not contain any component units as defined in Governmental Accounting Standards.

Basis of Presentation

Government-wide Statements: The Statement of Net Position and the Statement of Activities display information about the financial activities of the City, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions

The Statement of Activities presents a comparison between direct expenses and program revenues for each function of the City's governmental activities.

- Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function.
- Indirect expenses - expenses of the general government related to the administration and support of the City's programs, such as personnel and accounting (but not interest on long-term debt) - are allocated to programs based on their percentage of total primary government expenses. Interest expenses are allocated to the programs that manage the capital assets financed with long-term debt.
- Program revenues include (a) charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes and state formula aid, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the City's funds. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. All remaining governmental funds would be aggregated and reported as nonmajor funds. However, the City only has two funds which are both major funds.

The City reports the following major governmental funds:

- *General fund.* This is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.
- *Park Impact Fee fund.* This fund accounts for impact fees collected for the city's parks.

Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The City considers all revenues reported in the governmental funds to be available if they are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, and claims and judgments, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term liabilities and acquisitions under capital leases are reported as other financing sources.

Property Tax Calendar

The City levies its real property taxes through the county in September of each year based upon the assessed valuation as of the previous July 1. Property taxes are due in two installments on December 20 and June 20 and are considered delinquent on January 1 and July 1, at which time the property is subject to lien.

Fund Balance Reporting in Governmental Funds

Different measurement focuses and bases of accounting are used in the government-wide Statement of Net Position and in the governmental fund Balance Sheet. The City uses the following fund balance categories in the governmental fund financial statements:

- *Nonspendable*. Balances of funds unavailable to be spent.
- *Restricted*. Balances constrained to a specific purpose by enabling legislation, external parties, or constitutional provisions.
- *Assigned.* Funds assigned by management for specific purposes.
- *Unassigned*. Balances available for any purpose.

The remaining fund balance classifications (restricted, and committed) are either not applicable or no formal policy has yet been established to be able to utilize such classifications of fund balance. However, if there had been committed funds, these amounts would have been decided by the City Council, the City's highest level of decision-making authority, through a formal action. The City Council would also have the authority to assign funds or authorize another official to do so.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted net assets/fund balance available to finance the program. When both restricted and unrestricted resources are available for use, it is the government's intent to use restricted resources first, then unrestricted resources as they are needed.

There is also no formal policy regarding the use of committed, assigned, or unassigned fund balances. However, it is the City's intent that when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, the City considers committed amounts to be reduced first, followed by assigned amounts, and then unassigned amounts.

Cash Equivalents

The City requires all cash belonging to the City to be placed in custody of the Clerk. For presentation in the financial statements, investments in cash, external investment pool, and investments with an original maturity of three months or less at the time they are purchased by the City are considered to be cash equivalents. Investments with an initial maturity of more than three months are reported as investments. See Note 2.

Accounts Receivable

All receivables are shown net of an allowance for uncollectible accounts. As of September 30, 2023, there is no allowance for bad debt.

Capital Assets

Capital assets are reported at actual or estimated historical cost based on appraisals or deflated current replacement cost. Contributed assets are reported at estimated fair value at the time received. Capitalization thresholds (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the government-wide statements are shown below:

	Capitalization Policy	Depreciation Method	Estimated Useful Life
Buildings and Improvements	$1,000	Straight-Line	5 – 40 Years
Furniture, Fixtures, and Equip.	$1,000	Straight-Line	5 – 15 Years

The City has elected not to report major general infrastructure assets retroactively. Also, the City does not report roads and highways. The infrastructure is maintained and owned by Ada County Highway District (ACHD), a taxing entity. The City has no control over ACHD. Depreciation is used to allocate the actual or estimated historical cost of all capital assets over their estimated useful lives.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Pensions

For purposes of measuring the net pension liability and pension expense, information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from Base Plan’s fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

2. CASH AND INVESTMENTS

Deposits

As of September 30, 2023, the carrying amount of the City's deposits was $9,095,379 and the respective bank balances totaled $9,711,880. $2,500,000 of the total bank balance was insured or collateralized with pooled securities held by the pledging institution in the name of the City.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of September 30, 2023, $2,500,000 of the City's deposits were covered by the federal depository insurance or by collateral held by the City's agent or pledging financial institution's trust department or agent in the name of the City, and $7,211,880 were exposed to custodial credit risk. The City does not have a formal policy limiting its exposure to custodial credit risk. The City also had $471 of cash on hand at the end of the year.

Custodial Credit Risk – Investments

Custodial credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City does not have a formal policy limiting its custodial credit risk for investments.

Interest Rate Risk

The City does not have a formal policy limiting investment maturities that would help manage its exposure to fair value losses from increasing interest rates.

Investments

The City voluntarily participates in the State of Idaho Investment Pool which is not rated. The pool is not registered with the Securities and Exchange Commission or any other regulatory body. Oversight of the pool is with the State Treasurer, and Idaho Code defines allowable investments. The fair value of the City's investment in the pool is the same as the value of the pool shares. The City follows Idaho Statute that outlines qualifying investment options as follows:

> Idaho Code authorizes the City to invest any available funds in obligations issued or guaranteed by the United States Treasury, the State of Idaho, local Idaho municipalities and taxing districts, the Farm Credit System, or Idaho public corporations, as well as time deposit accounts and repurchase agreements.

The City's investments at September 30, 2023, are summarized below:

		Investment Maturities (in Years)	
Investment	Fair Value	Less than 1	1 - 5
External Investment Pool	$ 2,850,680	$ 2,850,680	$ -
Certificate of Deposit	2,037,002	2,037,002	-
	$ 4,887,682	$ 4,887,682	$ -

At year-end, the cash and investments were reported in the basic financial statements in the following categories:

	Governmental Activities
Cash and cash equivalents	$ 9,095,850
Investments categorized as deposits	4,887,682
	$ 13,983,532

3. DUE FROM OTHER GOVERNMENTAL UNITS

Amounts due from other governmental units (State of Idaho) consist of state revenue sharing of $403,969.

4. EMPLOYEE BENEFITS

Vacation leave is granted to all regular City employees. In the event of termination, an employee is reimbursed for accumulated vacation leave. However, vacation leave does not accumulate beyond year-end. Employees must use it or lose it.

5. PROPERTY TAXES

The City receives tax revenue from Ada County and Canyon County. The County is responsible for property valuation and collection of tax levies. The taxes that have not been remitted to the City by the County as of September 30, 2023, are considered by the City as a receivable. Taxes not collected within 60 days after September 30, 2023, are not considered available for use by the City and are recorded as deferred revenue in the fund financial statements.

City of Star, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

6. CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023, was as follows:

	Balance 9/30/2022	Additions	Disposals	Balance 9/30/2023
Governmental Activities:				
Capital Assets Not Being Depreciated:				
Land	$ 1,609,411	$ -	$ -	$ 1,609,411
Construction in Progress	1,329,711	1,108,430	-	2,438,141
Total Historical Cost	2,939,122	1,108,430	-	4,047,552
Capital Assets Being Depreciated:				
Buildings	2,604,230	547,488	-	3,151,718
Furniture, Fixtures, and Equip.	1,400,488	82,007	-	1,482,495
Improvements	4,170,866	919,181	-	5,090,047
Total Historical Cost	8,175,584	1,548,676	-	9,724,260
Less: Accumulated Depreciation				
Buildings	834,930	79,012	-	913,942
Furniture, Fixtures, and Equip.	352,734	151,986	-	504,720
Improvements	1,213,182	195,455	-	1,408,637
Total Acc. Depr.	2,400,846	426,453	-	2,827,299
Total Capital Assets Being Depreciated, Net	5,774,738	1,122,223	-	6,896,961
Governmental Activities Capital Assets – Net	$ 8,713,860	$ 2,230,653	$ -	$ 10,944,513

Depreciation expense was charged to the functions of the City as follows:

Governmental Activities:	
General Administrative	$ 233,135
Parks	193,318
Total	$ 426,453

7. RISK MANAGEMENT

The City is exposed to a considerable number of risks of loss including, but not limited to, a) damage to and loss of property and contents, b) employee torts, c) professional liabilities, i.e. errors and omissions, d) environmental damage, e) workers' compensation, i.e. employee injuries, and f) medical insurance costs of its employees. Commercial insurance policies are purchased to transfer the risk of loss for property and content damage, employee torts, and professional liabilities.

8. PENSION PLAN

Plan Description

The City of Star, Idaho contributes to the Base Plan which is a cost-sharing multiple-employer defined benefit pension plan administered by Public Employee Retirement System of Idaho (PERSI or System) that covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

Responsibility for administration of the Base Plan is assigned to the Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service and three members who are Idaho citizens not members of the Base Plan except by reason of having served on the Board.

Pension Benefits

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of the Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

Member and Employer Contributions

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 74% for public safety. As of June 30, 2023 it was 7.16% for general employees and 9.13% for public safety. The employer contribution rate as a percent of covered payroll is set by the Retirement Board and was 11.94% for general employees and 12.28% for police and firefighters. The City of Star, Idaho's contributions were $125,754 for the year ended September 30, 2023.

Pension Liabilities, Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At September 30, 2023, the City of Star, Idaho reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of that date. The City of Star, Idaho's proportion of the net pension liability was based on the City of Star, Idaho's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. At June 30, 2023, the City of Star, Idaho's proportion was 0.0241842 percent.

For the year ended 2023September 30, 2023, the City of Star, Idaho recognized pension expense/(revenue) of $358,787. At September 30, 2023, the City of Star, Idaho reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 165,428	$ -
Changes in assumptions or other inputs	95,566	-
Net difference between projected and actual earnings on pension plan investments	90,590	-
City of Star, Idaho's contributions subsequent to the measurement date	31,320	-
Total	$ 382,904	$ -

$31,320 reported as deferred outflows of resources related to pensions resulting from Employer contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending September 30, 2023.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2023, the beginning of the measurement period ended June 30, 2022, is 4.6 and 4.4 for measurement period June 30, 2023.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (revenue) as follows:

For the Year Ended September 30:	PERSI
2024	$ 156,351
2025	58,755
2026	182,779
2027	(14,981)

Actuarial Assumptions

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

The total pension liability in the June 30, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.30%
Salary increases	3.05%
Salary inflation	3.05%
Investment rate of return	6.35 %, net of investment expense
Cost-of-living	1%

Contributing Members, Service Retirement Members, and Beneficiaries

- General Employees and All Beneficiaries – Males-2010 General Tables, increased 11%
- General Employees and All Beneficiaries – Females Pub-2010 General Tables, increased 21%
- Teachers – Males Pub-2010 Teacher Tables, increased 12%
- Teachers – Females Pub-2010 Teacher Tables, increased 21%
- Fire & Police – Males Pub-2010 Safety Tables, increased 21%
- Fire & Police – Females Pub-2010 Safety Tables, increased 26%
- Disabled Members – Males Pub-2010 Disabled Tables, increase 38%
- Disabled Members – Females Pub-2010 Disabled Tables, increased 36%

An experience study was performed for the period July 1, 2015 through June 30, 2020 which reviewed all economic and demographic assumptions including mortality. The Total Pension Liability as of June 30, 2023 is based on the results of an actuarial valuation date of July 1, 2023.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. Specifically, the System uses consultants, investment managers and trustees to develop capital market assumptions in analyzing the System's asset allocation. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of System's assets.

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions are as of 2023.

Asset Class	DB Plans
Fixed Income	30.00%
US/Global Equity	55.00%
International Equity	15.00%
Cash	0.00%
Total	100.00%

Discount Rate

The discount rate used to measure the total pension liability (asset) was 6.35%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plans' net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability (asset). The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

Sensitivity of the Employer's proportionate share of the net pension liability to changes in the discount rate.

The following presents the Employer's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.35 percent, as well as what the Employer's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.35 percent) or 1-percentage-point higher (7.35 percent) than the current rate:

	1% Decrease (5.35%)	Current Discount Rate (6.35%)	1% Increase (7.35%)
Employer's proportionate share of the net pension liability (asset)	$ 1,735,794	$ 965,112	$ 335,224

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report.

PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

9. DEFERRED COMPENSATION PLAN (457)

Permanent employees of the City may participate in a deferred compensation plan adopted under the provisions of Internal Revenue Code Section 457 (Deferred Compensation Plans with Respect to Service for State and Local Governments).

Employees are eligible for the 457 plan after six months of employment at which time the City will contribute $375 per month per full time employee and part-time employees $188. Under the plan, employees may elect to defer a portion of their salaries and avoid paying taxes on the deferred portion until withdrawal at a later date. The deferred compensation amount is not available for withdrawal by employees until termination, retirement, death, or unforeseeable emergency.

The City has no liability for losses under the plan but it does have the obligation of due care in selecting the third-party administrator. The deferred compensation plan is administered by The Hartford, an unrelated organization. City of Star, Idaho's employer contributions paid were $18,000 for the year ended September 30, 2023.

10. COUNCIL DESIGNATIONS

The City has set aside a scholarship fund of $8,744 for local students.

11. OTHER COMMITMENTS

The City has credit cards with credit limits totaling $20,000 of which, $7,691 was in use as of September 30, 2023.

12. PRIOR PERIOD RESTATEMENT

In prior years the assets of the general fund were understated by $358,091. This caused fund balance and net position to be restated as follows:

	Governmental Funds
Fund Balance, Beginning - As Previously Stated	$ 1,300,185
Increase due to Understatement of Assets	358,091
Fund Balance, Beginning - Restated	$ 1,658,276

	Governmental Activities
Net Position, Beginning - As Previously Stated	$ 21,388,039
Increase due to Understatement of Assets	358,091
Net Position, Beginning - Restated	$ 21,746,130

REQUIRED SUPPLEMENTARY INFORMATION

City of Star, Idaho
Budgetary (GAAP Basis) Comparison Schedule
Park Impact Fee Fund
For the Year Ended September 30, 2023

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Fees	$ -	$ -	$ 1,291,500	$ 1,291,500
Total Revenues	-	-	1,298,563	1,298,563
Expenditures				
Current:				
Parks and Recreation	-	-	1,783,801	(1,783,801)
Total Expenditures	-	-	1,783,801	(1,783,801)
Other Financing Resources (Uses)				
Transfers In	-	-	6,149	(6,149)
Transfers Out	-	-	-	-
Total Other Financing Resources (Uses)	-	-	6,149	(6,149)
Change in Fund Balances	-	-	(479,089)	(491,387)
Fund Balances - Beginning	-	-	2,652,681	2,652,681
Fund Balances - Ending	$ -	$ -	$ 2,173,592	$ 2,161,294

City of Star, Idaho
Budgetary (GAAP Basis) Comparison Schedule
General Fund
For the Year Ended September 30, 2023

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Property Taxes	$ 1,730,572	$ 1,730,572	$ 1,804,362	$ 73,790
Charges for Services	1,821,319	1,821,319	4,424,057	2,602,738
Fees	3,942,771	3,942,771	6,081,211	2,138,440
Intergovernmental	1,591,849	1,591,849	2,803,285	1,211,436
Grants and Contributions	325,000	325,000	487,912	162,912
Interest Income	20,000	20,000	257,127	237,127
Other	201,000	201,000	232,846	31,846
Leases	-	-	5,700	5,700
Total Revenues	9,632,511	9,632,511	16,096,500	6,463,989
Expenditures				
Current:				
General Administrative	7,014,636	7,014,636	12,390,823	(5,376,187)
Parks and Recreation	187,482	187,482	1,245,536	(1,058,054)
Police	1,520,970	1,520,970	1,906,151	(385,181)
Capital Outlay	1,432,058	1,432,058	535,957	896,101
Total Expenditures	10,155,146	10,155,146	16,078,467	(5,923,321)
Other Financing Resources (Uses)				
Transfers In	-	-	-	-
Transfers Out	-	-	(6,149)	6,149
Total Other Financing Resources (Uses)	-	-	(6,149)	6,149
Change in Fund Balances	(522,635)	(522,635)	11,884	546,817
Fund Balances - Beginning	4,763,608	4,763,608	10,706,795	5,943,187
Fund Balances - Ending	$ 4,240,973	$ 4,240,973	$ 10,718,679	$ 6,490,004

City of Star, Idaho
Budgetary (GAAP Basis) Comparison Schedule
Park Impact Fee Fund
For the Year Ended September 30, 2023

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Fees	$ -	$ -	$ 1,291,500	$ 1,291,500
Total Revenues	-	-	1,298,563	1,298,563
Expenditures				
Current:				
Parks and Recreation	-	-	1,783,801	(1,783,801)
Total Expenditures	-	-	1,783,801	(1,783,801)
Other Financing Resources (Uses)				
Transfers In	-	-	6,149	(6,149)
Transfers Out	-	-	-	-
Total Other Financing Resources (Uses)	-	-	6,149	(6,149)
Change in Fund Balances	-	-	(479,089)	(491,387)
Fund Balances - Beginning	-	-	2,652,681	2,652,681
Fund Balances - Ending	$ -	$ -	$ 2,173,592	$ 2,161,294

City of Star, Idaho
Notes to Required Supplementary Information
For the Year Ended September 30, 2023

1. BUDGETS AND BUDGETARY ACCOUNTING

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

A. Prior to September 1, the City Clerk, Mayor, and City Council prepare a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.

B. Public hearings are conducted at the City Hall to obtain taxpayer comments.

C. Prior to October 1, the budget is legally enacted through passage of an ordinance.

D. The City is authorized to transfer budgeted amounts between departments within any fund; however, no revision can be made to increase the overall tax supported funds except when federal or state grants are approved. The City, however, must follow the same budgetary procedures as they followed when the original budget was approved. The budget for enterprise funds may also be revised in the same manner as those situations involving federal and state grants.

E. Formal budgetary integration is employed as a management control device during the year for the General fund and Special Revenue funds.

2. EXPENDITURES IN EXCESS OF APPROPRIATIONS

The General fund had expenditures that exceeded appropriations by $ 5,929,470 .

The Park Impact Fees fund had expenditures that exceeded appropriations by $ 1,777,652 .

City of Star, Idaho
Schedules of Required Supplemental Information
Public Employees Retirement System of Idaho
Last 10 - Fiscal Years*

Schedule of the City of Star's Share of Net Pension Liability (Asset)

Year	City's proportion of the net pension liability (asset)	City's proportionate share of the net pension liability (asset)	City's covered-employee payroll	City's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	Plan fiduciary net position as a percentage of the total pension liability (asset)
2023	0.0241842%	$ 965,112	$ 1,067,866	90.38%	83.83%
2022	0.0191166%	752,957	813,464	92.56%	83.09%
2021	0.0067886%	(5,362)	431,125	-1.24%	100.36%

Data reported is measured as of June 30, 2023

Schedule of the City of Star's Contributions

Year	Contractually required contributions	Contributions in relation to the contractually required contributions	Contributions deficiency (excess)	City's covered-employee payroll	Contributions as a percentage of covered-employee payroll
2023	$ 125,754	$ 125,754	-	$ 1,067,866	11.78%
2022	97,127	97,127	-	813,464	11.94%
2021	51,476	51,476	-	431,125	11.94%

Data reported is measured as of September 30, 2023

* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City of Star, Idaho will present information for those years for which information is available.

SUPPLEMENTAL INFORMATION

City of Star, Idaho
Supplemental Schedule of Revenues by Source -
Budget and Actual - General Fund
For the Year Ended September 30, 2023

	Budget	Actual	Variance
Taxes			
Property Taxes	$ 1,730,572	$ 1,804,362	$ 73,790
Total	1,730,572	1,804,362	73,790
Charges for Services			
Building Inspection	1,211,763	3,538,504	2,326,741
Electrical Inspection	157,852	295,012	137,160
Plumbing Inspection	157,852	252,783	94,931
Mechanical Inspection	157,852	252,223	94,371
Planning and Zoning	120,000	44,847	(75,153)
Rental Income	16,000	40,688	24,688
Total Charges for Services	1,821,319	4,424,057	2,602,738
Fees			
Licenses and Fees	12,670	1,089,795	1,077,125
Parks and Recreations Fees	185,000	318,261	133,261
Development Impact Fees	252,500	149,235	(103,265)
ACHD Processing Fee	1,800,000	2,475,437	675,437
Franchise Fees	263,101	341,046	77,945
Mitigation Fees	1,429,500	1,707,437	277,937
Total Fees	3,942,771	6,081,211	2,138,440
Intergovernmental			
State Revenue Sharing	1,355,372	1,404,567	49,195
State Liquor Fees	129,477	96,704	(32,773)
Court Fines	7,000	20,104	13,104
Highway	100,000	1,281,910	1,181,910
Total Intergovernmental	1,591,849	2,803,285	1,211,436
Grants and Contributions			
Grants	245,000	423,441	178,441
Donations	74,000	60,065	(13,935)
Scholarships	6,000	4,406	(1,594)
Total Grants and Contributions	325,000	487,912	162,912
Other			
Interest Income	20,000	257,127	237,127
Miscellaneous	201,000	232,846	31,846
Leases	-	5,700	5,700
Total Other	221,000	495,673	274,673
Total Revenue	$ 9,632,511	$ 16,096,500	$ 6,463,989

City of Star, Idaho
Supplemental Schedule of Expenditures by Object of Expenditure -
Budget and Actual - General Fund
For the Year Ended September 30, 2023

	Budget	Actual	Variance
General Administrative			
Wages	$ 908,959	$ 1,417,923	$ (508,964)
Council	58,800	-	58,800
Mayor	73,750	-	73,750
Taxes and Retirement	250,787	239,371	11,416
Insurance	35,546	82,594	(47,048)
Health Insurance	208,790	220,771	(11,981)
Bank Charges	745	645	100
Grant	-	26,330	(26,330)
Legal	75,978	122,201	(46,223)
Student Scholarships	17,325	28,655	(11,330)
Supplies	79,298	79,289	9
Postage	2,252	7,038	(4,786)
Public Relations	4,211	2,440	1,771
Professional Services	85,170	83,952	1,218
Advertising	15,409	14,266	1,143
Travel	5,015	11,010	(5,995)
Dues	65,079	25,983	39,096
Training	4,307	13,905	(9,598)
Telephone	15,948	19,195	(3,247)
Utilities	87,189	97,810	(10,621)
ACHD Impact Fee	2,059,400	2,072,537	(13,137)
Maintenance and Operations	989,528	5,352,491	(4,362,963)
Miscellaneous	149,422	244,936	(95,514)
Building Inspector	502,197	1,010,772	(508,575)
Electrical Inspector	171,406	178,482	(7,076)
Plumbing Inspector	163,484	154,354	9,130
Mechanical Inspector	195,833	171,497	24,336
Animal Control	16,800	16,800	-
Star Fire Impact Fees	772,008	695,576	76,432
	7,014,636	12,390,823	(5,376,187)

City of Star, Idaho
Supplemental Schedule of Expenditures by Object of Expenditure -
Budget and Actual - General Fund (continued)
For the Year Ended September 30, 2023

	Budget	Actual	Variance
Parks and Recreation			
Maintenance and Operations	22,715	29,087	(6,372)
Program	164,767	1,216,449	(1,051,682)
	187,482	1,245,536	(1,058,054)
Police	$ 1,520,970	$ 1,906,151	$ (385,181)
Capital Outlay	1,432,058	535,957	896,101
Contingency	-	-	-
Total Expenditures	$ 10,155,146	$ 16,078,467	$ (5,923,321)

FEDERAL REPORTS

ZWYGART JOHN
CERTIFIED PUBLIC ACCOUNTANTS
Zwygart John & Associates CPAs, PLLC
16130 North Merchant Way, Suite 120 ◆ Nampa, Idaho 83687
Phone: 208-459-4649 ◆ FAX: 208-229-0404

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*

Honorable Mayor and
City Council
Star, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the fund information of the City of Star, Idaho, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City of Star, Idaho's basic financial statements, and have issued our report thereon dated July 2, 2025.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Star, Idaho's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Star, Idaho's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Star, Idaho's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify certain deficiencies in internal control, described in the following Schedule of as item 2023-001 that we consider to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Stites, Idaho's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards,* and which are described in the accompanying Schedule of Findings as item 2023-002.

City of Star, Idaho's Response to Findings

The City of Star, Idaho's response to the findings identified in our audit is described in the accompanying Management's Response. The City of Star, Idaho's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Zwygart John & Associates, CPAs PLLC

Nampa, Idaho
July 2, 2025

City of Star, Idaho
Schedule of Findings
For the Year Ended September 30, 2023

Section II - Financial Statement Findings

2023-001: Bank Reconciliations

Conditions: While performing the audit it was noted that the City Treasurer had not completed accurate bank reconciliations for the year under audit.

Criteria: The City should have controls in place to make sure that all bank accounts are reconciled monthly.

Cause: Due to a staffing issues during the period under audit, bank statements were not being reconciled on a timely basis.

Effect: This increases the risk of a misstatement to go unnoticed or fail to be corrected in a timely manner, whether due to error or fraud.

Recommendations: The City should put procedures in place to make sure that all bank accounts are reconciled in the accounting software monthly.

2023-002: Audits not being done timely

Criteria: By Idaho State Statue, audits must be completed within 9 months after year end.

Conditions: The audit was not completed within 9 months of the month end.

Cause: Due to bank reconcilations not being done timely the City got behind on completing audits.

Effect: This puts the City out of complaince with State Statutes. This put the City at risk of loosing some State funding.

Recommendations: Management should make sure that audits are being completed within 9 months after year end.

City of Star, Idaho
Management's Response
For the Year Ended September 30, 2023

2023-001: Bank Reconciliations

Management has hired a new treasurer and put procedures in place to make sure that all bank accounts are reconciled monthly.

2023-002: Audits not being done timely

Management has a new city treasurer and city clerk to make sure that audits are done on a timely basis.

If there are any questions on management's response to findings, please contact the City at (208) 286-7247.

ZWYGART JOHN
CERTIFIED PUBLIC ACCOUNTANTS
Zwygart John & Associates CPAs, PLLC
16130 North Merchant Way, Suite 120 ◆ Nampa, Idaho 83687
Phone: 208-459-4649 ◆ FAX: 208-229-0404

July 2, 2025

To the Honorable Mayor and City Council,
City of Star, Idaho

We have audited the financial statements of the governmental activities and each major fund of the City of Star for the year ended September 30, 2023 Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information by way of our engagement letter dated December 1, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Star, are described in the notes to the financial statements. The City of Star did not adopted any new accounting standards during the year. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

> Management's estimate of the accounts receivable is based on management's knowledge of the receivables. We evaluated the key factors and assumptions used to develop the accounts receivable in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule to the management representation letter summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated July 2, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

- It was noted during the audit that the bank reconciliations were not done monthly, nor was there indication of review/approval. We recommend that the bank accounts are reconciled monthly, and reviewed/initialed by the mayor/council. This will help to reduce the risk of inappropriate or fraudulent transactions.

Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and a evaluated the form, content, and methods of preparing the information to determine that the information complies with U.S. generally accepted accounting principles, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the use of the Mayor, City Council and management of the City of Star, and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Zwygart John & Associates CPAs, PLLC