CITY OF STAR, IDAHO

CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho
Tuesday, August 19, 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 –** Pastor David Ax, Star Calvary Chapel
3. **ROLL CALL**
4. **PRESENTATIONS**
   - A. **Capital Improvement Plan/Impact Fee Project Update**
   - B. **Police Chief Update**
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: August 5, 2025**
   - C. **Rosti Farms Subdivision #9 Final Plat**
   - D. **Fountain Park Subdivision #2 Final Plat**
   - E. **Stardale Subdivision Final Plat**
   - F. **Stardale Subdivision Time Extension Request**
   - G. **Cresta Del Sol #3 Easement Vacation**
6. **PUBLIC HEARINGS with ACTION ITEMS:** (The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
   - A. **The Cellars at River's Edge Annexation (AZ-25-03), Development Agreement (DA-25-05) and Conditional Use Permit (CU-25-05)** The Applicant is requesting approval of an Annexation and Zoning (Commercial C-2), Development Agreement and Conditional Use Permit for an Events Facility & Drinking Establishment, located at 6926 Highway 44 in Star, Idaho. The property contains 2.2 acres. **(ACTION ITEM)**
   - B. **Residential & Special Parking District Permit and Code Enforcement Administrative Citation Program** Request from the City of Star to update and amend portions of their Municipal Code, including the current Unified Development Code, Title 8, Chapters 1 through 8, and Titles 1 through 7 and Title 10. The following actions will be taken: Establish an administrative citation program ordinance to aid in achieving compliance with city ordinances through code enforcement and establish a residential and special parking district permit ordinance to set residential parking requirements and restrictions in areas adjacent to City Parks & Facilities to protect existing residents from public parking; and to establish regulations within the Municipal Code. **(ACTION ITEM)**
7. **ACTION ITEMS:**(The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
   - A. **Freedom Hall Event Center Star 25-01 Request for Qualifications (ACTION ITEM)**
   - B. **Stardale Subdivision Private Street Application (ACTION ITEM)**
   - C. **Dude Dewalt Conditional Use Permit Request for Reconsideration (ACTION ITEM)**
   - D. **Ordinance 423-2025 River Crossing Rezone with Development Agreement (ACTION ITEM)**
8. **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

2025

City of Star Improvements and Cost Analysis: Pathways

PREPARED FOR CITY OF STAR

AUGUST 2025

CLEARWATER FINANCIAL

Project Title	Associated Trail	Summary	Service Area	Project Type	Improvement Type	Est. Cost**
New Land Acquisition	All	New land acquisition to connect rails and pathways throughout the City.	Citywide	Capital	New	TBD: $326K - $340/acre
Farmers Union Trail	Farmers Union Trail	2.96 mi new hard-surface path	Central Star	Capital	New	$4.356 M
Lawrence Kennedy–Boise River Connection	Lawrence Kennedy–Boise River Connection	0.53 mi canal link & crossing	South riverfront	Capital	New	$769.6 K
Crystal Springs Riverbridge	Crystal Springs	≈210′ pedestrian bridge over river	River corridor	Capital	New	$5.8 M
Freedom Park Greenbelt Extension	Freedom Park	0.53 mi riverwalk infill	South riverfront	Capital	New	$769.6 K
Hunter's Creek → Foothill Ditch Pathway	Hunter's Creek	0.30 mi community path	North Star	Capital	New	$435.6 K
Hwy 16 Underpass	Hwy 16 Underpass	Raised undercrossing on SH-16	Hwy 16 corridor	Capital	New	$72.6 K
Freedom Park Riverbridge	Freedom Park	≈150′ pedestrian floodplain boardwalk	Freedom Park	Capital	New	$4.5 M
Hwy 44 Multi-use Path (Complete Streets)	Hwy 44 Multi-use Path	3.75 mi ACHD path along SH-44	Hwy 44 Corridor	Capital	New	$4.5 M
Boise River Greenbelt (all segments)	Boise River Greenbelt (all segments)	5 mi greenbelt extension (ITD is doing part of this from Stillwater to Hwy 16. Just needs completed from Hwy 16 to Star Rd.)	River corridor	Capital	New	$8 M
Regional Bikeway Network Integration	Regional Bikeway Network Integration	Ada Co network connections	Perimeter connectors	Capital	New	Grant-dependent

** Costs from City of Star Pathway Master Plan CIP tables ; project summaries adapted from pages 58–63

Timeline	Priority	Funding Sources	Impact Fee Applicability	Land Acquisition Status	Easement Dependencies	Grant Deadlines
Ongoing	Ongoing					
6–10 yrs	Mid-term	Path fees; grants; developer MOU		N/A	Yes (subdivision plats)	Dec 2025
6–10 yrs	Mid-term	Path fees; Canal Co.; grants		N/A	Yes (canal easement)	TBD
6–10 yrs	Mid-term	Path fees; ITD grants; River Access fund		TBD	N/A	Jun 2027
6–10 yrs	Mid-term	Path fees; gen fund; grants		N/A	N/A	TBD
0–5 yrs	Short-term	Path fees; canal MOU; grants		N/A	Yes (ditch easement)	Dec 2025
0–5 yrs	Short-term	ACHD funds; path fees; safety grants		N/A	N/A	Mar 2026
0–5 yrs	Short-term	Path fees; grants; gen fund		N/A	N/A	TBD
11+ yrs	Long-term	funds; path fees		N/A	N/A	TBD
11+ yrs	Long-term	State grants; impact fees; PPP		N/A	TBD	TBD
Ongoing	Ongoing	ACHD grants; regional partners;		N/A	N/A	Ongoing

2025

City of Star Improvements and Cost Analysis: Police

PREPARED FOR CITY OF STAR

AUGUST 2025

CLEARWATER FINANCIAL

Project Title	Summary	Service Area	Project Type	Improvement Type	Est. Cost*, **	Timeline	Priority	Funding Sources	Impact Fee Applicability
Land Acquisitions	Land Acquisition for future stations. Could be a joint partnership site.	Citywide, N & W.	Capital	New	$300K - $350/acre	0-10+ years	Short-term/ Ongoing	Property tax, permit fees, dedications; bonds	TBD
Main Station (Long-Term)	New standalone HQ (10,000 sf)	Citywide	Capital	New	$6-8 M	10+ yrs	Long-term	Property tax, permit fees, bonds	TBD
Patrol Substation @ Pollard Rd	Substation by new elementary (min 2,500 sf)	North Star	Capital	New	$1.5 M	0–5 yrs	Short-term	Property tax,Permit fees; developer contributions	TBD
Northern Substations	Decentralized Substation (2,500 sf)	North & West	Capital	New	$1.5 M	6–10 yrs	Mid-term	Property tax, Permit fees; partnerships, developer contributions, grants, bonds	TBD
Training Facility	Indoor training/classroom bays	Citywide	Capital	New	$10 M	6–10 yrs	Mid-term	Property tax, Permit fees; partnerships, developer contributions, grants, bonds	TBD
Fleet Upgrade (1 vehicle/off.)	Replace patrol vehicles on improved cycle	Citywide	Capital	New/ Replacement	$3 M	0–5 yrs	Short-term	Property tax, Permit fees; grants	TBD
K9 Unit Expansion & Storage	Add 2nd K9; retrofit vehicle; kennel	Citywide	Capital	New	$200 K	0–5 yrs	Short-term	Property tax, Permit fees; grants	TBD
Body Armor & PPE Refresh	Replace vests, helmets, shields	Citywide	Capital	Replacement	$300 K	Ongoing	Ongoing	Property tax, Permit fees; grants	TBD
Comms & Security Systems	Next-gen dispatch, MDTs, radio	Citywide	Capital	New/Replace ment	$1.2 M	0–5 yrs	Short-term	Property tax, Permit fees; grants	TBD

Drone program	Drone program for surveillance and emergency response	Citywide	Capital	New	$50 K	0-5 yrs	Mid-term	Property tax, Permit fees; grants	N/A
Increase officer ratio	Increase officer ratio to meet initial ratio of 1.0 officers per 1,000 residents	Citywide	Capital	New	$170 K/officer	0-5 yrs	Short-term/ Ongoing	Property tax, Permit fees; grants	N/A

detail

**Scaled from national benchmarks and comparable sized

Land Acquisition Status	Easement Dependencies	Grant Deadlines
TBD	TBD	TBD
N/A	N/A	TBD
TBD	Yes (school site)	TBD
N/A	TBD	TBD
TBD	N/A	TBD
N/A	N/A	N/A
N/A	N/A	TBD
N/A	N/A	N/A
N/A	N/A	Q4 2026

N/A	N/A	N/A
N/A	N/A	N/A

2025

City of Star Improvements and Cost Analysis

PREPARED FOR CITY OF STAR

AUGUST 2025

CLEARWATER FINANCIAL

Project Title	Associated park	Associated Program	Summary	Service Area	Project Type	Improvement Type
New Land Acquisition (West, NW, S)	None - would be for new parks	Parks	Acquire ~51 acres to close current deficit (target 5 ac/1,000 pop); sites include Boot Hill, Roselands, Terramore, Quail Ridge	West, NW & South of River	Capital	New
Freedom Park Event Barn	Freedom Park	Parks	Multipurpose event barn, warming kitchen, concessions, paddleboard/tube rentals, Police substation 1-SRO in site	South Riverfront	Capital	New
Indoor Recreation Center	None	Rec	Bball Courts, soccer/multi-use turf field, pool, running track, multi-use classrooms (fitness/community ed) Kitchen	Citywide	Capital	New
Boot Hill Clubhouse Completion	Boot Hill	Parks	Restrooms	NE quadrant	Capital	New
River House Upgrades	River House	Parks	Add Veteran's garden and RH irrigation	Downtown	Capital	New/Expansion
Foothills Trail & Archery Site		Parks	Natural trails & archery range	North of town (BLM)	Capital	New
Maintenance Yards & Sheds	All	Parks	Build storage at major parks	Citywide	Capital	Ongoing
Expand park maintenance fleet	All	Parks	(vehicles, tractors, mowers, utility carts) for daily operations.		Capital	New
Shuttle Bus #2 for Youth Programs	None	Rec	Expand transport for after-school/summer programs	Citywide	Capital	New
Monitor Acquisition	Boot Hill (future)	Parks	MOU based access with cemetary	North	Capital	New
Monitor Acquisition	Roselands (future)	Parks	pending agreement with SD	North	Capital	New
Monitor Acquisition	Terramor (future)	Parks	10- acre future dedication by developer?	Northwest	Capital	New
Monitor Acquisition	Quail Ridge /Point Park (future)	Parks	59 acres- conceptual	North	Capital	New

Est. Cost**	Timeline	Priority	Funding Sources	Impact Fee Applicability	Land Acquisition Status	Easement Dependencies	Grant Deadlines
TBD: $326K - $340/acre	0–10 yrs	Ongoing	Park fees; dedications; bonds		In negotiation	N/A	TBD
$4.5 Million	0–5 yrs	Short-term	Park fees; grants; partnerships		N/A	N/A	Mar 2026
$20–25 M	6–10 yrs	Mid-term	Park fees; bonds; PPP		TBD	N/A	TBD
$300 K	0–5 yrs	Short-term	Park fees; developer MOU		N/A	N/A	N/A
$600 K	0–5 yrs	Short-term	Park fees; event rev.; grants		N/A	N/A	Jun 2026
$2 M	6–10 yrs	Mid-term	Park fees; grants; user fees		Tasked to parks dept	Yes (BLM permit)	Sep 2026
$500 K	0–10 yrs	Ongoing	Park fees; fleet fund		N/A	N/A	N/A
$500 K	0–5 yrs	Short-term	Park fees, general fund		NA	NA	NA
$200 K	0–5 yrs	Short-term	Park fees; grants		N/A	N/A	N/A
$575 K	0–5 yrs	Short-term	Park fees; PPP MOU		In Progress	N/A	N/A
$1.5 M	0–5 yrs	Short-term	Park fees; PPP MOU		In Progress	N/A	N/A
$2 M	0–5 yrs	Short-term	Park fees; developer MOU		In Progress	N/A	N/A
$1 M	0–5 yrs	Short-term	Park fees; developer MOU		In Progress	N/A	N/A

2025

City of Star
Asset and Conditions Analysis

PREPARED FOR CITY OF STAR

AUGUST 2025

CLEARWATER FINANCIAL

Buildings & Contents	Park Acres	Building Value	Contents Value	Sq. Feet	Address	City	Use	Condition_ Performance_Functionality	Deficiencies	Plans to Correct Defiencies	Project Costs	Cost associated_maintaining, improving, expanding	Year Built	Floors	Const. Type	Lienholder	
Old City Hall		$150,000.00	$0.00	800	10775 W. State St.	Star	Community Service Buildings	Interior poor. Exterior: new windows, roof, HVAC, painted	needs remodel inside	Food bank uses now. Future is museum. Needs ADA bathroom	250-300K	2K annual	1907	1	Frame	None	
City Hall		$4,084,000.00	$600,000	10211	10769 West State Street	Star	Community Service Buildings	good. Recent remodel inside. Flooring, paint, electrical	need more space. Future expansion for offices	future expansion for offices + meeting rooms	500K	$60K total maint. For facilities.	2007	2	Frame	None	**PARK**
Blake Haven Park	4.01	$650,000.00	$0.00	500	11225 West Blake Drive	Star	Restroom Building	good	nothing at this time	misc. repairs as nec	$ 300,000	cleaning: 2K annually.	2008	NA	Wood	None	Waggin' Tails Dog Park
Blake Haven Park		$125,000.00	$0.00		11225 West Blake Drive	Star	Playground/ Shade Structure	new	none	na	$ 300,000	1-2 k	2008	NA	Metal	None	Tom Erlebach Skate Park
Blake Haven Park		$25,000.00	$0.00		11225 West Blake Drive	Star	Bandshell & Gazebo	good	none	na	$ 5,000	500 to treat wood	2008	NA	Wood	None	Star River House Park
Hunters Creek Sports Complex Park	16.29	$369,456.52	$2,500	1512	1500 N Star Rd	Star	Restroom Building Concession Stand	good	none	na	$ 500,000	2-3 k for cleaning	2015	NA	Masonry/Brick	None	Hunter's Creek Sports Complex
Hunters Creek Sports Complex Park		$1,204,400.00	$1,000,000	3011	1500 N Star Rd	Star	Maintenance Building	good	na	na	$ 500,000	3-4 k	2016	NA	Masonry	None	Blake Haven Park
Hunters Creek Sports Complex Park		$100,000.00	$50,000	400	1500 N Star Rd	Star	Rec Shed	new	none	na	$ 15,000	500	2025	NA	Wood	None	West Pointe Park
Hunters Creek Sports Complex Park		$45,000.00	$0		1500 N Star Rd	Star	Batting Cages	new	none	na	$ 50,000	1000	2024	NA	Concrete/ Metal	None	Freedom Park - coming soon
Hunters Creek Sports Complex Park		$25,000.00	$0		1500 N Star Rd	Star	Outdoor Workout Equipment	new	none	na	$ 50,000	1000	2024	NA	Concrete/ Metal	None	Trident Park - coming soon
Hunters Creek Sports Complex Park		$500,000.00	$0		1500 N Star Rd	Star	2 Baseball Fields	good	na	na	$ 200,000	10k	2014	NA	Grass/ Sprinkler	None	Terramore Park - coming soon
Hunters Creek Sports Complex Park		$400,000.00	$0		1500 N Star Rd	Star	Playground	new	none	na	$ 300,000	1500	2023	NA	Concrete/ Metal/ bubler	None	
Hunters Creek Sports Complex Park		$750,000.00	$0		1500 N Star Rd	Star	Skate Park	good	concrete repair	repair concrete	$ 250,000	5-10K for vandalism.	2017	NA	Concrete	None	
Hunters Creek Sports Complex Park		$100,000.00	$0		1500 N Star Rd	Star	Shade Structure at Skate Park	new	none	na	$ 75,000	100k	2023	NA	Concrete/ Steal	None	
Hunters Creek Sports Complex Park		$10,000.00	$7,500		1500 N Star Rd	Star	Irrigation Pump House	fair	pumps	replace pumps	$ 100,000	10-20 for maint. Parts, starting pumps	2012	NA	Concrete/Wood	None	
River house Park	9.98	$800,000.00	$15,000.00	3796	960 S Main St	Star	Residence/ Community Center	plumbing, elec. New in 2021	flood irrigation	replace with sprinklers	$ 600,000	10-20K maint- outside stuff	1995/2021	1	Frame	None	
River house Park "Art Barn (Shop)"		$100,000.00	$5,000.00	1296	960 S Main St	Star	Equipment Storage Building	good/remodeled	na	na	$ 5,000	1-2K maint	1995	1	Frame	None	
River house Park Pump House Shed		$10,000.00	$7,500.00	100	960 S Main St	Star	Pump House Shed/ Parking Lot	good	pumps	replace pumps	$ 5,000	1-2K maint	1995	1	Wood	None	
River house Park Pump House Shed		$100,000.00	$7,500.00	100	960 S Main St	Star	Pump House Shed/ Pams	good	pumps	replace pumps	$ 5,000	1-2K maint	1995	1	Wood	None	
Star Riverwalk Park	4.76	$300,000.00	$0.00		1000 S Main St	Star	Restroom Building	new- not open yet- opening May 2025	na		$ 300,000	1500	2008 & 2011		Concrete/ Block	None	
Star Riverwalk Park						Star	Parking lot	good	needs parking lot paved	300,000	$ 200,000	10k	2008&2011				
Westpointe Park	2.4	$250,000.00	$0.00		11080 W Floating Feather	Star	Lawn	good	na		$ 50,000	5K maint old irrigation	2008			None	
Pavilion Park Restroom Building	8.5	$300,000.00	$0		11380 W. Hiddenbrook Dr.	Star	Restroom Building	new	na		$ 300,000	1-2K maint	2024		Concrete/ Block	None	
Pavilion Park Pickleball Courts		$300,000.00	$0		11380 W. Hiddenbrook Dr.	Star	Pickleball Courts	new	na		$ 400,000	1-2K maint	2024		Concrete	None	
Pavilion Park Splash Pad		$500,000.00	$0		11380 W. Hiddenbrook Dr.	Star	Splashpad	new	na		$ 600,000	10k	2023	NA	Concrete/ Metal	None	
Pavilion Park Playground		$575,000.00	$0		11380 W. Hiddenbrook Dr.	Star	Playground	new	na		$ 400,000	1-2K maint	2024	NA	Concrete/ Metal	None	

Pavilion Park Basketball Courts		$100,000.00	$0		11380 W. Hiddenbrook Dr.	Star	Basketball Court	new	na		$ 100,000	1-2K maint	2024	NA	Concrete	None		
Pavilion Park Dog Park		$900,000.00	$0		11380 W. Hiddenbrook Dr.	Star	Dog Park	new	na		$ 1,200,000	1-2K maint	2022	NA	Grass/ Turf/ Concrete	None		
Pavilion Park Maintenance Shed		$15,000.00	$10,000.00		11380 W. Hiddenbrook Dr.	Star	Maintenance Shed	new	na		$ 1,000	500	2025	NA	Wood	None		
Pavillion Park Grass & Parking Lot (2)						Star	Grass & Parking Lot	new	na		$ 800,000	10k	2023-2024	NA	Grass/ Asphalt/ Concrete/ Wood bark			
Freedom Park					Coming Soon	Star	General	new	na		$ 5,000,000	100000	2024	NA	Grass/Concrete/ Landscape			
Freedom Park						Star	Bridge	new	na		$ 200,000	500	2025	NA	Metal/ Old Iron			
Freedom Park						Star	Shade Structure (3)	new	na		$ 80,000	500	2024	NA	Concrete/ Metal			
Freedom Park						Star	Doczilla	new	na		$ 300,000	10,000	2023	NA	Aluminum/Trex decking/ plastic			
Freedom Park						Star	Disc golf course	new	na		$ 15,000	1000	2024	NA	Metal			
Freedom Park						Star	Veteran's Garden	future	na		$ 500,000	10,000	2025	NA	Concrete/ Metal/ Plants			
Freedom Park						Star	Pump house	new	na		$ 50,000	10,000	2024	NA	Wood/ Concrete			
Freedom Park						Star	Restroom Building	future	na		$ 300,000	1-2K	2025	NA	Concrete/ Block			
Trident Park (Quail Ridge)	59				Coming Soon	Star	Future park	future	na					NA				
Roseland		NA	NA			Star	Future park	future	na					NA				
Boothill						Star	Cemetery land - future park	future	na		$ 400,000	10,000	2025	NA	Landscape			
Terramore	10					Star	Future park	future	na	na								
Police/Rec Building	NA	Lease	$450,000.00	3600	11665 W State Street	Star	Police station building	leased from fire department; new	capacity	Need another facility	600,000	15k	2023	Block	Wood/ Concrete	Lease		
Police/Rec Building	NA	Lease	$200,000.00	3600	11665 W State Street	Star	Rec: future police expand into	leased from fire department; new	capacity	Need another facility	250,000	5K	2023	Block	Wood/ Concrete	Lease		
Parks																		
Police																		
Admin																		

Vehicles - Year	Make	Model	VIN	Value	Description/Type	Dept.	Lienholder	Use	Condition_ Performance_Functionality	Deficiencies	Plans to Correct Defiencies	Project Costs	cost associated_ expanding (also replacement cost)
2006	Ford	Ranger	1FTYR10D66PA88778	10,001 - 20,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	Buildings & Grounds	None	Janitorial	Old		Replace when needed		
2011	Ford	F550 Van	1FDAF5GY6BEC98986	30,001 - 40,000	Passenger Van (Bus)	Sports & Rec	None	Transport	Old		Replace when needed		
2014	Dodge	Ram 2500	3C6TR5CT1EG223521	10,001 - 20,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	Buildings & Grounds	None	Maint.	Old		Replace when needed		
2015	Chevrolet	Silverado 150	1GCNCPEH9FZ249356	20,001 - 30,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	Buildings & Grounds	None	Maint.	Old		Replace when needed		
2019	Ford	F150	1FTMF1EB1KKD27143	10,001 - 20,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	Building Dept- Kevin	None	Building Insspection	Fair		Replace when needed		
2019	Ford	F250	1FTBF2B64KED47454	20,001 - 30,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	Buildings & Grounds	None	Maint. Sup	Old		Replace when needed		
2020	Ford	F150	1FTFW1E59LKD90107	20,001 - 30,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	Building Dept- Rick	None	Building Insspection	Fair		Replace when needed		
2025	Ford	F150	1FTFW5L88SFA29625	75,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	City Hall	Lease	Administration	New		Replace when needed		
2025	Chevy	1500		65,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	Administration	None	Administration	New		Replace when needed		
2020	Ford	Interceptor	1FM5K8AB9LGC83360	$40,402.33	Lt. Trk	Police/Code Enforcement	Lease	Chief			Replace when needed		$66,891.21
2023	Ford	F-150	1FTFW1P85PKD00254	$63,133.08	Lt. Trk	Police/Code Enforcement	Lease	PATROL SGT			Replace when needed		$72,981.21
2024	Chevrolet	Tahoe	1GBSKLED3RR220875	$70,781.57	Lt. Trk	Police/Code Enforcement	Lease	K9/POP Team			Replace when needed		$76,666.20
2024	Chevrolet	Tahoe	1GBSKLEDXRR188491	$69,416.58	Lt. Trk	Police/Code Enforcement	Lease	GRAVES			Replace when needed		$75,301.21
2021	Chevrolet	Tahoe	1GNSKLED0MR462776	$47,218.91	Lt. Trk	Police/Code Enforcement	Lease	SWING			Replace when needed		$75,301.21
2021	Chevrolet	Tahoe	1GNSKLED6MR462782	$47,218.91	Lt. Trk	Police/Code Enforcement	Lease	DAYS			Replace when needed		$75,301.21
2021	Chevrolet	Tahoe	1GNSKLED5MR462465	$47,218.91	Lt. Trk	Police/Code Enforcement	Lease	LATE DAY			Replace when needed		$75,301.21
2019	Chevrolet	Tahoe	1GNSKDEC1KR252035	$40,943.68	Lt. Trk	Police/Code Enforcement	Lease	GRAVES			Replace when needed		$75,301.21
2021	Chevrolet	Colorado	1GCGTBEN7M1178087	$29,137.61	Lt. Trk	Police/Code Enforcement	Lease	Detective			Replace when needed		$39,163.04
2024	Chevrolet	Equinox	3GNAX5EG6RL302807	$28,691.72	Private Psnger	Police/Code Enforcement	Lease	Detective			Replace when needed		$40,795.00
2017	Ford	Interceptor	1FM5K8AR0HGD93671	$36,712.42	Lt. Trk	Police/Code Enforcement	Lease	POP Team			Replace when needed		$68,891.21
2017	Ford	Interceptor	1FM5K8AR9HGD93670	$36,712.42	Lt. Trk	Police/Code Enforcement	Lease	POP Team			Replace when needed		$68,891.21

Parks
Police
Admin

	A	B	C	D	E	F	G	H	I	J	K	L
1	**Summary of Mobile Equipment over $25,000**	**VIN/SN**	**Value**	**Dept.**	**Lienholder**	**Use**	**Condition_ Performance_Functionality**	**Deficiencies**	**Plans to Correct Defiencies**	**Project Costs**	**cost associated_maintaining, improving, expanding**	
2	Kubota Backhoe (attachment to a tractor)/ Tractor	A8477/ 57867	$30,000	Buildings & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
3	Kubota Skidsteer	52392	$40,000	Buildings & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
4	**Summary of Mobile Equipment under $25,000**	**VIN/SN**	**Value**	**Dept.**	**Lienholder**							
5	2022 Kubota RTV520D	A5KA1DGAVNG016561	$12,000	Rec	None	transport to fiel	Good	Wear & Tear	Replace when needed			
6	2024 Kubota ATV 1130	A5KN1GDBTRG010645	$17,000	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
7	2024 Kubota ATV 1130	A5KN1GDBTRG011179	$17,000	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
8	2016 Kubota RTV500-H	A5KA1CGAEGG045223	$8,500	Building & Grounds	None	Maint.	Old	Wear & Tear	Replace when needed			
9	2019 SNAK Utility/Dump Trailer	5PTBD1421K1030354	$8,200	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
10	2024 Flatbed Trailer- Utility Grass Trailer	4JUBF2020RN071129	$9,629	Building & Grounds	None	Maint.	Old	Wear & Tear	Replace when needed			
11	Utility Grass Trailer	4JUBF1826RN070811	$8,795	Building & Grounds	None	Maint.	New	Wear & Tear	Replace when needed			
12	Gravely Fertilizer Spray Spreader		$16,000	Building & Grounds	None	Maint.	New	New	Replace when needed			
13	Gravely 672 Mower	092198	$16,250	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
14	Gravely 672 Mower	005378	$16,250	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
15	Gravely 672 Mower	005381	$16,250	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
16	Gravely 648 Stand On Mower	002176	$9,800	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
17	Mammoth Sweeper	001733	$7,500	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
18	Gravely 660 Mower	003381	$11,800	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
19	Gravely 660 Mower	1386	$11,800	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
20	Hyster Lift	A254V01573S	$7,000	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
21	Hotsy Pressure Washer	25V337001OF1	$10,000	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
22	Heftee Lift 4000	P20IT*5023	$9,000	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
23	Kybota RTV 1100	53104	$17,000	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
24	Power Sweeper	PS112620T0734	$5,500	Building & Grounds	None	Maint.	Good	Wear & Tear	Replace when needed			
25	Vangard Top Dresser	L2236	$8,500	Building & Grounds	None	Maint.	New	New	Replace when needed			
26	RTV	RTV Kubota	$18,000	Building & Grounds	None	Maint.	New	New	Replace when needed	Freedom Park		
27	RTV	RTV Kubota	$19,000	Building & Grounds	None	Maint.	New	New	Replace when needed	Freedom Park		
28												
29	2024 Forester 4P Golf Cart	7MZHTB1B7RC003084	$9,300	Police	None		Good- New	None	Replace when needed	Freedom Park		
30	2020 SAM (Radar) Trailer	7L31F6214LG001127	$9,200	Police	None		Good	None	Replace when needed			
31	2021 SAM (Radar) Trailer	Purchased by Ada Count	$14,600	Police	None		Good	None	Replace when needed			
32												
33	Parks											
34	Police											
35	Admin											
36												
37												
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41												
42												
43												
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Summary of Equipment over $250	Brand/Model	Serial Number/Part Number	Value	Tag #	Date Received	Dept.	Life Span	Note	Use	Condition_ Performance_Functionality	Deficiencies	Plans to Correct Deficencies	Project Costs	cost associated_maintaining, improving, expanding
6' Box Blade/Scraper	Unknown	NA	$ 200.00	558	9/13/2013	Building & Grounds	10 Years							
Stihl Hedge Trimmer	Stihl		$ 400.00	716	3/27/2018	Building & Grounds	2 Years							
Stihl Backpack Blower	Stihl		$ 550.00	717	3/27/2018	Building & Grounds	2 Years							
Stihl String Trimmer	Stihl	298818094	$ 360.00	568	6/24/2014	Building & Grounds	2 Years							
Stihl Hedge Trimmer	Stihl	506108719	$ 400.00	610	2/29/2016	Building & Grounds	2 Years							
Stihl String Trimmer	Stihl	513702031	$ 760.00	741	6/21/2018	Building & Grounds	2 Years							
Stihl String Trimmer	Stihl	513701980	$ 760.00	742	6/21/2018	Building & Grounds	2 Years							
Mower with Blower Kit and Bagger			$ 7,000.00		4/6/2009	Building & Grounds	6 Years							
Stihl Blower	Stihl	BR600 501145776	$ 500.00	579	4/16/2015	Parks	2 Years							
Stihl Chain Saw	Stihl	MS291 500718172	$ 500.00	583	4/16/2015	Parks	2 Years							
Walking Earthaway Fertilizer Spreader	Earthaway	C22HD	$ 240.00	550	8/2/2013	Parks	2 Years							
Landpride Fertilizer Spreader	Landpride	869201	$ 1,200.00	571	8/11/2014	Parks	5 Years							
Python III Dual Antenna Radar Unit	Python III		$ 1,795.00	330	12/16/2006	Police								
Lidar			$ 2,500.00			Police	7 years	City						
Lidar			$ 2,500.00			Police	7 years	City						
Lidar			$ 2,500.00			Police	7 years	City						
Lidar			$ 2,500.00			Police	7 years	City						
Lidar			$ 2,500.00			Police	7 years	City						
Lidar			$ 2,500.00			Police	7 years	City						
Night Vision (1)			$ 2,565.00			Police	5,000 hours	City						
Thermal Imaging			$ 348.00			Police	10 years	City						
Body Armor Plate (22)			$ 12,100.00			Police	5-10 years	City						
Radar Trailer			$ 14,556.00			Police	7 years	City						
Tint Readers (4)			$ 520.00			Police	Up to 10 years	City						
Lockers (20)			$ 34,000.00			Police	Up to 10 years	City						
Rifles (20) (County)						Police	10 years	County						
Pistols (20) (County)						Police	10 years	County						
Taser (20) (County)						Police	5 year	County						
2 Lidar (County)						Police	7 years	County						
Radar Trailer (County)						Police	Est. 7 years, up to 20	County						

Parks
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2025

City of Star Impact Fee Advisory Committee Feedback Summary

PREPARED FOR CITY OF STAR

MAY 2025

CLEARWATER FINANCIAL

Impact Fee Advisory Committee Feedback Executive Summary

Executive Summary

Clearwater Financial conducted a structured group interview with four of the five appointed members of the City of Star's Impact Fee Advisory Committee. The goal was to assess awareness of current impact fees—especially for parks—and to gather feedback regarding the potential development of new fees and capital improvement plans for police and pathway infrastructure.

The committee, composed of residents and industry professionals—including two active developers, brought diverse perspectives. While most members understood the general intent behind impact fees, familiarity with their specific application in Star varied. There was unified support for impact fees as tools to help growth pay for growth, though concerns were raised about the transparency of how these fees are allocated and their cumulative impact when combined with other development-related costs.

Impact Fee Advisory Committee

Jenna England	Dustin Keyes	Michael Keyes	Tyler Oliver	Jeff Wood
Berkley Building Company	DK Contractors		Business Owner	
Resident	Resident	Resident	Resident	Resident

Key findings include:

- The current impact fee levels are generally in line with peer cities, but total development costs—including impact fees, mitigation fees, and permitting charges—could make Star less competitive.
- Developers highlighted that increased fees could reduce project viability and hinder housing affordability, especially for entry-level and workforce housing.
- Members identified transportation as a top infrastructure need, even though it is outside the scope of current impact fees under consideration.
- Specific infrastructure recommendations include adding decentralized police substations, expanding parks and greenway connectivity, and avoiding overbuilt public safety facilities.
- There was strong support for integrating public-private partnerships and external grant funding to supplement, but not replace, impact fees.
- Recommendations for public engagement include signage with QR codes, enhanced online communications, open houses, and increased transparency about the use of funds.

The committee broadly supports the use of impact fees if applied with fiscal discipline, clear public communication, and a balanced approach that safeguards both infrastructure quality and housing accessibility.

Impact Fee Advisory Committee Feedback Summary

General Awareness and Perceptions

Committee members displayed varying levels of familiarity with general and City of Star-specific impact fee structures. While some were aware of the purpose and use of impact fees for parks, others noted they were still learning about the legal and financial boundaries associated with fee usage. Several expressed support for impact fees as a growth-responsive funding tool, but also raised concerns about transparency, distribution, and cumulative cost impacts—particularly when combined with other local development charges.

Fairness and Market Comparison

Committee members generally agreed that the City's impact fees were comparable to peer cities (e.g., Eagle, Meridian) in isolation. However, strong concern was voiced regarding the combination of impact fees and other charges—such as mitigation fees, permitting costs and other development costs—which may cause Star's total development costs to be higher when comparing neighboring municipalities. These combined were cited as possible barriers to affordability and economic competitiveness. Members also discussed the need for amenities to help bring business interest, local jobs and related housing to the City.

Housing Affordability and Financing

- Two members of the committee are active builders and/or developers. They shared that rising fees directly reduce project viability. Specific points included:
    - A national statistic that for every $1,000 increase in housing costs, an estimated 1,000 buyers are priced out of the market.
    - Higher total fees (including impact and mitigation) are making it difficult to meet required bank financing thresholds for individual projects. Thresholds were explained to be different for each builder and or project.
    - Developers are pausing or pivoting Star-based projects due to eroding margins and financial feasibility.

There is concern that fee increases indirectly harm broader affordability goals, particularly for workforce housing.

Infrastructure Needs and Funding Preferences

Feedback suggested the greatest long-term infrastructure concern is transportation, though participants acknowledged that roads fall outside the scope of park, pathway, and police impact fees. Committee members did support:

- Substations or decentralized public safety facilities across Star (e.g., Pollard Road, foothills, west Star).

- Modest but functional public safety buildings with basic office and meeting space—not overbuilt or costly.
- Expanding parks and river access, particularly west and east of Star Road.
- Completing key pathway connections (e.g., Pinewood Lakes to downtown; Crystal Springs Bridge to Riverwalk).

There was broad support for public-private partnerships and outside grant funding as supplements to impact fees, not replacements. Several emphasized the need for fiscal restraint in capital design and for engaging builders in early cost planning to ensure projects are scoped and bid reasonably.

Public Engagement Recommendations

Members strongly endorsed the use of:

- Community signage in parks and trailheads with QR codes to project websites.
- Posting updates on popular Facebook groups and the City's webpage.
- Transparency in defining what impact fees can and cannot fund.
- Open house events and ongoing access to impact fee data by project and department.

Conclusion

The feedback gathered from the City of Star's Impact Fee Advisory Committee underscores a cautious but constructive stance on impact fees. Committee members agree that impact fees are necessary to meet the demands of a growing community, provided they are implemented with transparency, moderation, and input from development stakeholders.

The dual pressures of infrastructure need and housing affordability require a balanced strategy. Members recommend targeted investments in public safety, parks, and connectivity that reflect community priorities without overextending public resources or pricing out residents and developers.

They also emphasized the importance of early engagement with builders and maintaining clear communication channels with the public.

Ultimately, the committee's input advocates for a future-forward approach: align fees with realistic, prioritized capital improvement goals; pursue cost-sharing through partnerships; and preserve Star's economic and community vitality through prudent planning and accountability.

2025

City of Star Demographic Report Summary

PREPARED FOR CITY OF STAR

MAY 2025

CLEARWATER FINANCIAL

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City of Star, Idaho, Demographics

Executive Summary: Demographics & Growth

The City of Star, Idaho, is undergoing transformative population growth, with increases in both total residents and changes in age, household, and employment composition. The City's population grew from 11,117 in 2020 to over 20,000 by 2024, a growth rate of over 80% in four years, and more than 1,000% since 1990. Mid-range projections estimate the population will reach 34,250 by 2030, 57,000 by 2040, and 87,250 by 2060. These numbers represent a tripling of Star's population within the next 35 years.

This accelerated expansion places increasing demand on Star's core public services and infrastructure, particularly police protection, parks, and multi-use pathways, which were largely built to serve a much smaller, less dense population. In addition, Star's shifting age structure, declining household size, and expanding labor force point to evolving service expectations that require a data-informed approach to long-range capital planning.

Key Demographic and Growth-Based Takeaways

Population Growth Trends

- Star's population has increased by over 800% since 2000, reflecting one of the fastest-growing communities in the Treasure Valley.
- Between 2020 and 2024, the City added more than 9,000 residents, growth rates that previously occurred over 10-year periods now occurring in less than half that time.
- The annual population change in recent years (2020-2024) has averaged approximately 2,313 residents per year, up from a historical average of 905 per year.
- Long Range forecasts suggest continued strong growth:
    - Low: 71,356 residents by 2060
    - Mid: 87,250 residents by 2060
    - High: 110,587 residents by 2060

Age and Household Composition

- Star's median age increased from 31.3 in 2013 to 40.6 in 2023, suggesting an aging population.
- The senior population (65+) grew 606.6% from 2013 to 2023, from 391 to 2,763 residents.
- The number of households grew from 1,841 in 2013 to 4,682 in 2023 (a 154.3% increase).
- While average household sizes have declined, larger household sizes among renters indicate shifting housing needs and increased demand for multi-functional public spaces.

Housing and Density

- Housing units increased from 1,841 in 2013 to 4,682 in 2023, tracking closely with population growth.

- Vacancy rates dropped significantly, from 13.5% in 2013 to 4.3% in 2023, suggesting strong and sustained housing demand.
- Forecasted housing units by 2060 range from 25,409 (low) to 39,321 (high), with the mid-range estimate at 31,045 units.
- Higher residential densities, particularly in newer subdivisions, will require corresponding increases in nearby infrastructure.

Educational and Income Shifts

- Educational attainment has risen significantly, with residents holding bachelor's degrees increasing by 257% between 2013 and 2023.
- Median household income rose from $63,503 in 2013 to $91,318 in 2023, with the number of households earning over $200,000 growing from 6 to 452 in the same period.

Employment and Workforce

- The employed labor force grew by 154%, from 2,494 workers in 2013 to 6,336 in 2023.
- Full-time workers grew by 141%, and workforce growth was most significant in education, health services, construction, and the arts/entertainment/food sectors.
- These trends suggest increased demand for police services, recreational facilities, and non-motorized transportation infrastructure.

Introduction

Star, Idaho is located within southwestern Idaho in Ada and Canyon Counties. The City of Star is one of 14 incorporated cities in the Ada-Canyon Counties area, and adjacent to the Cities of Eagle, Meridian, Middleton, and Nampa. Several highways are adjacent to or cross the City, including US20/26 on the South, SH16 generally on the east, and SH 44 east-west through Star. The Boise River bisects the City between State Street (SH 44) and Chinden Boulevard (US 20/26). All highways are operated by the Idaho Transportation Department, and all other public roadways by the Ada County Highway District (in Ada County) or Canyon Highway #4 (in Canyon County).

Figure: City of Star, Aerial

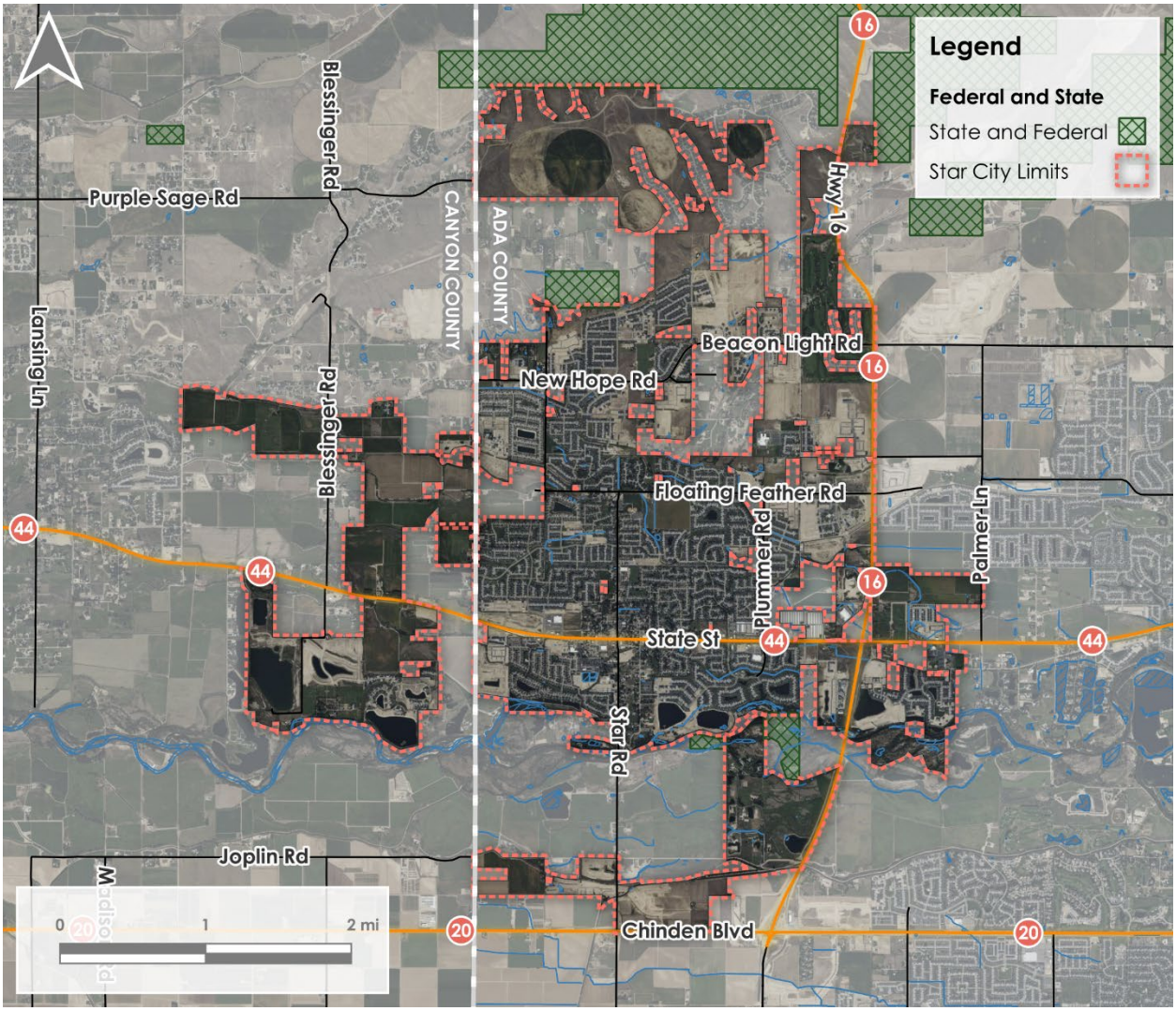
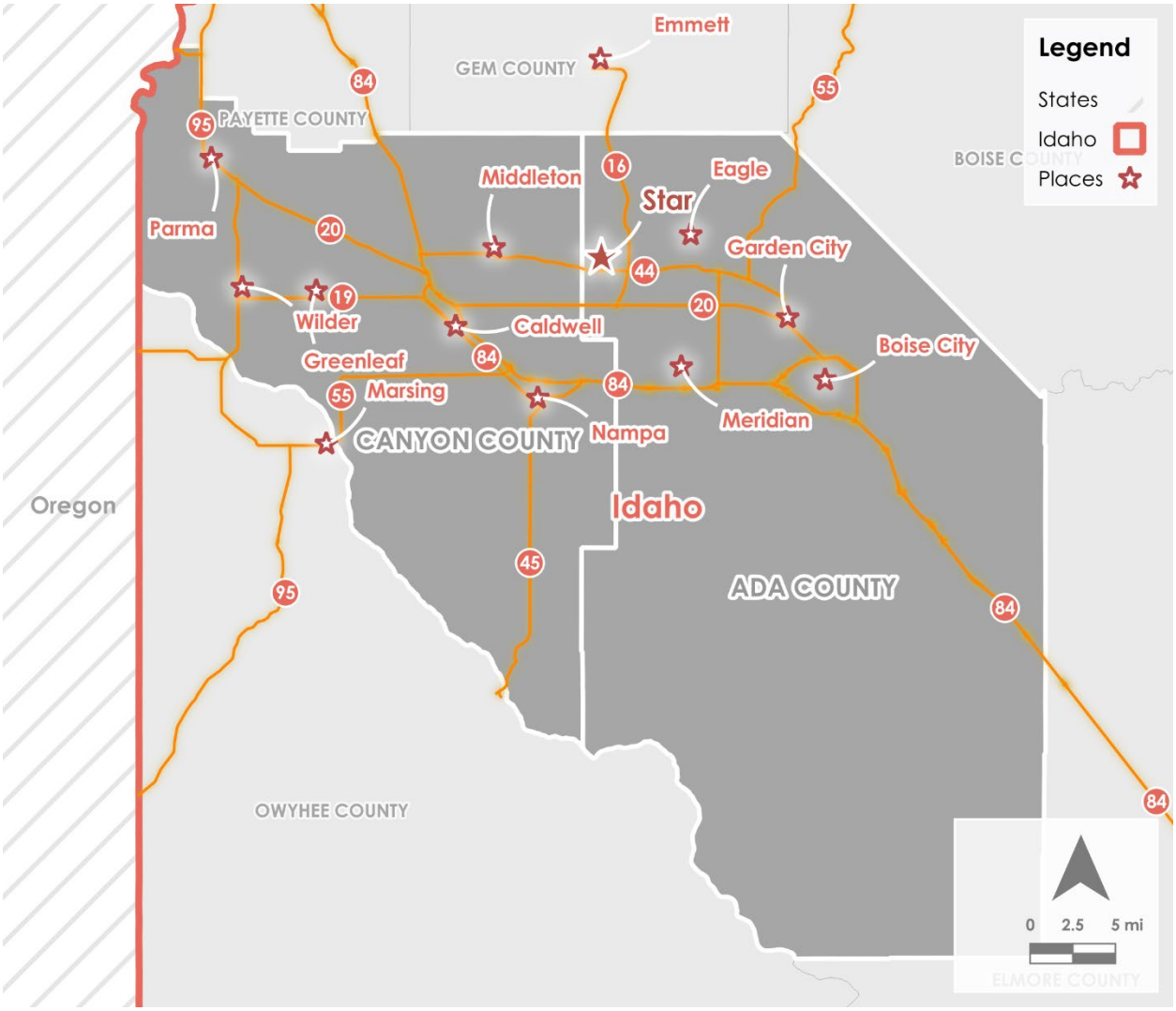


Figure: City of Star, Regional Context



Population

As of the most recent decennial Census (2020), the population of Star was 11,117 people (U.S. Census Bureau, 2025). The total population change from 1990 to 2020 was 10,469 people. All population changes between decennial (10-year) Census counts were positive, 1,147 being the lowest and 5,324 being the highest. The average decennial change has been 163.88% (+3,490 people per 10-years) or 16.39% year over year averages (+291 people per 1-year).

In Ada and Canyon Counties, the regional Metropolitan Planning Organization (COMPASS) processes yearly population estimates based on the housing unit methodology. This uses the most recent decennial data for housing, and builds upon it considering new construction, demolitions, average persons per household, and then vacancies. The following table includes Census data for 10-year periods, and COMPASS data for 1-year periods.

Table: City of Star, Decennial Census Populations and COMPASS Estimates

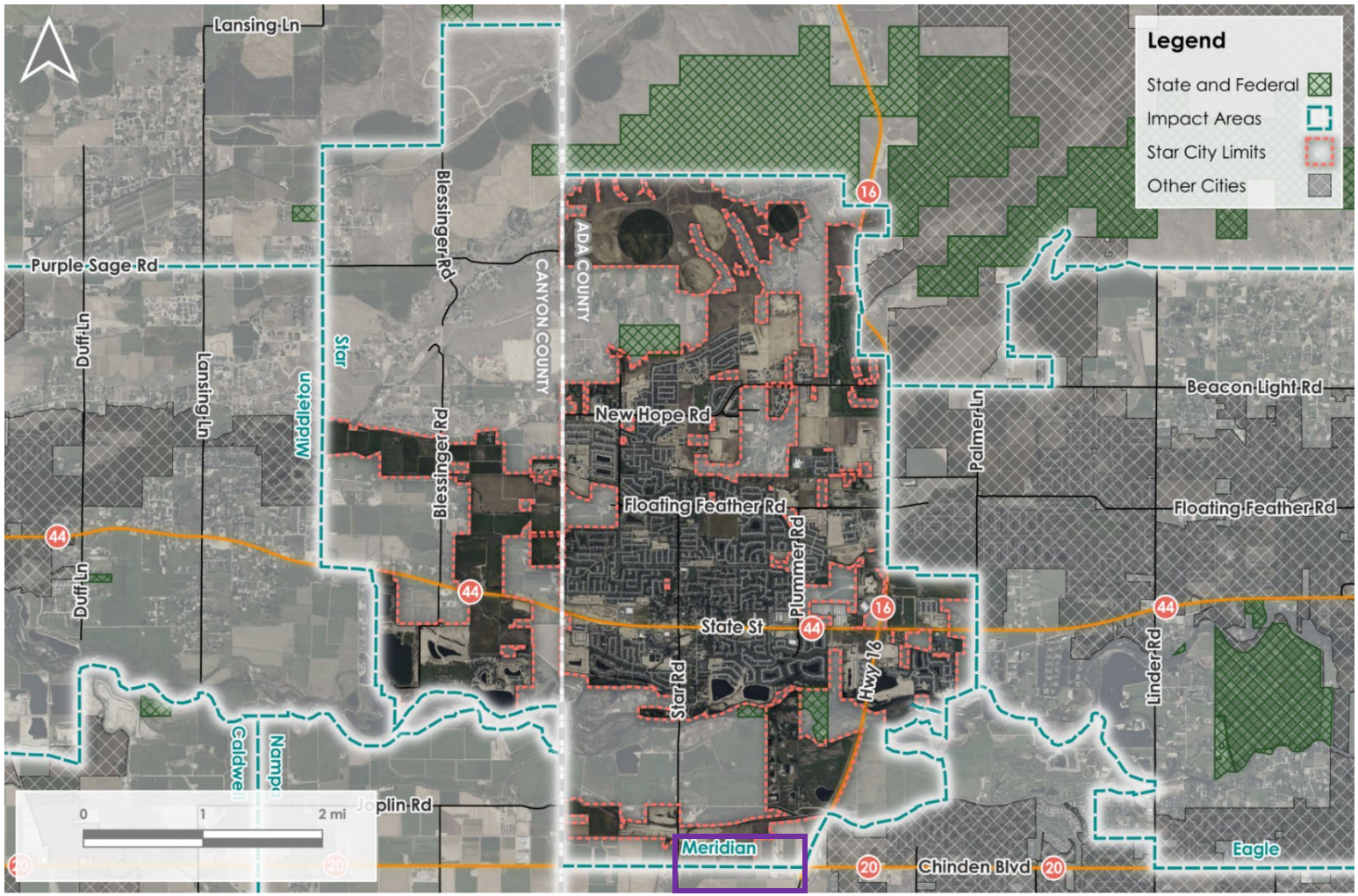
Year	Population	Change Over Previous (10 yr.)	% Change (10 Yr.)	Year Over Year % Change	# Change Year over Year
1980	-	-	-	-	-
1990	648	-	-	-	-
2000	1,795	1,147	177.0%	17.7%	96
2010	5,793	3,998	222.7%	22.3%	333
2020	11,117	5,324	91.9%	9.2%	444
2021 (est.)	13,410			20.6%	2,293
2022 (est.)	15,230			13.6%	1,820
2023 (est.)	17,690			16.2%	2,460
2024 (est.)	20,370			15.1%	2,680
Total Change (dec.)	10,469				
Recent Change (dec.)	5,324	1,326	157.3%	15.7%	111
Historical Change (dec.)		3,490	163.88%	16.39%	291
Recent Change (est.)			163.8%	16.4%	2,313
Average Change (all)			161.6%	16.2%	905

Note: See the References section for list of historical Census population records. 1980 Census population information and earlier is not available from the Census Bureau (despite incorporation as a City much earlier). Years with "dec." reflect decennial counts, years with "est." include COMPASS estimates, and Average all (all) is for all periods. Orange underlined values are important for forecasting work later in this Report.

Growth has been increasing dramatically since 2020, with 10-year increases during previous decades being matched in only 2 to 3-years. Since small changes to percentage values can amount to large housing and population changes and since a flat percentage is exponential when considering high yearly gains, it is an unrealistic metric when considering changes to the City of Star. Instead, average population changes by total will be overviewed when considering both more recent changes and forecast values later in this Report. Where historical decennial changes amount to approximately 300 people per year, more recent population estimates from COMPASS are more than 2,300 people per year. The average of yearly changes is approximately 900 people per year.

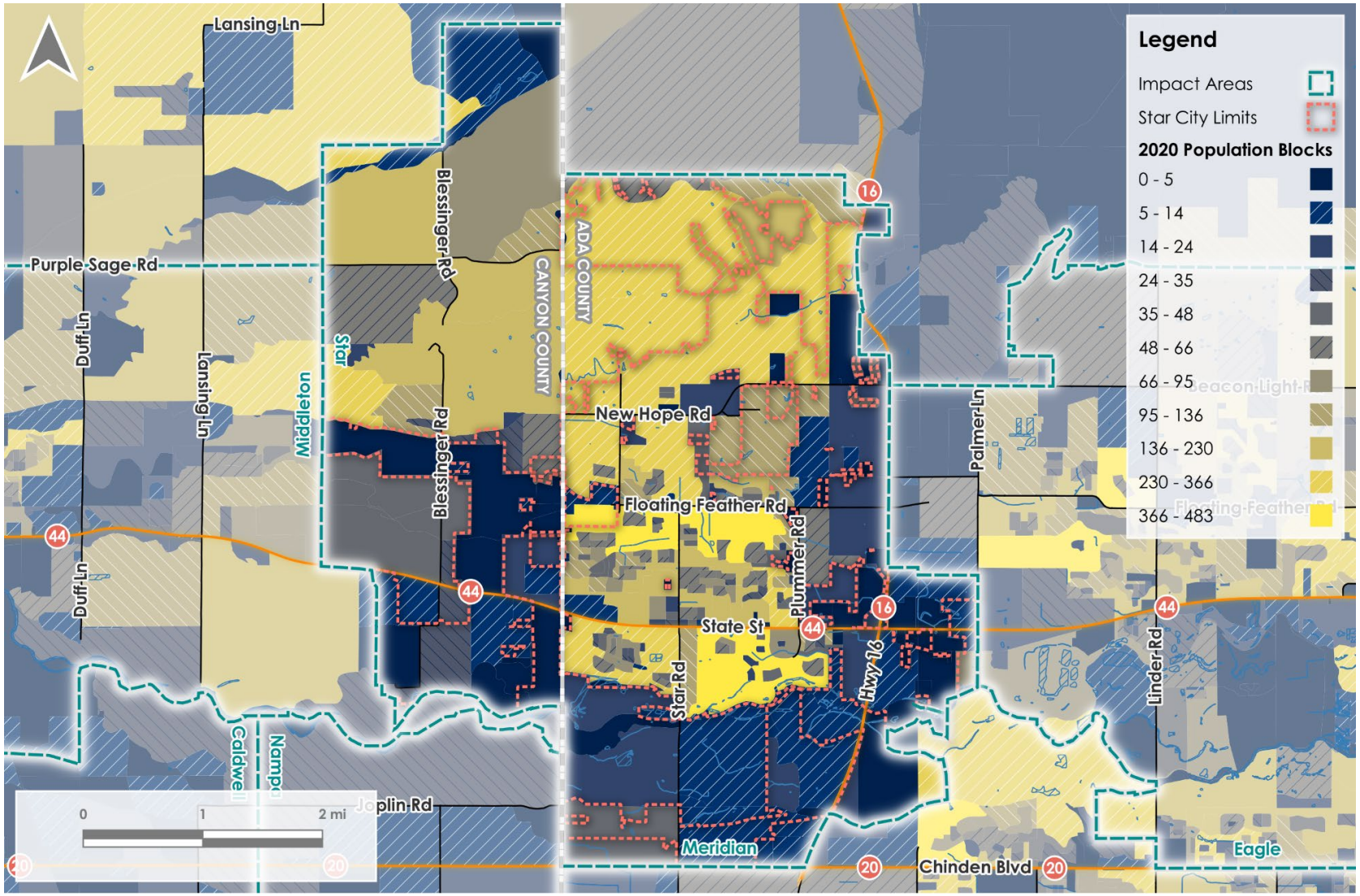
The following maps depict the City of Star, its Area of City Impact (modified to account for annexations by the City of Star and others), and the decennial Census populations by Census blocks (the smaller geographic area that information is reported), both by total counts and population per acre.

Figure: City of Star, City Limits and Area of City Impacts



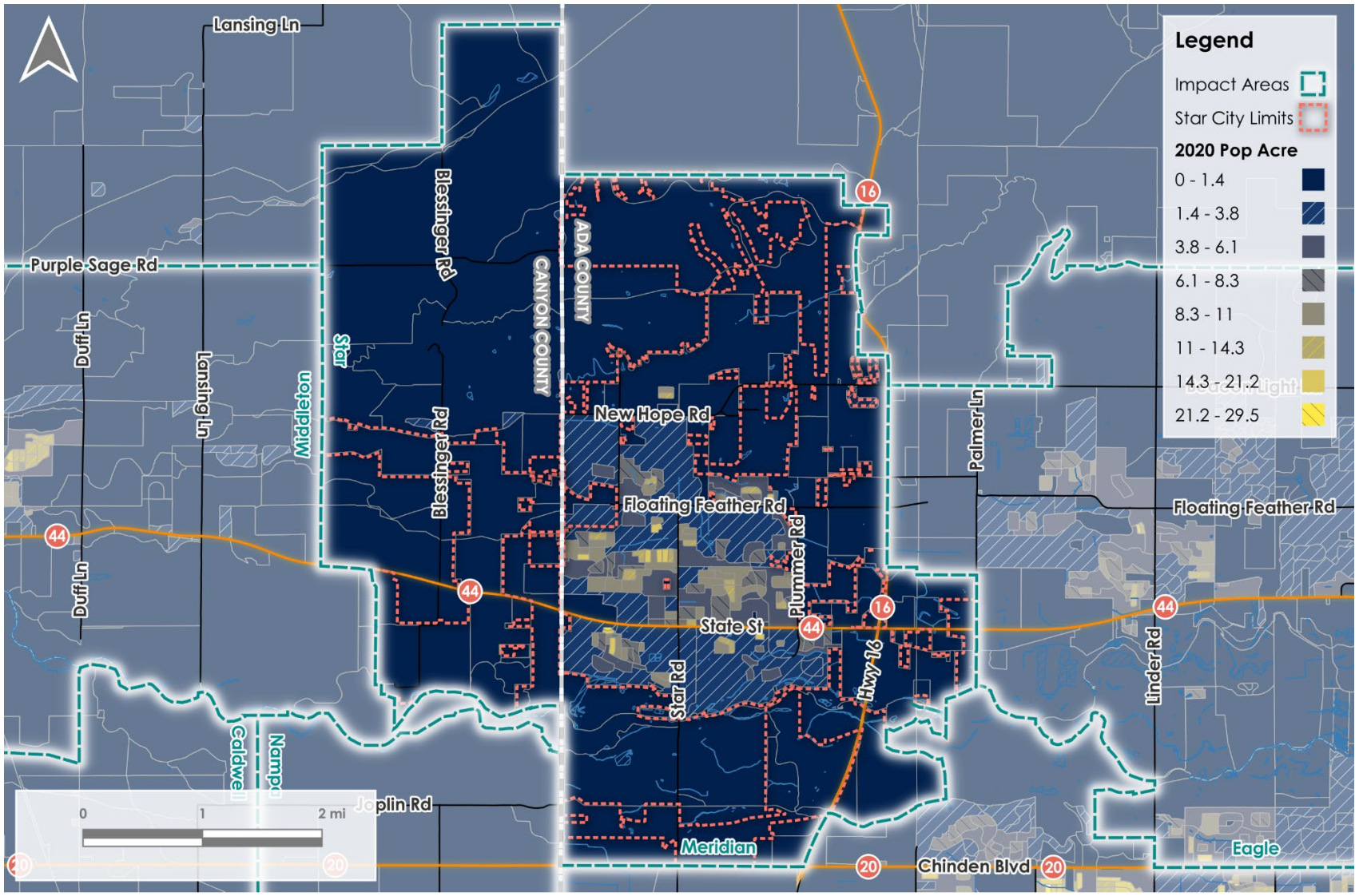
Note: Area of City Impact adjusted from current Ada County and COMPASS versions, to reflect annexations by Star and others. The Area of City Impact (AOCI) is a geographical area where a city is expected to grow into and annex at some future time. Idaho Code requires all cities to define an AOCI with their respective counties. Star Police Department shares the jurisdiction of Chinden Blvd just east of Star Rd. (indicated within the purple box) with the Meridian Police.

Figure: City of Star, Population Total by Census Blocks



Note: Area of City Impact adjusted from current Ada County and COMPASS versions, to reflect annexations by Star and others.

Figure: City of Star, Population per Acre by Census Blocks



Note: Area of City Impact adjusted from current Ada County and COMPASS versions, to reflect annexations by Star and others.

The U.S. Census Bureau also has several population estimate programs (rather than counts), including the American Community Survey (ACS). The ACS also includes other demographic related information which corresponds with population estimates and will be referenced throughout this Report. **While the Census Bureau has 1-year and 5-year programs, the 1-year program is generally only available for Census designated places and boundaries with populations of 65,000 or more people.** The 5-year program is available in all areas, but functions on a rolling average, with lower margins of error. While the 5-year averages are less current, they are usually a better indicator of demographic and socioeconomic change over time. For the rest of this Report, 5-year data (U.S. Census Bureau, Via TidyCensus, 2025) is referred to as only a single year; for example, 2023 refers to that most recent year as well as the four previous (e.g. – 2019 to 2023). **Keep in mind these averages represent a population with approximately 7,000 fewer people than live in the City of Star, today.**

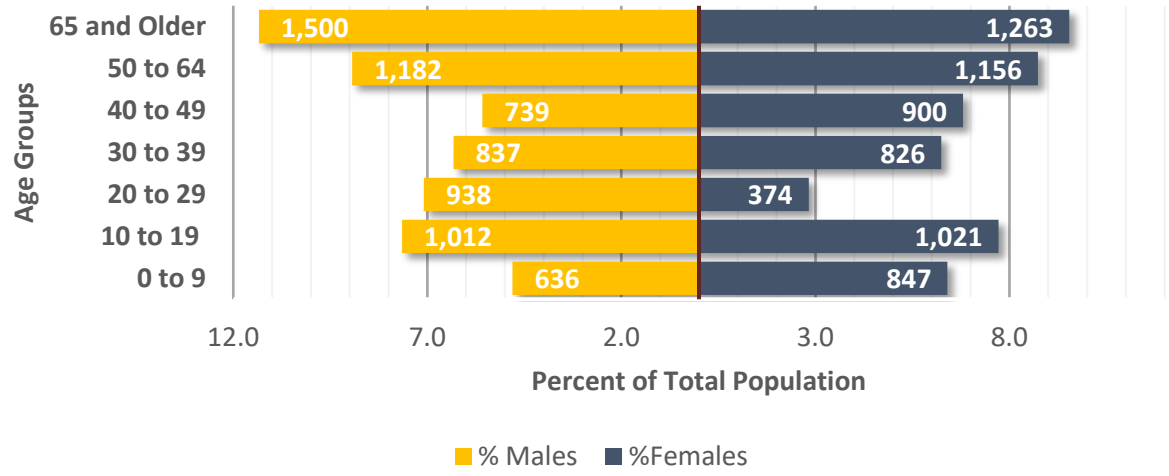
Gender Composition

According to the most recent (2019-2023) American Community Survey 5-year estimates, the City of Star is comprised of 51.7% males and conversely 48.3% females. This gender gap has decreased by 1.4% since 2013 but has a small increase since 2018. This gender split varies by age group.

Age Structure

The median age in Star for the 2019-2023 dataset is 40.6, up by 9.3 years from the 2009-2013 ACS. The median age for males is 40.0 and 40.7 for females. The following Population Pyramid depicts age groups for the most recent ACS by age group and gender. Notably, there are more males 65 and older in Star than females, which is atypical.

Figure: City of Star Population Pyramid



Between 2013 and 2023 5-year datasets, the largest age group increase was 65 and older at 606.6% or 2,372 people. The group with the smallest increase (there were no decreases) was 0 to 9 at 8.2% or 113 people.

Figure: City of Star, Total Population by Age Groups (2019-2023)

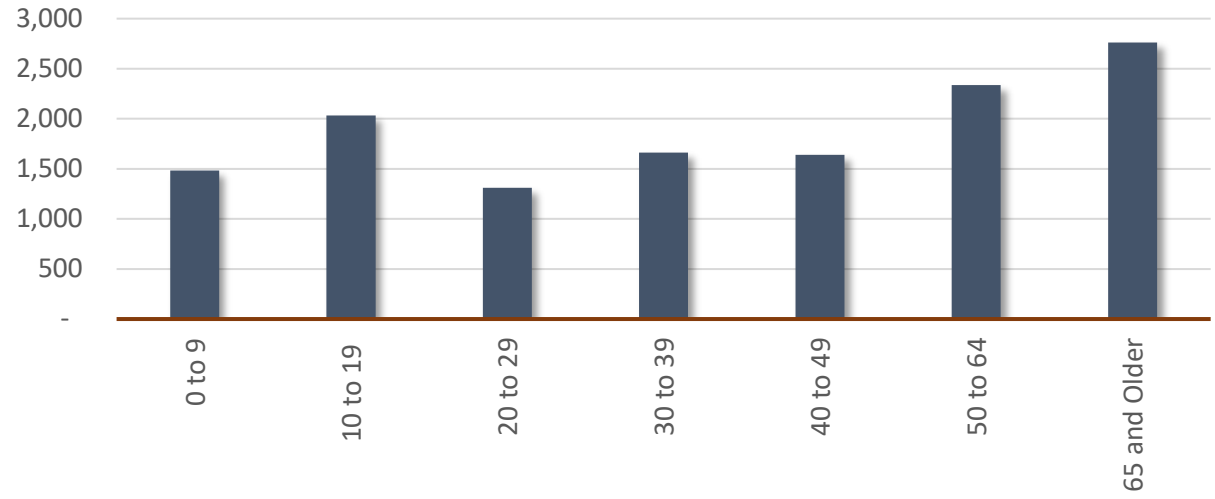
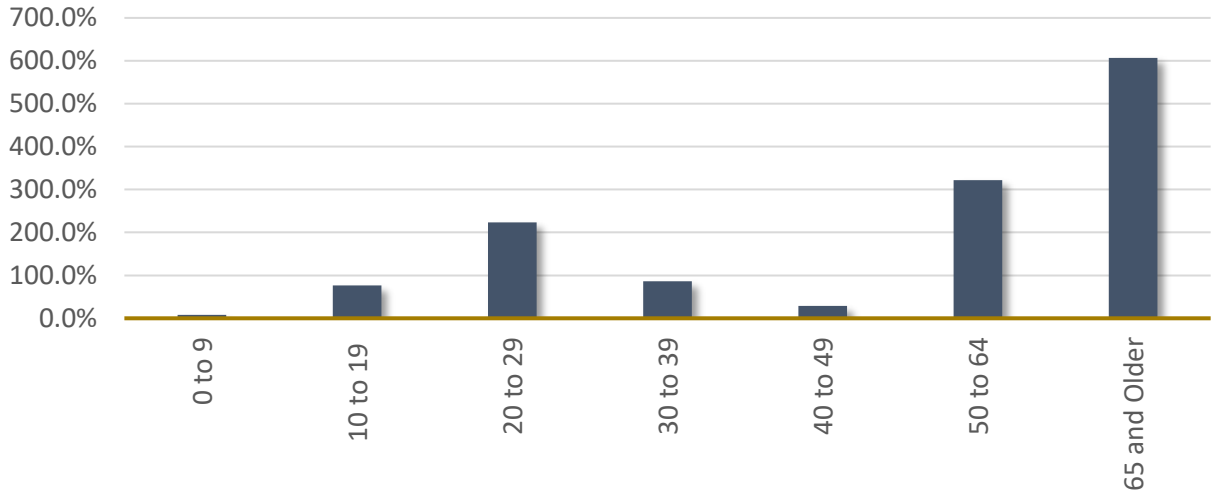


Figure: City of Star, Change in Population Age Groups by % (2009-2013 to 2019-2023)



Population Forecast

This Report includes Low, Mid, and High forecast scenarios for comparison of population estimates. Each of these scenarios use 10-year increments starting in 2020 and going out to 2060. Since Star has accurate estimates for 2021 through 2024 (by COMPASS), built on top of the 2020 Decennial Counts, each scenario has identical forecast estimate for 2030 (34,250 people) using current trends. This trend is 2,313 people per year. Additionally, the historical average of 905 is used, as are 10% modifiers both positive and negative to transition these values between 10-year estimates. Note that housing estimates provided later in this Report are a direct extension of the population estimates.

The Mid forecast starts with the 2020 decennial population count at 11,117, builds upon current average population increases and is estimated at 34,250 people in 2030. This is true of the low and high forecast scenarios. The Mid 2060 forecast is 87,250 people, generally holding the recent average trend until 2050 when a negative modifier is used, and then a historical average

building up to 2060. Assumptions are generally consistent growth, the City not staffing or tooling up to take on more permit capacity and eventually slowing due to land constraints.

The High scenario utilizes the recent trend all the way through 2060, to a population total of 110,587 people, and includes positive modifiers beginning in 2040. Assumptions here are that the City increasing its ability to grow by population and households, faster. The Low scenario uses the recent trend in 2040 with a negative modifier, and then historical census averages also with negative modifiers for a forecast total of 71,356 people in 2060. The Low trend is seen as less likely given the availability of land and continued growth of the City and Treasure Valley but could occur due to service limitations or changing public sentiment of growth.

Figure: City of Star Historical and Future Population Forecast

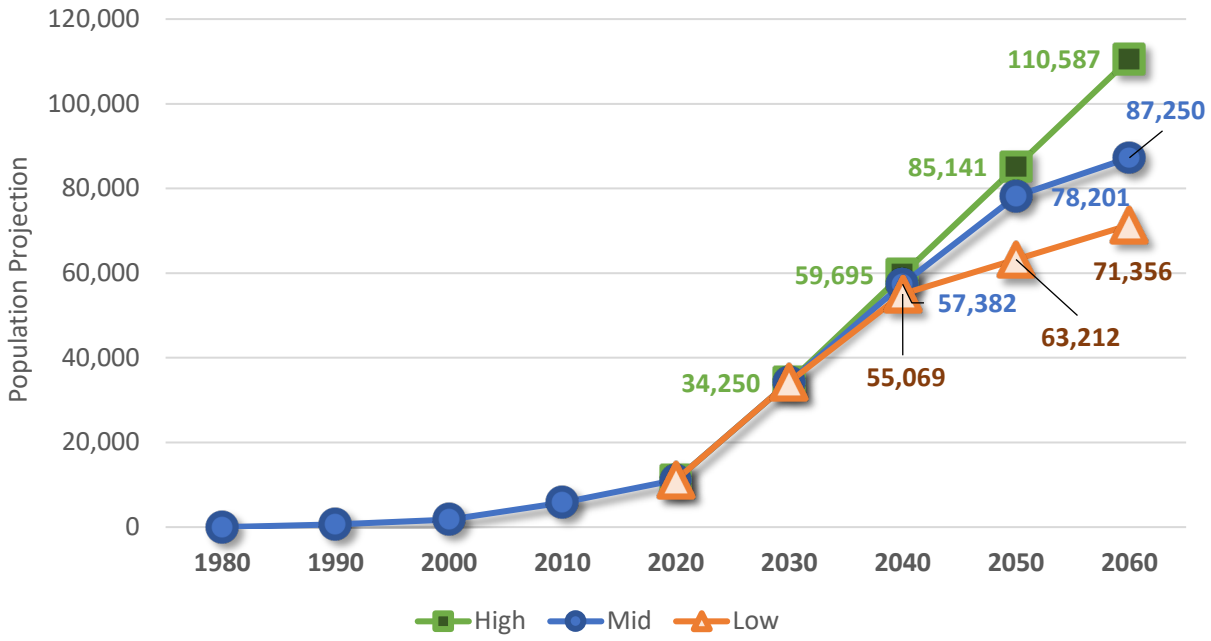


Table: City of Star, Population Forecast

Year	Low Forecast	Low % Change	Mid Forecast	Mid % Change	High Forecast	High % Change
2020	11,117	-	11,117	-	11,117	-
2030	34,250	208.1%	34,250	208.1%	34,250	208.1%
2040	55,069	60.8%	57,382	67.5%	59,695	74.3%
2050	63,212	14.8%	78,201	36.3%	85,141	42.6%
2060	71,356	12.9%	87,250	11.6%	110,587	29.9%

Forecasting is heavily dependent on not just historical activity, but also external factors such as land availability, social and market forces, and services such as utilities. This Report uses a trend method to forecast population. All population forecasting methods have strengths and weaknesses, but trend is advantageous in that it does not rely on variables such as birth, death, immigration, and emigration information, all of which have their own unique opportunities for variation from the norm. In addition, the trend method does not require tracking or modeling of permitting and utility expansion across a variety of separate agencies and service providers. It is

for these reasons the trend forecast should be maintained over time, to reflect on any significant changes.

Housing

As of the 2020 decennial Census, the total number of housing units was 4,048 units, an increase of 92.9% (or 1,950 units) since the 2010 Census (U.S. Census Bureau, 2025; U.S. Census Bureau, 2025). Overall, vacancies have declined from 8.2% in 2010 to 3.1% in 2020. While Census data is typically more current than ACS data, ACS data includes other housing characteristics that are not available in decennial counts. The 2023 ACS 5-year average person per household is 2.82, down from 3.27 in 2013. Note there are significant differences between owner occupied and renter occupied households. In 2023 owner occupied units had persons per household of 2.66, where renter per household was 3.47. While Census and ACS housing units are low compared to more recent COMPASS estimates, many ACS values like persons per household are considered the most accurate source of related housing data.

Table: City of Star, ACS Housing

Households	2013	2018	2023	Change # 2013 - 2023	Change % 2013 - 2023
Housing Units: Total	1,841	3,157	4,682	2,841	154.3%
Housing Units: Total Occupied	1,593	3,117	4,480	2,887	181.2%
Housing Units: Total Vacancy	248	40	202	(46)	-18.5%
% Vacancy	13.5%	1.3%	4.3%	-9.2%	-9.2%
Owner-occupied housing units	1,491	2,563	3,721	2,230	149.6%
Renter-occupied housing units	350	594	961	611	174.6%
% Owner Occupied	81.0%	81.2%	79.5%	-1.5%	-1.5%
% Renter Occupied	19.0%	18.8%	20.5%	1.5%	1.5%

Table: City of Star, ACS Household Size

Household Size	2013	2018	2023	Change # 2013 - 2023	Change % 2013 - 2023
Average Household Size: All	3.27	2.69	2.82	(0.45)	-13.8%
Average Household Size: Owner	3.15	2.67	2.66	(0.49)	-15.6%
Average Household Size: Renter	3.78	2.77	3.47	(0.31)	-8.2%

Housing Forecast

The following housing unit projections, Low, Mid, and High, are a companion to the population forecasts. These forecasts rely on average person per household information collected as part of the 2023 5-Year ACS, to understand future housing needs. The current average for persons per household of all types, 2.82, is used for the housing forecast. This number considers population growth and is built on the 2020 decennial housing unit counts of 4,048.

The Mid scenario housing forecast estimate is 31,045 units for 2060, the High forecast is 39,321, and the Low forecast is 25,409.

Figure: City of Star, Housing Forecast Chart

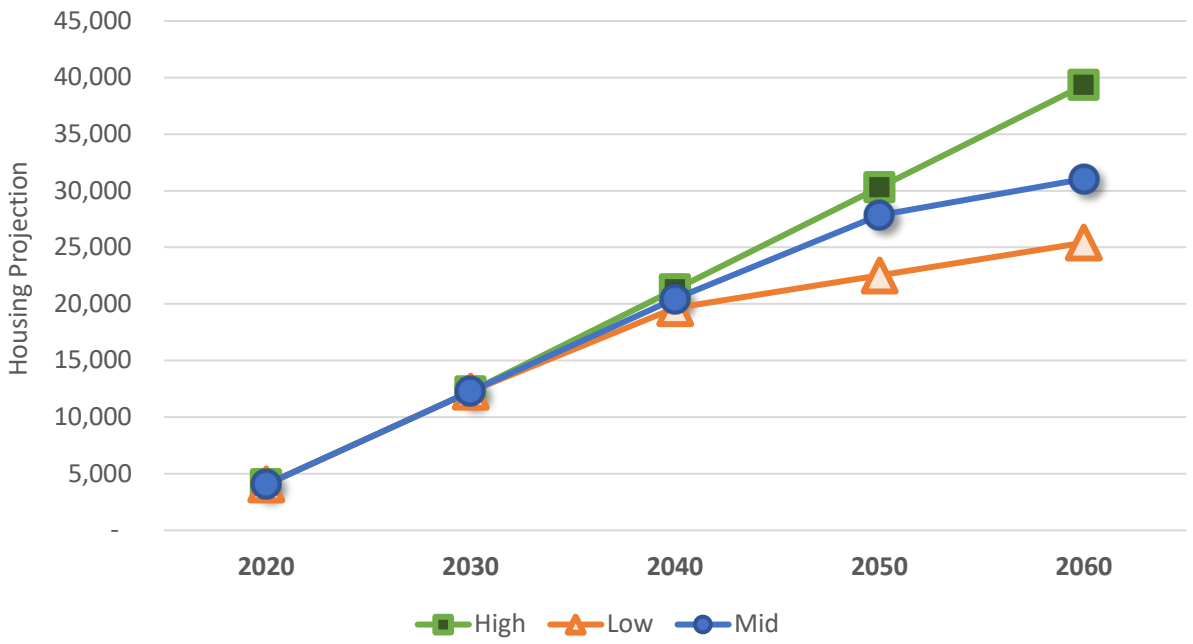


Table: City of Star Housing Forecast Table

Year	Low Forecast	Low % Change	Mid Forecast	Mid % Change	High Forecast	High % Change
2020	4,048	-	4,048	-	4,048	-
2030	12,251	202.6%	12,251	202.6%	12,251	202.6%
2040	19,634	60.3%	20,454	67.0%	21,274	73.7%
2050	22,522	14.7%	27,837	36.1%	30,298	42.4%
2060	25,409	12.8%	31,045	11.5%	39,321	29.8%

Education

Educational levels of attainment vary significantly between 2013, 2018, and 2023. The only area with a reduction both by total and percent was less than high school, at -37 people between 2013 and 2023 (-17.5%). The area of greatest change was those with a bachelor's degree, up by +1,586 people (+256.6%).

Figure: City of Star, Changes to Educational Attainment, 2013 to 2023

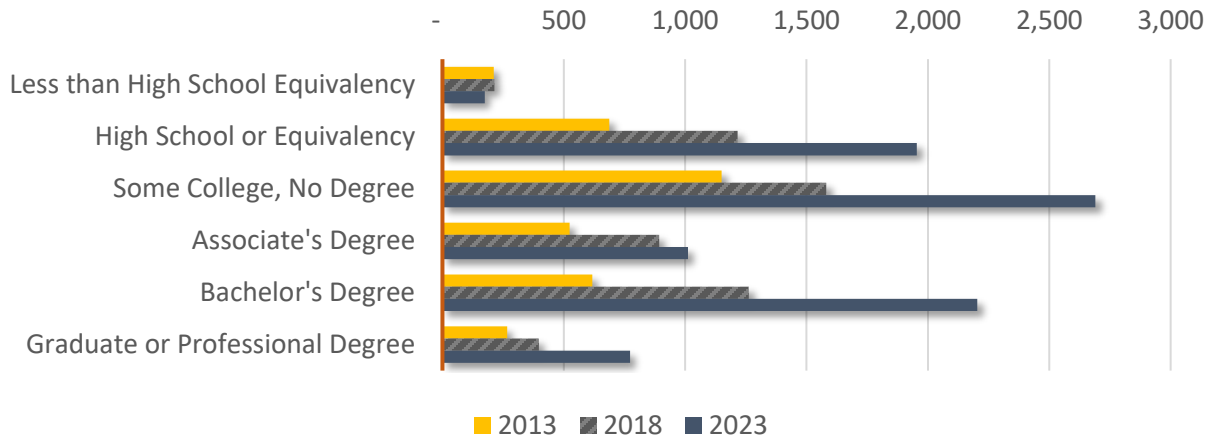
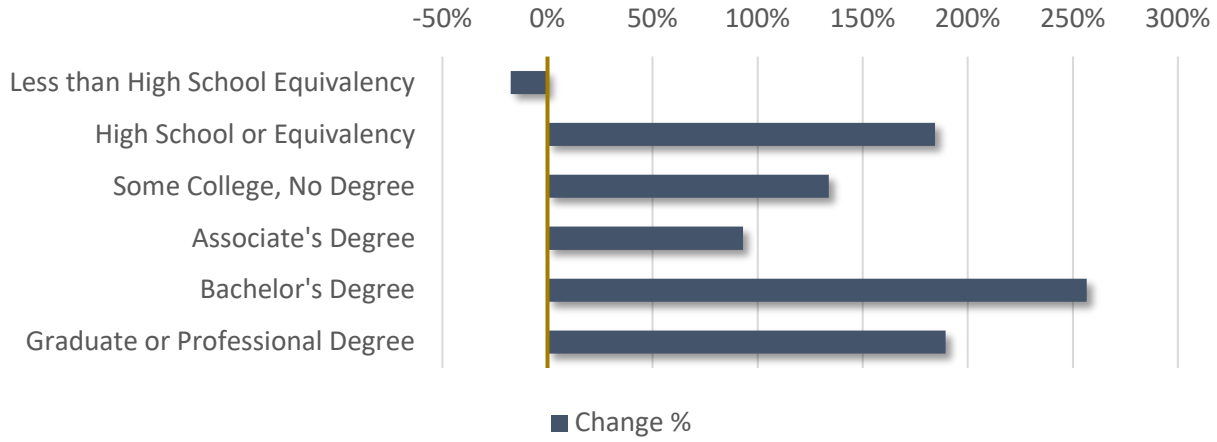


Figure: City of Star, % Change to Educational Attainment, 2013 to 2023



Another perspective on educational attainment is the split by gender. The area of greatest disparity for both males and females in 2023 was females who received an associate degree. This is also reflected in changes between 2013 and 2023 where the most significant change for either gender of any attainment was females who attained an associate degree. The area of greatest change for males was those with a bachelor's degree.

Figure: City of Star, Educational Attainment by Gender, 2023

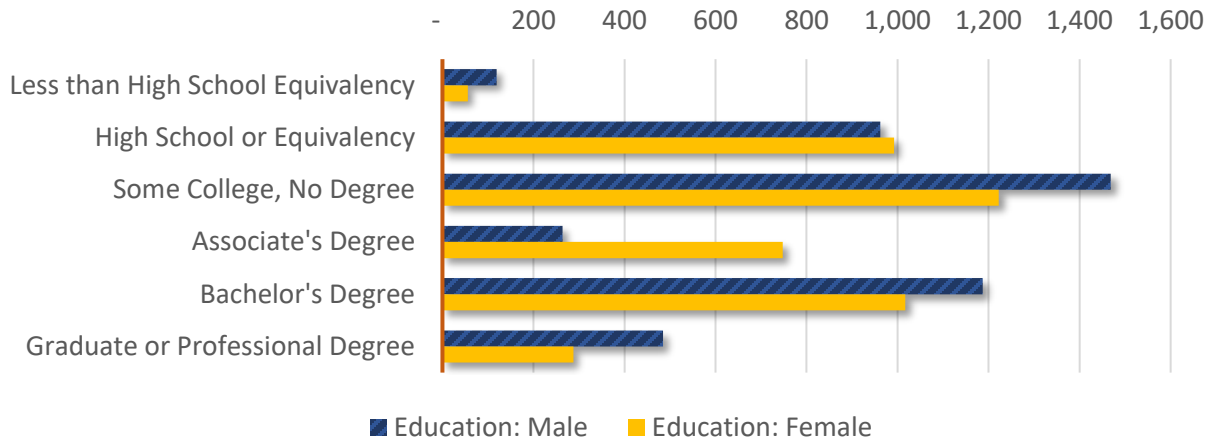
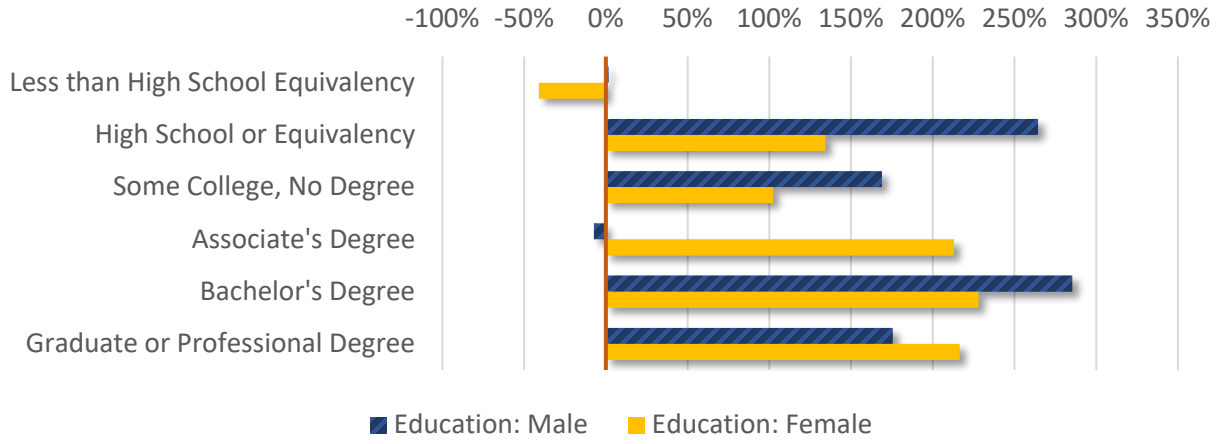


Figure: City of Star, % Change to Educational Attainment by Gender, 2013 to 2023



For additional educational references, see Attachment 01: American Community Survey 5-year Data Tables.

Income and Earnings

Household income was an area that also experienced great change. While those households earning less than $50,000 generally remained stable, this is despite large population increases. Generally, 2023 values are greater than 2013, but less than 2018. The largest increase by total households were those earning between $100,000 and $149,000, an increase of 1,058 households (or 442.7%). The area of greatest change by percentage were those earning more than $200,000, an increase of 7433.3%, or 446 households up from 6 in 2013.

Poverty has also increased overall, by 75.9% or 268 people, to a total of 621. The educational attainment levels of those below the poverty line have changed significantly. The 2013 data indicate the largest group in poverty was those with some college (177) and the smallest group, those with a high school education (44). In 2023, the largest group below the poverty line was those with a bachelors or higher with 370 people, an increase of 340. %% from 2013.

Figure: City of Star, Changes to Household Income by Total Households, 2013 to 2023

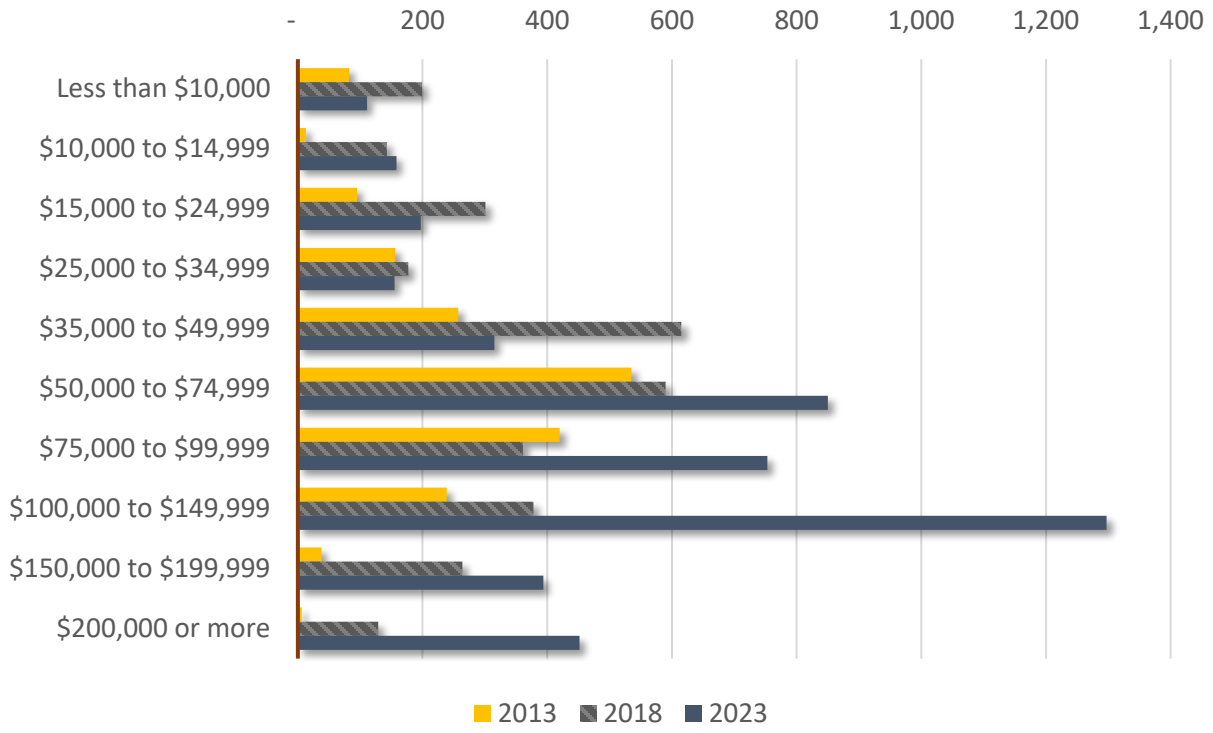
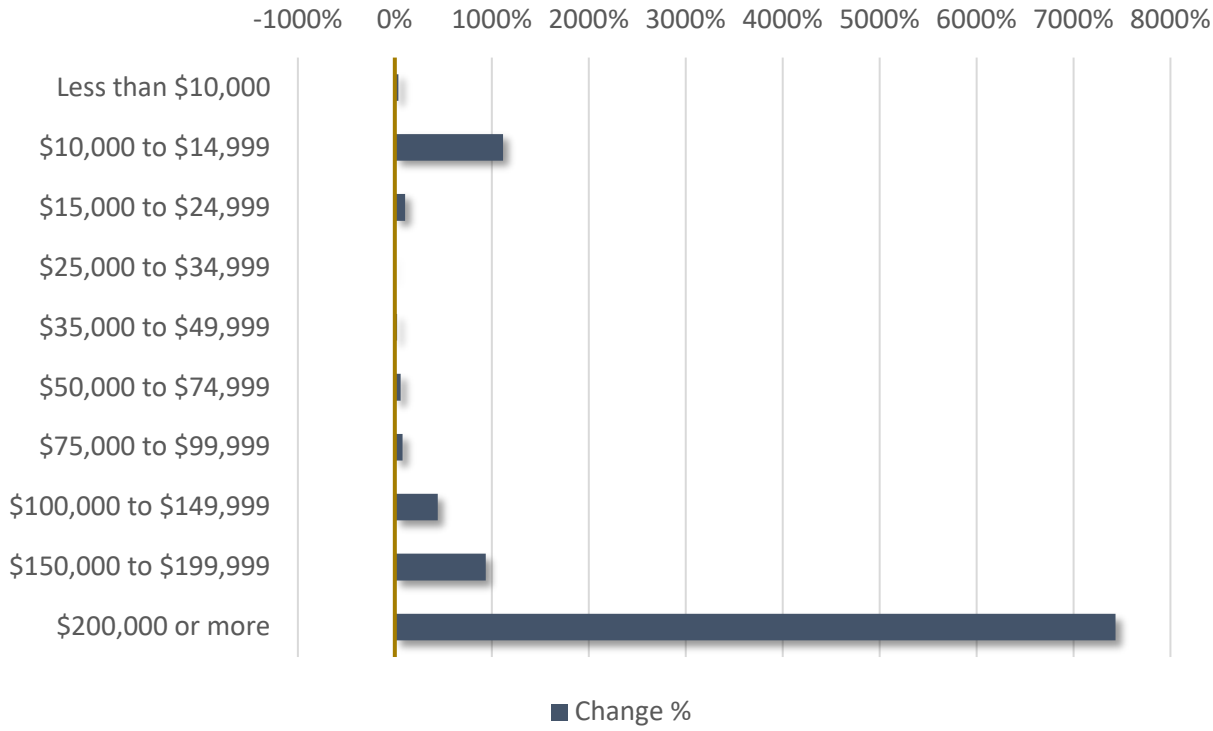


Figure: City of Star, Changes to Household Income by %, 2013 to 2023



Workforce and Economic Activity

The City of Star workforce grew between 2013 and 2023 5-year period. The employed workforce grew by 3,842 people (or 154.0%) and the full-time workforce grew by 2,645 people (or 141.7%). Trade areas with the largest increases by count were Education and Social Services (+719 people or 128.6%), Arts, Entertainment, and Food (+635 people or 747.1%), Construction (+611 people or 207.8%), and Retail (+520 people or 179.3%). No trade areas decreased, but those with the lowest increases by count were Wholesale Trade (+15 people or 14.9%) and Information (+43 people or 61.4%).

Figure: City of Star, ACS Changes in Workforce, 2013 to 2023

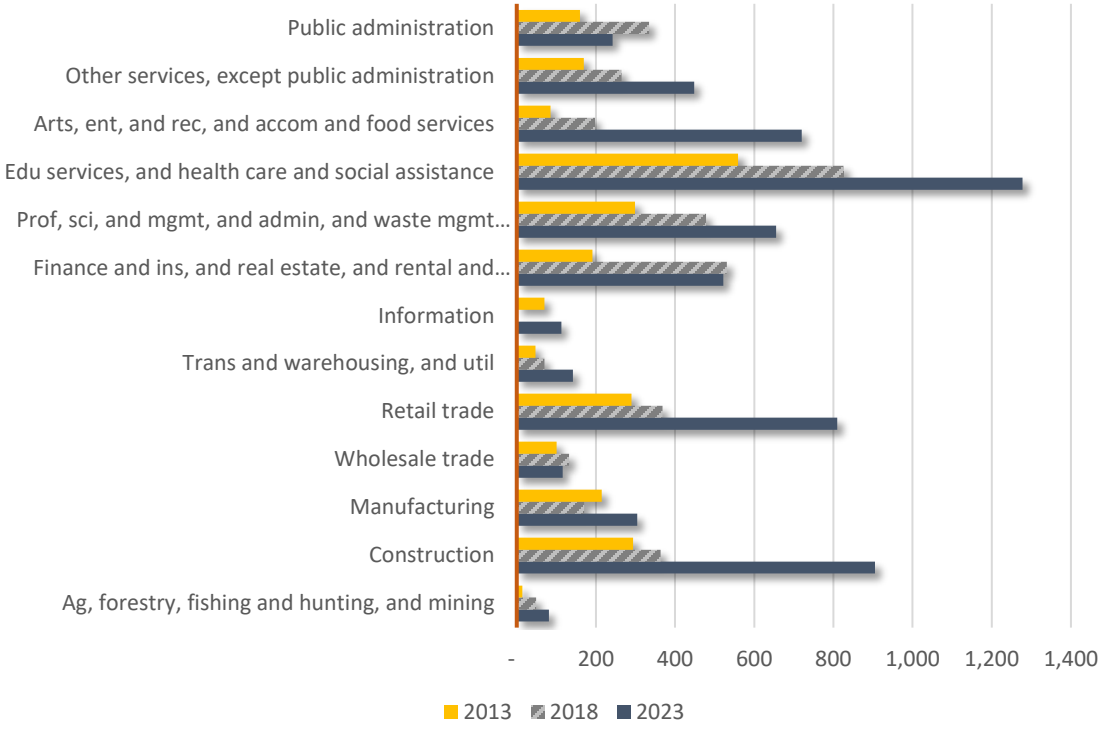


Table: City of Star, ACS Changes in Labor Force, 2013 to 2023

Workforce	2013	2018	2023	Change # 2013 - 2023	Change % 2013 - 2023
Total 16 Plus	3,813	6,106	10,553	6,740	176.8%
Total in Labor Force	2,636	3,888	6,742	4,106	155.8%
Total in Military	-	-	-	-	0.0%
Total Civilian in Labor Force	2,636	3,888	6,742	4,106	155.8%
Total Civilian Employed in Labor Force	2,494	3,785	6,336	3,842	154.0%
Total Civilian Unemployed in Labor Force	142	103	406	264	185.9%
Total Not in Labor Force	1,177	2,218	3,811	2,634	223.8%
Unemployment Rate	5.4%	2.6%	6.0%	0.6%	11.8%

Table: City of Star, ACS Workforce Industries, 2013 to 2023

Workforce	2013	2018	2023	Change # 2013 - 2023	Change % 2013 - 2023
Ag, forestry, fishing and hunting, and mining	14	49	81	67	478.6%
Construction	294	363	905	611	207.8%
Manufacturing	215	170	304	89	41.4%
Wholesale trade	101	132	116	15	14.9%
Retail trade	290	368	810	520	179.3%
Transportation & Warehousing	47	70	142	95	202.1%
Information	70	-	113	43	61.4%
Finance and ins, and real estate, and rental and leasing	191	531	522	331	173.3%
Professional	299	478	655	356	119.1%
Education and Social Services	559	827	1,278	719	128.6%
Arts, Entertainment, and Food	85	198	720	635	747.1%
Other Services	169	265	448	279	165.1%
Public administration	160	334	242	82	51.3%
Total Employed Workforce	2,494	3,785	6,336	3,842	154.0%
Total Full Time Workforce	1,866	2,710	4,511	2,645	141.7%

Key Growth-Based Takeaways by Sector

1. Police Services – Growth-Based Infrastructure Pressures

- **Population growth will triple facility demand**: The police department currently serves about 20,000 residents from a shared 3,600 sq. ft. facility. By 2030, with over 34,000 residents expected, this facility will be serving more than 3x the population it was designed to support. By 2060, the population could reach nearly 90,000 under the mid-range scenario, requiring multiple new police facilities distributed across the city.
- **Officer-to-population ratios will demand sustained growth in staffing**: Maintaining even the current coverage of 1.02 officers per 1,000 residents will require the City to add over 13 officers by 2030, and up to 65 officers by 2060. This has spatial implications — increased staffing drives the need for expanded workspaces, secure storage, training areas, and equipment-ready vehicle bays.
- **A spatial shift in population will require geographic distribution**: As Star expands west and south, police substations or satellite offices will be required in newly developed areas to ensure service responsiveness. Growth is not only vertical but geographical, increasing the need for distributed, embedded public safety facilities.
- **Aging demographics increase complexity of service demands**: The share of residents age 65+ increased over 600% from 2013 to 2023. As this group continues to grow, public safety services may need to adapt to age-related needs (e.g., wellness

checks, response to medical calls), necessitating flexible space and diversified equipment types.

2. Parks and Recreation – Growth-Based Recreation Deficits

- **Population-based parkland deficits are widening**: Star currently provides about 2.5 acres of parkland per 1,000 residents, half the City's stated goal of 5 acres per 1,000. At the projected 2030 population of 34,250, this means Star will need an additional 121 acres of parkland to meet its own standard — an increase of over 70 acres from current levels.
- **Demand for field and indoor space will rise sharply**: Existing recreational programming is already oversubscribed. Assuming proportional growth, demand for sports fields, courts, and indoor programming space will more than double by 2030. This includes demand for multi-use indoor facilities due to limited school gym availability and growing seasonal use needs.
- **Smaller household sizes increase recreational demand per unit**: Average household size in Star declined from 3.27 to 2.82 between 2013 and 2023, while the total number of households nearly tripled. This shift implies more recreational demand per capita, as more homes represent a higher density of users with individual schedules, preferences, and recreation expectations.
- **Youth population remains strong, but older adult segments are expanding rapidly**: While ages 0–9 grew by only 8.2% over the past decade, residents 65 and older grew by 606%, and 50–64 by 322%. These trends suggest growing demand for both youth-focused active spaces and senior-accessible passive recreation (trails, gardens, pavilions, etc.).
- **Geographic equity will be harder to maintain**: As Star continues to grow west and south, large portions of the future population will reside outside the current service areas of existing parks. Without near-term expansion, large swaths of the city will lack walkable or short-distance access to recreation infrastructure.

3. Pathways – Growth-Based Mobility Demands

- **A multi-modal network will become essential**: As Star grows toward 30,000+ residents by 2030, demand for non-vehicular mobility options (walking, biking) between neighborhoods, schools, and commercial centers will intensify. A robust, connected multi-use pathway system is necessary to mitigate traffic, reduce parking needs, and serve those without vehicles.
- **Network continuity and cross-city access will become critical**: Many planned developments are separated by rivers, canals, or undeveloped land. The City will need to develop bridges, boardwalks, and new trail corridors to ensure safe, accessible connections between major growth areas. Without these, the network will remain fragmented, limiting its usability.
- **School-age and aging populations both support pathway investment**: Youth (ages 10–19) grew by 76.9% from 2013–2023, while older adults (65+) grew by 606%. Both age groups benefit from safe, grade-separated, or low-conflict travel routes, reinforcing the role of pathways as both a transportation and public health asset.
- **Land acquisition needs will rise quickly**: With many pathway alignments crossing private or undeveloped land, continued population growth will shrink the window for

affordable land acquisition. Securing land now is key to preserving right-of-way for future pathway segments as development pressure increases.

- **Household composition and density suggest more users per mile of trail**: Star's rise in single-family households and infill development will result in more pathway users per linear mile than in prior decades. The demand for durable, well-designed trail surfaces, lighting, and wayfinding will grow accordingly.

Demographic-Based Implications for Capital Planning

1. **Population Growth Will Exponentially Increase Facility Demand**: All three service areas — police, parks, and pathways — will need more square footage, acreage, or linear miles of infrastructure to keep up with projected growth. The scale of need is not linear — each new resident or household brings disproportionate pressure to systems already functioning near or beyond capacity.
2. **Age Composition Will Reshape Space Design**: The rise in older residents and persistent youth demand require facilities to be more adaptable, inclusive, and varied — e.g., shaded walking loops alongside sports fields, and indoor spaces that can serve both seniors and teens. Age-specific design is a demographic necessity.
3. **Household Fragmentation Elevates Per-Capita Demand**: The shift toward smaller household sizes implies higher recreational, policing, and mobility service loads per capita. A city of 30,000 with mostly 2–3 person households has different needs than one with larger family units — particularly in terms of flexible space and decentralized service points.
4. **Spatial Growth Will Require Decentralized Infrastructure**: As new neighborhoods form in the west, northwest, and south, geographic dispersion of facilities will be required. One central station, park, or trailhead will no longer suffice. Planning must assume a future city that is physically much larger and therefore demands distributed nodes of service.
5. **Demographics Justify Capital Expansion at a Rapid Pace**: The current and projected rate of growth — in total population, housing units, and workforce participation — presents a clear, data-supported rationale for significant capital expansion in all three categories within the next decade.

Conclusion

Star's explosive demographic growth will require a proportional expansion of its public infrastructure. Population forecasts indicate that the demand for public safety, recreational amenities, and non-motorized transportation will outpace current capacity in the next 5 to 10 years. Aligning impact fee planning with these demographic trends ensures that new development contributes its fair share toward sustainable and equitable infrastructure, setting a foundation for long-term community health and vitality.

Star's explosive, spatially dispersed growth and rapid demographic shifts (aging, smaller households, rising incomes/education) mean that capital planning must:

1. Anticipate and secure land early (for police sub-stations, pocket parks, trail corridors) to avoid "retrofitting" in built-out subdivisions.
2. Design flexible, age-inclusive facilities (e.g., community centers with modular spaces for seniors and teens).

3. Update land-use policies and impact-fee structures to capture growth-related costs equitably and timely.
4. Coordinate regionally—ensuring that Ada and Canyon County partners, school districts, and COMPASS align service expansions (e.g., transit, broadband, water/sewer) with Star's forecasts over the next 5–10 years.

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Appendix A: Glossary of Key Terms

ACS (American Community Survey):
An ongoing U.S. Census Bureau survey that provides detailed demographic, housing, economic, and social data in 1-year and 5-year estimates. This report uses 5-year data for greater accuracy in small jurisdictions.

Area of City Impact (AOCI):
A geographic area outside current city limits where the city expects to grow and potentially annex in the future. Defined in coordination with the county, per Idaho Code.

Bachelor's Degree or Higher:
Includes individuals who have completed a four-year college degree (bachelor's) or advanced degrees (master's, doctorate, or professional degrees).

Census Block:
The smallest geographic unit used by the U.S. Census Bureau to report population and housing data.

COMPASS:
The Community Planning Association of Southwest Idaho. A regional planning agency that provides population and housing estimates and forecasts for Ada and Canyon Counties.

Decennial Census:
A full population count conducted every 10 years by the U.S. Census Bureau, used to establish official population figures.

Educational Attainment:
The highest level of education completed by individuals age 25 and older. Common categories include high school graduate, some college (no degree), associate's, bachelor's, and graduate degrees.

Forecast Scenarios (Low, Mid, High):
Population and housing projections using different assumptions about future growth rates. Mid represents the most likely trend based on current data; Low and High explore slower or faster growth possibilities.

Household:
An occupied housing unit, including all the people who live in a single home, regardless of relationship.

Household Size:
The average number of people living in a household.

Housing Unit:
A house, apartment, mobile home, or group of rooms intended for occupancy as separate living quarters.

Labor Force:
All people aged 16 and older who are either employed or actively seeking work. Does not include those not seeking employment (e.g., retirees, students, homemakers).

Median Age:
The age that divides the population into two equal halves — half younger, half older.

Median Household Income:
The income level at which half of households earn more and half earn less.

Owner-Occupied Housing:
Housing units where the occupant owns the home.

Renter-Occupied Housing:
Housing units where the occupant pays rent to reside in the unit.

Population Pyramid:
A bar graph showing the distribution of a population by age group and gender, often used to illustrate demographic trends.

Unemployment Rate:
The percentage of the labor force that is unemployed and actively looking for work.

Vacancy Rate:
The percentage of total housing units that are unoccupied.

Workforce:
The segment of the population that is employed or available for employment. Often categorized by industry sector in reports.

Attachments

Attachment 01: American Community Survey 5-Year Data Tables

ACS Data for 2013, 2018, and 2023					
Population	**2013**	**2018**	**2023**	**Change #**	**Change %**
Total Population	6,032	8,495	13,231	7,199	119.3%
Total Male Population	3,202	3,950	6,844	3,642	113.7%
Total Female Population	2,830	4,545	6,387	3,557	125.7%
% Male	53.1%	46.5%	51.7%	-1.4%	-2.6%
% Female	46.9%	53.5%	48.3%	1.4%	2.9%
Age Groups	**2013**	**2018**	**2023**	**Change #**	**Change %**
0 to 9	1,370	1,618	1,483	113	8.2%
10 to 19	1,149	998	2,033	884	76.9%
20 to 29	406	812	1,312	906	223.2%
30 to 39	893	1,568	1,663	770	86.2%
40 to 49	1,269	1,193	1,639	370	29.2%
50 to 64	554	1,324	2,338	1,784	322.0%
65 and Older	391	982	2,763	2,372	606.6%
Less than 18	2,398	2,553	3,123	725	30.2%
18 and Older	3,634	5,942	10,108	6,474	178.2%
Total Median Age	31.3	35.8	40.6	9.3	29.7%
Total Median Age Male	29.3	36.4	40.0	10.7	36.5%
Total Median Age Female	33.4	35.3	40.7	7.3	21.9%
Income Collapsed	**2013**	**2018**	**2023**	**Change #**	**Change %**
Less than $10,000	82	199	111	29	35.4%
$10,000 to $14,999	13	143	158	145	1115.4%
$15,000 to $24,999	95	301	197	102	107.4%
$25,000 to $34,999	156	177	155	(1)	-0.6%
$35,000 to $49,999	257	615	315	58	22.6%
$50,000 to $74,999	535	590	850	315	58.9%
$75,000 to $99,999	420	361	753	333	79.3%
$100,000 to $149,999	239	378	1,297	1,058	442.7%
$150,000 to $199,999	38	264	394	356	936.8%
$200,000 or more	6	129	452	446	7433.3%
Median income (dollars)	63,503	54,386	91,318	27,815	43.8%
Poverty	**2013**	**2018**	**2023**	**Change #**	**Change %**
Below poverty, All Attainment	353	515	621	268	75.9%
Below Poverty, Less than High School	48	97	2	(46)	-95.8%

Below poverty High school	44	205	98	54	122.7%
Below poverty Some college	177	128	151	(26)	-14.7%
Below poverty Bachelors or higher	84	85	370	286	340.5%
Households	**2013**	**2018**	**2023**	**Change #**	**Change %**
Households: People Living In	6,021	8,489	13,214	7,193	119.5%
Households: People Living In Families	5,642	7,286	11,540	5,898	104.5%
Households: People Living in Non-families	379	1,203	1,674	1,295	341.7%
Households: People not Living in Households	11	6	17	6	54.5%
Households: Total	1,841	3,157	4,682	2,841	154.3%
Households: Family	1,523	2,015	3,514	1,991	130.7%
Households: Non-family	318	1,142	1,168	850	267.3%
Average Household Size: All	3.27	2.69	2.82	(0.45)	-13.8%
Average Household Size: Owner	3.15	2.67	2.66	(0.49)	-15.6%
Average Household Size: Renter	3.78	2.77	3.47	(0.31)	-8.2%
Households	**2013**	**2018**	**2023**	**Change #**	**Change %**
Housing Tenure by Educational Attainment All	1,841	3,157	4,682	2,841	154.3%
Housing Units: Total Occupied	1,593	3,117	4,480	2,887	181.2%
Housing Units: Total Vacancy	248	40	202	(46)	-18.5%
% Vacancy	13.5%	1.3%	4.3%	-9.2%	-9.2%
Owner-occupied housing units	1,491	2,563	3,721	2,230	149.6%
Renter-occupied housing units:	350	594	961	611	174.6%
% Owner Occupied	81.0%	81.2%	79.5%	-1.5%	-1.5%
% Renter Occupied	19.0%	18.8%	20.5%	1.5%	1.5%
Owner-occupied housing units Less than high school graduate	104	5	29	(75)	-72.1%
Owner-occupied housing units High school graduate (including equivalency)	296	575	393	97	32.8%
Owner-occupied housing units Some college or associate's degree	644	1,198	1,700	1,056	164.0%
Owner-occupied housing units Bachelor's degree or higher	447	785	1,599	1,152	257.7%
occupied housing units Less than high school graduate	6	13	28	22	366.7%
Renter-occupied housing units High school graduate (including equivalency)	64	145	559	495	773.4%
Renter-occupied housing units Some college or associate's degree	198	270	250	52	26.3%

Renter-occupied housing units Bachelor's degree or higher	82	166	124	42	51.2%
Education	**2013**	**2018**	**2023**	**Change #**	**Change %**
Educational Attainment 25+	3,458	5,563	8,808	5,350	154.7%
Less than High School Equivalency	212	214	175	(37)	-17.5%
High School or Equivalency	687	1,216	1,954	1,267	184.4%
Some College, No Degree	1,150	1,581	2,690	1,540	133.9%
Associate's Degree	524	893	1,012	488	93.1%
Bachelor's Degree	618	1,262	2,204	1,586	256.6%
Graduate or Professional Degree	267	397	773	506	189.5%
High School or Higher	3,246	5,349	8,633	5,387	166.0%
Bachelor's Degree or Higher	885	1,659	2,977	2,092	236.4%
Education: Male	**2013**	**2018**	**2023**	**Change #**	**Change %**
Educational Attainment 25+	1,696	2,653	4,485	2,789	164.4%
Less than High School Equivalency	117	183	119	2	1.7%
High School or Equivalency	264	370	962	698	264.4%
Some College, No Degree	546	782	1,468	922	168.9%
Associate's Degree	285	542	264	(21)	-7.4%
Bachelor's Degree	308	541	1,187	879	285.4%
Graduate or Professional Degree	176	235	485	309	175.6%
High School or Higher	1,579	2,470	4,366	2,787	176.5%
Bachelor's Degree or Higher	484	776	1,672	1,188	245.5%
Education: Female	**2013**	**2018**	**2023**	**Change #**	**Change %**
Educational Attainment 25+	1,762	2,910	4,323	2,561	145.3%
Less than High School Equivalency	95	31	56	(39)	-41.1%
High School or Equivalency	423	846	992	569	134.5%
Some College, No Degree	604	799	1,222	618	102.3%
Associate's Degree	239	351	748	509	213.0%
Bachelor's Degree	310	721	1,017	707	228.1%
Graduate or Professional Degree	91	162	288	197	216.5%
High School or Higher	1,667	2,879	4,267	2,600	156.0%
Bachelor's Degree or Higher	401	883	1,305	904	225.4%
Workforce	**2013**	**2018**	**2023**	**Change #**	**Change %**
Total Employed Workforce	2,494	3,785	6,336	3,842	154.0%
Total Full Time	1,866	2,710	4,511	2,645	141.7%
Ag, forestry, fishing and hunting, and mining	14	49	81	67	478.6%

Construction	294	363	905	611	207.8%
Manufacturing	215	170	304	89	41.4%
Wholesale trade	101	132	116	15	14.9%
Retail trade	290	368	810	520	179.3%
Trans and warehousing, and util	47	70	142	95	202.1%
Information	70	-	113	43	61.4%
Finance and ins, and real estate, and rental and leasing	191	531	522	331	173.3%
Prof, sci, and mgmt., and admin, and waste mgmt. services	299	478	655	356	119.1%
Edu services, and health care and social assistance	559	827	1,278	719	128.6%
Arts, Ent., and Rec., and Accom. and food services	85	198	720	635	747.1%
Other services, except public administration	169	265	448	279	165.1%
Public administration	160	334	242	82	51.3%
Workforce by Gender	**2013**	**2018**	**2023**	**Change #**	**Change %**
Total Male: Ag, forestry, fishing and hunting, and mining:	14	49	81	67	478.6%
Total Male: Construction	242	349	884	642	265.3%
Total Male: Manufacturing	184	142	280	96	52.2%
Total Male: Wholesale trade	101	85	109	8	7.9%
Total Male: Retail trade	191	209	479	288	150.8%
Total Male: Trans and warehousing, and util:	34	70	114	80	235.3%
Total Male: Information	41	0	48	7	17.1%
Total Male: Finance and ins, and real estate, and rental and leasing:	80	247	152	72	90.0%
Total Male: Prof, sci, and mgmt., and admin, and waste mgmt. services:	200	259	422	222	111.0%
Total Male: Edu services, and health care and social assistance:	160	188	367	207	129.4%
Total Male: Arts, Ent., and rec., and Accom. and food services:	23	104	440	417	1813.0%
Total Male: Other services, except public administration	44	161	116	72	163.6%
Total Male: Public administration	96	150	161	65	67.7%
Total Female: Ag, forestry, fishing and hunting, and mining:	0	0	0	0	0.0%
Total Female: Construction	52	14	21	-31	-59.6%
Total Female: Manufacturing	31	28	24	-7	-22.6%
Total Female: Wholesale trade	0	47	7	7	0.0%
Total Female: Retail trade	99	159	331	232	234.3%

Total Female: Trans and warehousing, and util:	13	0	28	15	115.4%
Total Female: Information	29	0	65	36	124.1%
Total Female: Finance and ins, and real estate, and rental and leasing:	111	284	370	259	233.3%
Total Female: Prof, sci, and mgmt., and admin, and waste mgmt. services:	99	219	233	134	135.4%
Total Female: Edu services, and health care and social assistance:	399	639	911	512	128.3%
Total Female: Arts, Ent., and rec., and Accom. and food services:	62	94	280	218	351.6%
Total Female: Other services, except public administration	125	104	332	207	165.6%
Total Female: Public administration	64	184	81	17	26.6%
Labor Force Combined	**2013**	**2018**	**2023**	**Change #**	**Change %**
Total 16 Plus	3,813	6,106	10,553	6,740	176.8%
Total In Labor Force	2,636	3,888	6,742	4,106	155.8%
Total In Military	-	-	-	-	0.0%
Total Civilian In Labor Force	2,636	3,888	6,742	4,106	155.8%
Total Civilian Employed In Labor Force	2,494	3,785	6,336	3,842	154.0%
Total Civilian Unemployed In Labor Force	142	103	406	264	185.9%
Total Not In Labor Force	1,177	2,218	3,811	2,634	223.8%
Unemployment Rate	5.4%	2.6%	6.0%	0.6%	11.8%
Labor Force Full	**2013**	**2018**	**2023**	**Change #**	**Change %**
Total Male 16 Plus	1,924	2,785	5,648	3,724	193.6%
Total Male In Labor Force	1,483	2,046	3,887	2,404	162.1%
Total Male In Military	-	-	-	-	0.0%
Total Male Civilian In Labor Force	1,483	2,046	3,887	2,404	162.1%
Total Male Civilian Employed In Labor Force	1,410	2,013	3,653	2,243	159.1%
Total Male Civilian Unemployed In Labor Force	73	33	234	161	220.5%
Total Male Not In Labor Force	441	739	1,761	1,320	299.3%
Total Female 16 Plus	1,889	3,321	4,905	3,016	159.7%
Total Female In Labor Force	1,153	1,842	2,855	1,702	147.6%
Total Female In Military	0	0	0	-	0.0%
Total Female Civilian In Labor Force	1,153	1,842	2,855	1,702	147.6%
Total Female Civilian Employed In Labor Force	1,084	1,772	2,683	1,599	147.5%

Total Female Civilian Unemployed In Labor Force	69	70	172	103	149.3%
Total Male Civilian Unemployed In Labor Force	736	1,479	2,050	1,314	178.5%
Labor Force by Age and Gender	**2013**	**2018**	**2023**	**Change #**	**Change %**
Male: 16-19: In LF: 16 Plus	48	-	263	215	447.9%
Male: 20-21: In LF: 16 Plus	-	-	105	105	0.0%
Male: 22-24: In LF: 16 Plus	33	91	579	546	1654.5%
Male: 25-29: In LF: 16 Plus	132	195	221	89	67.4%
Male: 30-34: In LF: 16 Plus	202	391	567	365	180.7%
Male: 35-44: In LF: 16 Plus	547	652	480	(67)	-12.2%
Male: 45-54: In LF: 16 Plus	386	378	881	495	128.2%
Male: 55-59: In LF: 16 Plus	41	172	251	210	512.2%
Male: 60-61: In LF: 16 Plus	27	80	95	68	251.9%
Male: 62-64: In LF: 16 Plus	29	45	56	27	93.1%
Male: 65-69: In LF: 16 Plus	38	27	323	285	750.0%
Male: 70-74: In LF: 16 Plus	-	-	42	42	0.0%
Male: 75 plus: In LF: 16 Plus	-	15	24	24	0.0%
Female: 16-19: In LF: 16 Plus	35	36	194	159	454.3%
Female: 20-21: In LF: 16 Plus	12	-	73	61	508.3%
Female: 22-24: In LF: 16 Plus	10	133	107	97	970.0%
Female: 25-29: In LF: 16 Plus	146	179	160	14	9.6%
Female: 30-34: In LF: 16 Plus	176	242	318	142	80.7%
Female: 35-44: In LF: 16 Plus	377	534	755	378	100.3%
Female: 45-54: In LF: 16 Plus	292	376	586	294	100.7%
Female: 55-59: In LF: 16 Plus	56	174	355	299	533.9%
Female: 60-61: In LF: 16 Plus	-	15	70	70	0.0%
Female: 62-64: In LF: 16 Plus	49	63	128	79	161.2%
Female: 65-69: In LF: 16 Plus	-	78	109	109	0.0%
Female: 70-74: In LF: 16 Plus	-	12	-	-	0.0%
Female: 75 plus: In LF: 16 Plus	-	-	-	-	0.0%
Education By Grades and Sector	**2013**	**2018**	**2023**	**Change #**	**Change %**
All plus	5,683	8,078	13,037	7,354	129.4%
All 3 plus enrolled	2,082	2,293	3,406	1,324	63.6%
All enrolled in nursery school, preschool	113	156	186	73	64.6%
All enrolled in nursery school, preschool, public	29	48	97	68	234.5%
All enrolled in nursery school, preschool, private	84	108	89	5	6.0%
All enrolled in kindergarten	93	220	192	99	106.5%

All enrolled in kindergarten Public school	93	204	192	99	106.5%
All enrolled in kindergarten Private school	-	16	-	-	0.0%
All enrolled in grade 1 to grade 4	599	694	706	107	17.9%
All enrolled in grade 1 to grade 4 Public school	576	644	705	129	22.4%
All enrolled in grade 1 to grade 4 Private school	23	50	1	(22)	-95.7%
All enrolled in grade 5 to grade 8	645	556	733	88	13.6%
All enrolled in grade 5 to grade 8 Public school	594	539	709	115	19.4%
All enrolled in grade 5 to grade 8 Private school	51	17	24	(27)	-52.9%
All enrolled in grade 9 to grade 12	350	308	824	474	135.4%
All enrolled in grade 9 to grade 12 Public school	336	284	758	422	125.6%
All enrolled in grade 9 to grade 12 Private school	14	24	66	52	371.4%
All enrolled in college undergraduate years	243	305	581	338	139.1%
All enrolled in college undergraduate years Public school	217	238	530	313	144.2%
All enrolled in college undergraduate years Private school	26	67	51	25	96.2%
All enrolled in graduate or professional school	39	54	184	145	371.8%
All enrolled in graduate or professional school Public school	39	44	179	140	359.0%
All enrolled in graduate or professional school Private school	-	10	5	5	0.0%
All 3 plus NOT enrolled	3,601	5,785	9,631	6,030	167.5%

2025

City of Star Internal Stakeholders Summary

PREPARED FOR CITY OF STAR

MARCH 2025

CLEARWATER FINANCIAL

City of Star Internal Stakeholders Executive Summary

Clearwater Financial conducted interviews with ten elected officials and department heads at the City of Star to provide updates to the City's Parks impact fees and support the development of new impact fees and capital improvement plans for Police and Pathways.

Across all departments, stakeholders expressed strong support for impact fees as a critical tool to manage the rapid growth experienced by the City and to ensure that new development contributes its fair share to the cost of public infrastructure. Many noted that the City's current Park fee structures have not kept pace with population growth and development trends since the last update in 2013.

Interviewees consistently highlighted the growing pressure on parks, public safety services, and pathways. Facilities that were once sufficient are now overcrowded or functionally outdated, with many operating out of temporary, shared, or leased spaces. Staff described turning away recreation participants due to limited space, struggling to keep up with police service demands, and encountering delays in expanding the City's trail network due to permitting and land access challenges.

At the same time, there is a forward-looking mindset among City leaders and staff. When funding is available, especially through impact fees, projects are moving forward. Several interviewees emphasized that, when feasible, the City has fully funded major projects using impact fees alone.

As the City of Star continues to grow, this summary highlights both departmental priorities and system-wide challenges that must be addressed to ensure a strategic, transparent, and community-supported approach to capital planning and impact fee implementation.

Capital Improvements & Impact Fees for Police, Parks, Pathways

Police

The City of Star has experienced rapid population growth in recent years, creating an urgent need to expand police facilities and operational capacity. The current station—leased from and shared with the fire department, sized at approximately 3,600 square feet, no longer adequate to support the department's growing personnel, equipment, and service demands. The Department has limited secure storage, insufficient room for patrol and administrative functions, and a lack of private meeting areas outside of interview rooms. The facility currently houses 21.09 positions including 10 patrol officers, 2 sergeants, 3 traffic control (including 1 K9), 3 detectives, 1 admin sergeant, 1 SRO (funded .25 for summer coverage City, .75 estimated West Ada School District (WASD), 1 administrative assistant and the Department's Chief. Staffing is expected to grow further with the addition of a full-time code enforcement officer, additional detectives, and a goal of 1 SRO for each school.

To relieve pressure on the existing station, the City has begun discussions to establish a dedicated patrol facility near a planned elementary school. Officials are exploring a potential partnership to secure land adjacent to the school district's proposed site off Pollard Road. While this facility would represent important progress, it is expected to meet needs for only 7 to 10 years. In the longer term, additional substations in the northern and western parts of the City are being considered to support localized service. Staff also noted the possibility of co-locating police presence within the new school facility—an early-stage concept reflecting a broader strategy to embed public safety infrastructure into emerging growth areas. Separately, a dedicated police training facility has been identified as a priority to reduce reliance on regional centers in Boise and minimize coverage gaps caused by officer travel.

The police department currently operates with a staffing ratio of 1.02 officers per 1,000 residents. As growth continues, the need to increase ratios will become more important. Relevant benchmarks include the City of Boise, which just increased their coverage to 1.5 officers per 1,000 residents recently, the northwest industry's best practice of 1.9 officers per 1,000 residents and the national benchmark is 2.7 officers per 1,000 residents.

Maintaining the current ratio will require the City to add officers annually, which in turn increases the demand for space, vehicles, and specialized equipment. In addition to standard patrol gear, officers require personal protective equipment, one patrol vehicle per officer shift, and evolving public safety technologies such as drones. If the City were able to provide one vehicle per officer, each vehicle's expected lifecycle would increase to an estimated 10–12-year lifecycle, up significantly from the current 5–7-year life cycle. This would significantly influence long-term fleet planning and impact fee projections. Interviewees also noted that future facilities may require technological

upgrades—such as security and communications systems—before they can become fully operational. Planning these foundational systems in tandem with facility expansion was identified as a key consideration.

The department is also expanding its equipment capabilities to meet emerging needs. This includes bulletproof chest guards, drones and potentially a second police K9 unit—both of which require additional vehicle modifications and specialized training. While current service levels and response times are generally viewed as strong, City leaders expressed concern about the ability to sustain this level of coverage without expanded facilities and resources as growth accelerates.

To help meet immediate needs, the City currently contracts with the Ada County Sheriff's Office for some services and equipment support. However, this arrangement may become insufficient as Star's population and public safety expectations continue to grow. Notably, the City does not currently have a formal contingency plan in place should key police infrastructure projects be delayed or fall through, posing a potential risk to long-term service continuity.

The absence of a dedicated public safety impact fee was widely viewed as a critical gap, particularly considering growing demands for patrol coverage, facility expansion, and specialized equipment. Interviewees expressed strong support for introducing such a fee to help the City maintain service levels and plan more effectively for long-term police infrastructure. Currently, there is no formal process in place to prioritize police-related capital projects; decisions are often guided by available resources or time-sensitive opportunities rather than a structured plan. While resource availability remains a key driver, staff also consider public feedback and the goal of providing complete, contiguous service coverage when identifying and advancing projects. There was broad agreement on the need to plan for both facilities and staffing in tandem, recognizing that infrastructure alone is not enough to meet the community's evolving public safety needs. 100% of property taxes fund approximately $2MM of the police department's current $3.5MM budget. The remaining budget is paid with a portion of building permit fees, specifically mitigation fees.

Identified Police Priorities and Capital Projects

Police Facilities:

- Land acquisition for police facilities
- Future main station development is a long-term goal to accommodate full operational independence.
- Patrol substations may be co-located with future school sites; site planning and funding timing remain under review.
- Short-term: patrol facility near the new school (Pollard Road)
- Long-term: substations planned in northern and western Star
- Police training facility to reduce reliance on regional centers.

- Contingent on land acquisition and subject to regulatory approval and interagency coordination.
- Secure equipment storage for safety gear, such as bulletproof vests, 40-millimeter rounds, body cameras and radios, K9 units
- Gun vault at each station (currently all stored at the Ada County Sheriff's office)
- Security and communications technology infrastructure
- Drone program for surveillance and emergency response
- 1:1 vehicle-per-officer goal to extend fleet lifecycle to 10–12 years
- Staffing:
- Expand existing K9 unit program and integrate new training resources for canine operations.
- Over time and as population growth continues, increase officer ratio from 1.02 to 1.2 and eventually, .5 officer(s) per 1,000 residents.
- Contingency planning in case major police infrastructure is delayed

Parks

The existing parks system in Star is under considerable strain due to high levels of usage and limited capacity. Freedom Park, the City's primary recreational facility, lacks sufficient sports infrastructure to meet both current and projected demand. Other parks, including Hunters Creek Sports Complex and Boot Hill (open sports fields), are also heavily utilized, leading to consistent field shortages and accelerated wear. Recreational programs are often at capacity, and the City is regularly turning away local sports leagues and participants due to lack of space. Parking limitations were also highlighted as a recurring challenge, with overflow areas frequently full and visitors parking along the streets. Interviewees suggested this has become a barrier to parking usability during peak hours and events.

This pressure has been intensified by growing interest in park utilization from both Star residents and surrounding communities. Because the City relies heavily on school gyms for recreational programming, availability is limited—particularly during evenings, weekends, and summer months. Most programs take place outdoors, but even those are increasingly oversubscribed.

The absence of indoor recreation space was consistently identified as a major service gap. Staff described the need for a dedicated indoor recreation center as a top priority, with proposed amenities including basketball courts, turf fields, a running track, a kitchen and multipurpose rooms for classes and community events. Interviewees emphasized that such a facility would not only meet growing demand but also improve year-round programming by alleviating space and scheduling challenges.

To support equitable access, staff identified the need for additional transportation capacity—such as a second shuttle bus—for youth programming. As parks and programs expand, physical access to distributed facilities will become more important.

Additional Park development is needed to accommodate population growth and provide equitable citywide access. National benchmarks recommend one park per 2,386 residents and 10.6 acres of parkland per 1,000 residents. Star has five (5) existing City-owned parks:

1. Hunter's Creek Sports Complex (includes the Tom Erlebach Skate Park and the Waggin' Tails Dog Park)
2. Pavilion/Pavilion Lake
3. Riverwalk,
4. West Pointe
5. Blake Haven

Freedom Park is near completion, and two additional sites—Boot Hill (located adjacent to Boot Hill Cemetery) and Roselands (located off New Hope Rd. in front of the Roselands Subdivision)—are under lease or in early design, but not City-owned. In total, the City parks have approximately 2.5 acres per 1,000 residents. The City's Comprehensive Plan targets 5 acres per 1,000 residents, meaning Star requires 101.7 acres total, leaving a current deficit of 50.27 acres.

Several new or ongoing projects were highlighted during interviews. Freedom Park is currently undergoing phased development, including additional field space and future amenities such as an event barn that would offer concessions, tube rentals, and a dedicated police presence. Some interviewees noted this facility could also include a warming kitchen or multipurpose room. However, the timeline for completion remains uncertain due to delays in the property transfer from the developer to the City.

Nearby, the leased River House facility is used for events and gatherings, with plans for additional amenities such as a veteran's garden. Additional Park efforts include pursuing land donations during subdivision negotiations, the conversion of open cemetery land for leased recreational use and identifying locations for a future indoor recreation center. In addition to traditional parks and athletic fields, several interviewees noted the potential to develop a 50-acre foothills site into a multi-use trail system and archery range.

The City Parks and Rec Department lacks dedicated storage and currently relies on a shed behind the police station. The City is also working to support the growing demand for water-based recreation. Plans are underway to open paddle board and river tube rentals as seasonal amenities near the River House that would complement the broader Park system programming.

Several park initiatives depend on long-term leases or agreements with developers, which—while cost-effective—can introduce legal uncertainty and delay implementation. For instance, Boot Hill Park is located on leased cemetery land, and Roselands Park is

leased from the school district, limiting the City's long-term control and investment options.

Geographic coverage of parks is also a growing concern. As new neighborhoods emerge in the west, northwest, and potentially south of the Boise River, timely investment in park infrastructure will be needed to prevent future service gaps. Staff also noted the importance of expanding trails and passive recreation areas as part of a balanced, accessible park system.

Finally, staff emphasized that parks play a central role in the community's identity and quality of life. Future Park improvements should align with shifting recreational preferences and demographic changes. Interviewees also highlighted the value of engaging residents in amenity planning—such as splash pads, skate parks, and open green space—to ensure capital investments reflect community needs and priorities.

Identified Parks Priorities and Capital Projects

- Acquire additional acreage to meet comprehensive plan targets of 2.5 acres per 1,000 residents. The current shortage is ~51 acres (05.30.25).
    - Focus acquisition in the in the west, northwest and south of the Boise River
    - Monitor future acquisition status for the following park sites:
        - Boot Hill (MOU-based access)
        - Roselands (Initial lease agreement completed. Pending potential purchase agreement)
        - Terramore (10-acre future dedication) (Hwy 44 between Kingsbury and Blessinger roads in northwest Star near the Middleton border)
        - Quail Ridge / Point Park (59 acres, conceptual, tied to future developer subdivision)
    - Plan for dedication status for the following park sites:
        - Boot Hill (MOU-based access)
        - Roselands (pending agreement)
        - Terramore (10-acre future dedication - near Kingsbury)
        - Quail Ridge / Point Park (59 acres, conceptual, tied to future developer subdivision)
    - Increase number of baseball and soccer fields citywide.
- Future planning for "Quail Ridge" 59-acre parcel
- Construct an event barn for programming and holiday storage at Freedom Park
    - Concessions/warming kitchen (not commercial kitchen)
    - Paddle board/ tube rentals
    - Multipurpose room
    - Police substation – 2 SRO on site
- Develop a regional scale "Home Court" indoor/outdoor sports complex for high-volume sports programming including:
    - Basketball courts

    - Swimming pool
    - Indoor soccer and multipurpose turf field
    - Running track
    - Multipurpose classrooms for fitness and community education
    - Kitchen for cooking classes and snack prep for kids during City programs
- Construct maintenance sheds and equipment storage at each major park.
- Expand Park maintenance fleet (tractors, mowers, utility carts) for daily operations.
- Acquire an additional shuttle bus for youth programs
- Integrate long-range plans for red-designated areas south of the Boise River, as noted in the Comprehensive Plan, Future Land Use Map and P&Z files.

Pathways

City staff view pathways not only as recreational features, but also as essential components of a safe and connected transportation network. The recent adoption of a Pathways Master and Capital Improvement Plan was seen as a major step toward building an integrated trail system that connects neighborhoods, parks, schools, and commercial areas across Star.

Multiple interviewees noted environmental and regulatory considerations near floodplain areas that complicate trail development, particularly near the Boise River. In these areas, projects may require raised boardwalks or pedestrian bridges. Trail segments adjacent to cemeteries and along river corridors often require easements or interagency coordination with BLM, FEMA, IDWR, and the U.S. Army Corps of Engineers. These permitting and regulatory challenges can significantly impact timelines and feasibility.

- Pathway segments in floodplain areas may require raised boardwalks or elevated crossings.
- Future connectivity is contingent on:
    - Easement acquisitions from private landowners
    - Coordination with canal companies and ditch authorities
    - Timing of adjacent roadway or development infrastructure
- Specific dependencies include:
    - Completion of bridges and pedestrian overpasses
    - Legal right-of-way acquisition for trail continuity
- Delays are most likely where federal permitting and water control agencies have overlapping jurisdiction.

While demand for new connections is high, implementation is constrained by land ownership and funding availability. Several staff emphasized that grant eligibility for trail construction is contingent on the City owning the land—long-term leases or memoranda of understanding typically do not qualify. Grant funding remains a key resource, but the

City will need to continue prioritizing acquisitions and easements to unlock additional opportunities.

Interviewees expressed a strong preference for prioritizing connections between residential areas and destinations like schools, parks, and commercial centers. There was also interest in integrating Star's trail network with regional systems for broader connectivity. Several pathway projects are being designed in coordination with the school district to support safe walking and biking access to schools.

Identified Pathways Priorities and Capital Projects

- Grant-funded pathway segment along Floating Feather Road improving access to the middle school (complete) Related amenities (lighting, signage, seating, maps, etc.) to be completed.
- Planned pathway projects include the construction of a pedestrian bridge and raised boardwalks near the Boise River to navigate flood plain considerations
- New connections north of the city and across the river using an existing bridge
- Development of a 59-acre foothills trail system
- Trail extensions in the Trident Ridge and Wing Street areas
- Additional investments will support lighting, signage, seating, digital trail maps, and improved public wayfinding
- Several projects—such as a bridge crossing near the River House—will enable greater emergency access and complete existing gaps in the system

Themes and Procedural Considerations

Project Prioritization:

Most departments describe prioritization as Mayor-led or based on opportunity, rather than following a formal process. Many interviewees also noted that capital projects are frequently implemented opportunistically—based on the availability of donated land or grants—rather than as part of a long-term forecasted financial strategy. While cost-effective in some cases, this reactive approach limits the City's ability to proactively shape service delivery.

- To supplement this summary, a matrix of capital needs by department is being developed based on interview data and Mayor-led priorities.
- Impact Fee Tracking: Many interviewees were unclear on how impact fees are tracked, what projects they fund, and how the public can view these allocations.
- Committee Engagement: Interviewees noted that the Parks Impact Fee Advisory Committee had not met regularly in recent years, which limited stakeholder understanding and transparency. Annual engagement is strongly recommended to build institutional memory and public trust.

- Legal Limitations: Staff expressed concern about the legal inability to use impact fees for maintenance or staffing, especially considering new capital burdens.
- Contingency Planning: Several interviewees acknowledged that if major projects are delayed, there is often no formal contingency plan in place—projects are simply deferred. This approach poses long-term service risks as growth continues.

Considerations for City Hall and Other Future Projects

City Hall was consistently described by staff as undersized and functionally inadequate for current operations. Several departments, including Planning, Building, and Administration, operate from cramped offices, with some staff working out of repurposed closets. There is limited space for private meetings, and only one conference room is available for internal coordination. For larger public meetings such as Planning & Zoning or Council workshops, the City must rent outside facilities multiple times a year, typically at a local church. The City currently has a new addition under design for meeting and office space expansion. The planned expansion will address several of the issues raised by staff, including:

- New conference/meeting room adjacent to the Council Chambers
- Additional storage capacity
- Office reconfiguration for Planning and Admin teams
- Potential inclusion of staff amenities (e.g., shower facilities)

Beyond spatial challenges, interviewees noted ongoing issues with storage capacity, limited parking, and a lack of modern infrastructure to support growth in permitting, records management, and day-to-day administration. While recent upgrades to HVAC, lighting, and interior finishes have extended the building's usability, the facility is no longer adequate to meet the City's evolving operational demands.

Although not currently included in the impact fee analysis, a new or expanded City Hall—along with additional administrative facilities—should be considered as part of future capital improvement planning.

Importantly, staff also identified the absence of a long-term facilities master plan as a growing concern, particularly as Star's population expands and internal staffing continues to scale.

Conclusion

The City's current comprehensive and capital plans were developed using moderate growth assumptions; however, actual growth has exceeded projections in recent years. As a result, several interviewees recommended reviewing and updating these assumptions more frequently to ensure the City's infrastructure plans remain both responsive and accurate.

Enhancing internal systems for project tracking, committee engagement, and revenue forecasting will further support the City's ability to plan proactively and deliver public infrastructure that keeps pace with demand.

The interviews revealed a proactive mindset among City leadership and staff, grounded in a shared commitment to equitable growth, strategic investment, and fiscal responsibility.

While optimism about Star's future was a consistent theme, interviewees also identified several procedural challenges, including gaps in formal project prioritization, impact fee tracking, and financial transparency. Addressing these underlying issues will be critical to aligning stakeholder expectations, building community trust, and maintaining legal compliance throughout the next impact fee cycle.

City Council Impact Fee Update
Police, Parks, Pathways

August 19, 2025

Christine Stoll | Vice President, Clearwater Financial

PROJECT TEAM

City of Star Project Team		
Name	Project Role	Organization
Chris Yorgason	Attorney	City of Star
Trevor Chadwick	Mayor	City of Star
Shelley Tilton	City Clerk	City of Star
Zach Hessing	Chief of Police	City of Star
Ryan Field	Associate Planner & Code Enforcement	City of Star
Bob Little	Building and Grounds Superintendent	City of Star
Michelle Meyer	Treasurer	City of Star
Shawn Nickel	Planning Director & Zoning Administrator	City of Star
Dana Patridge	PIO	City of Star
Christine Stoll	Project Lead	Clearwater Financial LLC
Abbey Erquiaga	Project Manager	Clearwater Financial LLC
Sheridan Sylvester	Project Support	Clearwater Financial LLC

IMPACT FEE ADVISORY COMMITTEE

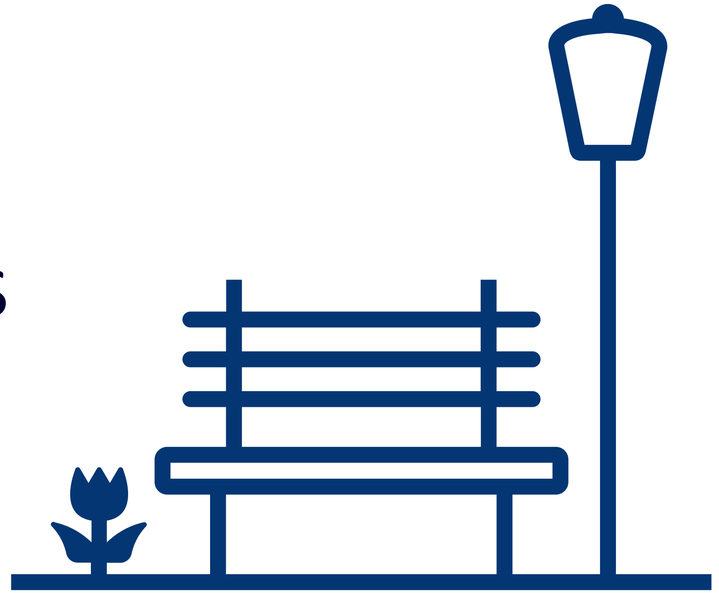
City of Star Impact Fee Advisory Committee		
Name	Citizen of Star	Organization
Jenna Englund	YES	Berkly Building Company
Dustin Keyes	YES	DK Constructors
Michael Keyes	YES	Reitred
Tyler Oliver	YES	Business Owner
Jeff Wood	YES	Citizen

Role:

- Review & provide input
- Communicate professional and/or community concerns
- Share progress
- Follow up on suggested adjustments
- Letter of Support

PROJECT OBJECTIVES

- **Growth's impact on level of Service**
  - Growth is straining City's LOS
  - Not enough revenues to sustain current LOS
  - Risks of not adding resources and facilities will result in a decline in LOS



LEVEL OF SERVICE, STATE STATUTES

- **Statutes**
  - 67-8201-16
- **Maintaining level of service while experiencing growth**
  - Taxpayers are expressing a desire for “growth to pay for growth”
  - Impact fees are a way to equitably assign the burden of the cost of growth-related capital
  - State statute allows cities to institute impact fees
  - Impact fees are assessed on new development and collected by the City to pay for needed projects and infrastructure related to growth.

PROJECT PHASES

- **Phase 1: INITIATION**
  - Project logistics - COMPLETE
  - Campus/park/pathways tours - COMPLETE
  - Review existing documentation - COMPLETE
  - Collect data - COMPLETE

- **Phase 2: ANALYSIS**
  - Departmental interviews - COMPLETE
  - Impact Fee Advisory Council interviews - COMPLETE
  - Demographic & land use analysis/ forecast - COMPLETE
  - Asset and Conditions Analysis – COMPLETE
  - Usage Analysis: level of service (LOS) – COMPLETE
  - Improvements and cost analysis – COMPLETE
  - Impact fee methodology – IN PROGRESS
  - Credits and exemptions
  - Funding and cash flow

- **Phase 3: BUILD**
  - Capital Improvement Plan (CIP) – IN PROGRESS
  - Impact Fees
  - Credits/exemptions/cash flow
  - Intergovernmental relations and updates
  - Public outreach
  - Public hearings
  - Ordinance adoption

- **Phase 4: IMPLEMENT**
  - Ordinance adoption
  - Intergovernmental agreements
  - Specialized assessments
  - Implement impact fees
  - Annual Updates

PUBLIC ENGAGEMENT (all phases)
- Website IN PROGRESS
- Press release/earned media IN PROGRESS
- Social posts IN PROGRESS
- Stakeholder interviews COMPLETE
- IF Advisory Council meetings IN PROGRESS

STUDY METHODOLOGY

1. Who is currently served by the City?

2. What is the current level of service provided by the City?

3. What assets allow the City to provide this level of service?

4. What is the current investment per household/sf?

5. What future growth is expected in the City?

6. What new infrastructure is required to serve future growth?

7. What impact fee is required to pay for the new infrastructure?

INTERNAL STAKEHOLDER INTERVIEWS

- **10 One-Hour Interviews**
  - Elected officials and department heads
- **Purpose:**
  - Gain feedback on:
    - Needs
    - Concerns & challenges
    - Planned capital projects
    - How projects are prioritized
    - Growth projections being used
    - Project dependencies
    - Regulatory/permitting
    - Risks for delay
    - Scheduling
    - Funding options
    - Costs

Impact Fee & Capital Improvement Plan (CIP)

(Council Questions – Police, Parks, and Pathways) **(Only Parks impact fees & CIP currently exist)**

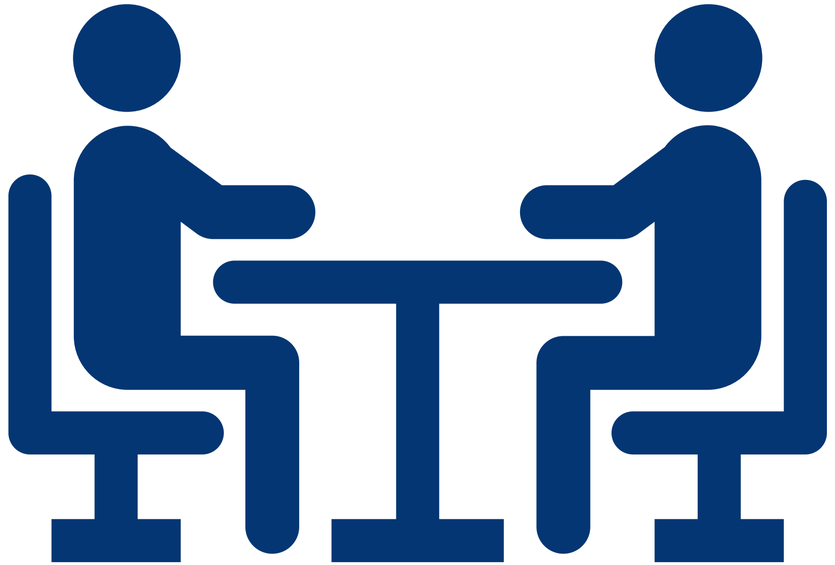
1. What are the primary capital improvement projects planned for the next 5–10 years for police services, parks, and pathways?
2. How were these specific projects selected?
3. How does the City prioritize projects?
4. What growth projections are being used now to determine future facility and infrastructure needs?
5. Are there any projects that are contingent upon the completion of another project (either within or outside your department)?
6. Do any of your planned capital projects depend on other agencies (e.g., ACHD, ITD, county, school district, or developers) before they can proceed?
7. Are there any regulatory or permitting processes that could delay or accelerate these projects?
8. How does coordination between departments (police, parks, public works, planning) impact the timeline for impact fee-funded projects?

INTERNAL STAKEHOLDER INTERVIEWS

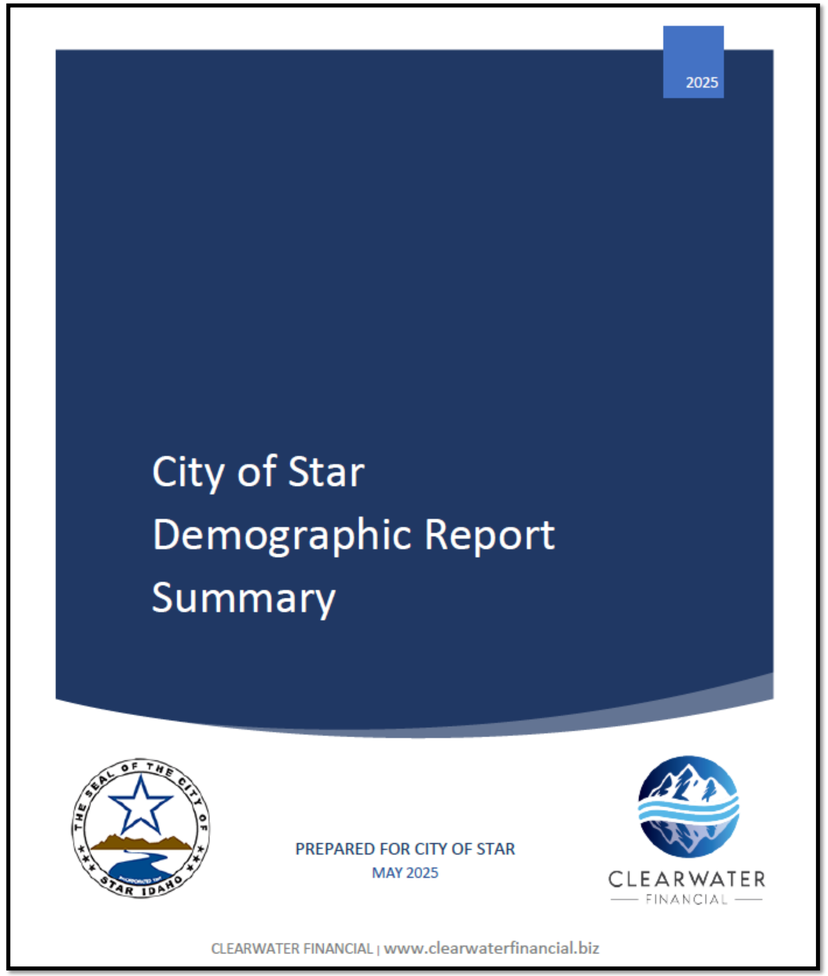
- **Themes**
  - Support for impact fees to pay for growth
  - Strain on public safety, parks and pathways
  - Overcrowded facilities
  - Leased spaces
  - Turning away residents for recreation activities
  - Delays in trail network due to permitting and land access challenge
  - Contingency concerns

ADVISORY COMMITTEE INTERVIEWS

- **1.5 One-Hour Interview**
  - 4 of 5 appointed members
- **Themes:**
  - Current Park IF align with similar cities
  - Other fees such as mitigation + permitting drive cost to build up
  - Developers concerned about affordability
  - Improvements:
    - decentralized police stations
    - expanding parks/ pathways connectivity
  - Support for public/private partnerships + grants for additional not in lieu of IF
  - Public engagement important



DEMOGRAPHIC, LAND USE, FORECASTS



- **Transformative Growth**
  - Over 80% 2020-2024
  - Over 800% since 2000

- **Long Range forecasts suggest continued strong growth**
  - Low: 71,356 residents by 2060
  - Mid: 87,250 residents by 2060
  - High: 110,587 residents by 2060

DEMOGRAPHIC, LAND USE, FORECASTS

Forecasts indicate demand for public safety, recreational amenities and non- motorized transportation will outpace capacity in 5-10 years.

- **Capital planning should:**
  - Anticipate & secure land
  - Design flexible, age-inclusive facilities
  - Update land-use policies & impact fees to capture growth related costs equitably/timely
  - Coordinate regionally
    - Ensure partners & COMPASS align service expansions 5-10 years
      - Ada & Canyon Counties
      - School districts
      - Transit
      - Broadband
      - Water/sewer

ASSET & CONDITIONS ANALYSIS

Buildings & Contents	Park Acres	Building Value	Contents Value	Sq. Feet	Address	City	Use	Condition_ Performance_Function ality	Deficiencies	Plans to Correct Defiencies	Project Costs	Cost associated_maintainin g, improving, expanding	Year Built
Old City Hall		$150,000.00	$0.00	800	10775 W. State St.	Star	Community Service Buildings	Interior poor. Exterior: new windows, roof, HVAC, painted	needs remodel inside	Food bank uses now. Future is museum. Needs ADA bathroom	250-300K	2K annual	1907
City Hall		$4,084,000.00	$600,000	10211	10769 West State Street	Star	Community Service Buildings	good. Recent remodel inside. Flooring, paint, electrical	need more space. Future expansion for offices	future expansion for offices + meeting rooms	500K	$60K total maint. For facilities.	2007
Blake Haven Park	4.01	$650,000.00	$0.00	500	11225 West Blake Drive	Star	Restroom Building	good	nothing at this time	misc. repairs as nec	$ 300,000	cleaning: 2K annually.	2008
Blake Haven Park		$125,000.00	$0.00		11225 West Blake Drive	Star	Playground/ Shade Structure	new	none	na	$ 300,000	1-2 k	2008
Blake Haven Park		$25,000.00	$0.00		11225 West Blake Drive	Star	Bandshell & Gazebo	good	none	na	$ 5,000	500 to treat wood	2008
Hunters Creek Sports Complex Park	16.29	$369,456.52	$2,500	1512	1500 N Star Rd	Star	Restroom Building Concession Stand	good	none	na	$ 500,000	2-3 k for cleaning	2015
Hunters Creek Sports													

ASSET & CONDITIONS ANALYSIS

Vehicles - Ye	Make	Model	VIN	Value	Description/Type	Dept.	Lienholder	Use
2006	Ford	Ranger	1FTYR10D66PA88778	10,001 - 20,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	Buildings & Grounds	None	Janitorial
2011	Ford	F550 Van	1FDAF5GY6BEC98986	30,001 - 40,000	Passenger Van (Bus)	Sports & Rec	None	Transport
2014	Dodge	Ram 2500	3C6TR5CT1EG223521	10,001 - 20,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	Buildings & Grounds	None	Maint.
2015	Chevrolet	Silverado 15	1GCNCPEH9FZ249356	20,001 - 30,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	Buildings & Grounds	None	Maint.
2019	Ford	F150	1FTMF1EB1KKD27143	10,001 - 20,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	Building Dept- Kevin	None	Building Insspection
2019	Ford	F250	1FTBF2B64KED47454	20,001 - 30,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	Buildings & Grounds	None	Maint. Sup
2020	Ford	F150	1FTFW1E59LKD90107	20,001 - 30,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	Building Dept- Rick	None	Building Insspection
2025	Ford	F150	1FTFW5L88SFA29625	75,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	City Hall	Lease	Administration
2025	Chevy	1500		65,000	Private Psngr, Lt Trk, Med Trk-under 20,000 lbs	Administration	None	Administration
2020	Ford	Interceptor	1FM5K8AB9LGC83360	$40,402.33	Lt. Trk	Police/Code Enforcement	Lease	Chief
2023	Ford	F-150	1FTFW1P85PKD00254	$63,133.08	Lt. Trk	Police/Code Enforcement	Lease	PATROL SGT
2024	Chevrolet	Tahoe	1GBSKLED3RR220875	$70,781.57	Lt. Trk	Police/Code Enforcement	Lease	K9/POP Team
2024	Chevrolet	Tahoe	1GBSKLEDXRR188491	$69,416.58	Lt. Trk	Police/Code Enforcement	Lease	GRAVES
2021	Chevrolet	Tahoe	1GNSKLED0MR462776	$47,218.91	Lt. Trk	Police/Code Enforcement	Lease	SWING
						Police/Code		

ASSET & CONDITIONS ANALYSIS

A	B	C	D	E	F	G	H	I
Summary of Equipment over $250	Brand/Model	Serial Number/Part Number	Value	Tag #	Date Received	Dept.	Life Span	Note
Stihl Hedge Trimmer	Stihl		$ 400.00	716	3/27/2018	Building & Grounds	2 Years	
Stihl Backpack Blower	Stihl		$ 550.00	717	3/27/2018	Building & Grounds	2 Years	
Stihl String Trimmer	Stihl	298818094	$ 360.00	568	6/24/2014	Building & Grounds	2 Years	
Stihl Hedge Trimmer	Stihl	506108719	$ 400.00	610	2/29/2016	Building & Grounds	2 Years	
Stihl String Trimmer	Stihl	513702031	$ 760.00	741	6/21/2018	Building & Grounds	2 Years	
Sthil String Trimmer	Stihl	513701980	$ 760.00	742	6/21/2018	Building & Grounds	2 Years	
Mower with Blower Kit and Bagger			$ 7,000.00		4/6/2009	Building & Grounds	6 Years	
Stihl Blower	Stihl	BR600 501145776	$ 500.00	579	4/16/2015	Parks	2 Years	
Stihl Chain Saw	Stihl	MS291 500718172	$ 500.00	583	4/16/2015	Parks	2 Years	
Landpride Fertilizer Spreader	Landpride	869201	$ 1,200.00	571	8/11/2014	Parks	5 Years	
Python III Dual Antenna Radar Unit	Python III		$ 1,795.00	330	12/16/2006	Police		
Lidar			$ 2,500.00			Police	7 years	City
Lidar			$ 2,500.00			Police	7 years	City
Lidar			$ 2,500.00			Police	7 years	City
Lidar			$ 2,500.00			Police	7 years	City
Lidar			$ 2,500.00			Police	7 years	City
Lidar			$ 2,500.00			Police	7 years	City
Night Vision (1)			$ 2,565.00			Police	5,000 hours	City
Thermal Imaging			$ 348.00			Police	10 years	City
Body Armor Plate (22)			$ 12,100.00			Police	5-10 years	City
Radar Trailer			$ 14,556.00			Police	7 years	City
Tint Readers (4)			$ 520.00			Police	Up to 10 years	City

IMPROVEMENTS & COST ANALYSIS: **POLICE**

Project Title	Summary	Service Area	Project Type	Improvement Type	Est. Cost*, **	Timeline	Priority	Funding Sources	Impact Fee Applicability	Land Acquisition Status	Easement Dependencies	Grant Deadlines
Land Acquisitions	Land Acquisition for future stations. Could be a joint partnership site.	Citywide, N & W.	Capital	New	$300K - $350/acre	0-10+ years	Short-term/ Ongoing	Property tax, permit fees, dedications; bonds	TBD	TBD	TBD	TBD
Main Station (Long-Term)	New standalone HQ (10,000 sf)	Citywide	Capital	New	$6-8 M	10+ yrs	Long-term	Property tax, permit fees, bonds	TBD	N/A	N/A	TBD
Patrol Substation @ Pollard Rd	Substation by new elementary (min 2,500 sf)	North Star	Capital	New	$1.5 M	0–5 yrs	Short-term	Property tax,Permit fees; developer contributions	TBD	TBD	Yes (school site)	TBD
Northern Substations	Decentralized Substation (2,500 sf)	North & West	Capital	New	$1.5 M	6–10 yrs	Mid-term	Property tax, Permit fees; partnerships, developer contributions, grants, bonds	TBD	N/A	TBD	TBD
Training Facility	Indoor training/classroom bays	Citywide	Capital	New	$10 M	6–10 yrs	Mid-term	Property tax, Permit fees; partnerships, developer contributions, grants, bonds	TBD	TBD	N/A	TBD
Fleet Upgrade (1 vehicle/off.)	Replace patrol vehicles on improved cycle	Citywide	Capital	New/ Replacement	$3 M	0–5 yrs	Short-term	Property tax, Permit fees; grants	TBD	N/A	N/A	N/A
K9 Unit Expansion & Storage	Add 2nd K9; retrofit vehicle; kennel	Citywide	Capital	New	$200 K	0–5 yrs	Short-term	Property tax, Permit fees; grants	TBD	N/A	N/A	TBD
Body Armor & PPE Refresh	Replace vests, helmets, shields	Citywide	Capital	Replacement	$300 K	Ongoing	Ongoing	Property tax, Permit fees; grants	TBD	N/A	N/A	N/A
Comms & Security Systems	Next-gen dispatch, MDTs, radio	Citywide	Capital	New/Replacement	$1.2 M	0–5 yrs	Short-term	Property tax, Permit fees; grants	TBD	N/A	N/A	Q4 2026
Drone program	Drone program for surveillance and emergency response	Citywide	Capital	New	$50 K	0-5 yrs	Mid-term	Property tax, Permit fees; grants	N/A	N/A	N/A	N/A
Increase officer ratio	Increase officer ratio to meet initial ratio of 1.0 officers per 1,000 residents	Citywide	Capital	New	$170 K/officer	0-5 yrs	Short-term/ Ongoing	Property tax, Permit fees; grants	N/A	N/A	N/A	N/A
for detail												
**Scaled from national benchmarks and comparable-sized												

IMPROVEMENTS & COST ANALYSIS: **PARKS**

Project Title	Associated park	Associated Program	Summary	Service Area	Project Type	Improvement Type	Est. Cost**	Timeline	Priority	Funding Sources	Impact Fee Applicability	Land Acquisition Status	Easement Dependencies	Grant Deadlines
			Acquire ~51 acres to close current deficit (target 5											
New Land Acquisition (West, NW, S)	None - would be for new parks	Parks	ac/1,000 pop); sites include Boot Hill, Roselands, Terramore, Quail Ridge	West, NW & South of River	Capital	New	TBD: $326K - $340/acre	0–10 yrs	Ongoing	Park fees; dedications; bonds		In negotiation	N/A	TBD
Freedom Park Event Barn	Freedom Park	Parks	Multipurpose event barn, warming kitchen, concessions, paddleboard/tube rentals, Police substation 1-SRO in site	South Riverfront	Capital	New	$4.5 Million	0–5 yrs	Short-term	Park fees; grants; partnerships		N/A	N/A	Mar 2026
Indoor Recreation Center	None	Rec	Bball Courts, soccer/multi-use turf field, pool, running track, multi-use classrooms (fitness/community ed) Kitchen	Citywide	Capital	New	$20–25 M	6–10 yrs	Mid-term	Park fees; bonds; PPP		TBD	N/A	TBD
Boot Hill Clubhouse Completion	Boot Hill	Parks	Restrooms	NE quadrant	Capital	New	$300 K	0–5 yrs	Short-term	Park fees; developer MOU		N/A	N/A	N/A
River House Upgrades	River House	Parks	Add Veteran's garden and RH irrigation	Downtown	Capital	New/Expansion	$600 K	0–5 yrs	Short-term	Park fees; event rev.; grants		N/A	N/A	Jun 2026
Foothills Trail & Archery Site		Parks	Natural trails & archery range	North of town (BLM)	Capital	New	$2 M	6–10 yrs	Mid-term	Park fees; grants; user fees		Tasked to parks dept	Yes (BLM permit)	Sep 2026
Maintenance Yards & Sheds	All	Parks	Build storage at major parks	Citywide	Capital	Ongoing	$500 K	0–10 yrs	Ongoing	Park fees; fleet fund		N/A	N/A	N/A
Expand park maintenance fleet	All	Parks	(vehicles, tractors, mowers, utility carts) for daily operations.		Capital	New	$500 K	0–5 yrs	Short-term	Park fees, general fund		NA	NA	NA
Shuttle Bus #2 for Youth Programs	None	Rec	Expand transport for after-school/summer programs	Citywide	Capital	New	$200 K	0–5 yrs	Short-term	Park fees; grants		N/A	N/A	N/A
Monitor Acquisition	Boot Hill (future)	Parks	MOU based access with cemetary	North	Capital	New	$575 K	0–5 yrs	Short-term	Park fees; PPP MOU		In Progress	N/A	N/A
Monitor Acquisition	Roselands (future)	Parks	pending agreement with SD	North	Capital	New	$1.5 M	0–5 yrs	Short-term	Park fees; PPP MOU		In Progress	N/A	N/A
Monitor Acquisition	Terramor (future)	Parks	10- acre future dedication by developer?	Northwest	Capital	New	$2 M	0–5 yrs	Short-term	Park fees; developer MOU		In Progress	N/A	N/A
Monitor Acquisition	Quail Ridge /Point Park (future)	Parks	59 acres- conceptual	North	Capital	New	$1 M	0–5 yrs	Short-term	Park fees; developer MOU		In Progress	N/A	N/A

*Cost estimates drawn from stakeholder inpu, Avg land acquisition of $326-$340K /acre, $245K per acre to develop new land & CIP assumptions

**High variability; full site assessments needed

IMPROVEMENTS & COST ANALYSIS: **PATHWAYS**

Project Title	Associated Trail	Summary	Service Area	Project Type	Improvement Type	Est. Cost**	Timeline	Priority	Funding Sources	Impact Fee Applicability	Land Acquisition Status	Easement Dependencies	Grant Deadlines
New Land Acquisition	All	New land acquisition to connect rails and pathways throughout the City.	Citywide	Capital	New	TBD: $326K - $340/acre	Ongoing	Ongoing					
Farmers Union Trail	Farmers Union Trail	2.96 mi new hard-surface path	Central Star	Capital	New	$4.356 M	6–10 yrs	Mid-term	Path fees; grants; developer MOU		N/A	Yes (subdivision plats)	Dec 2025
Lawrence Kennedy–Boise River Connection	Lawrence Kennedy–Boise River Connection	0.53 mi canal link & crossing	South riverfront	Capital	New	$769.6 K	6–10 yrs	Mid-term	Path fees; Canal Co.; grants		N/A	Yes (canal easement)	TBD
Crystal Springs Riverbridge	Crystal Springs	≈210′ pedestrian bridge over river	River corridor	Capital	New	$5.8 M	6–10 yrs	Mid-term	Path fees; ITD grants; River Access fund		TBD	N/A	Jun 2027
Freedom Park Greenbelt Extension	Freedom Park	0.53 mi riverwalk infill	South riverfront	Capital	New	$769.6 K	6–10 yrs	Mid-term	Path fees; gen fund; grants		N/A	N/A	TBD
Hunter's Creek → Foothill Ditch Pathway	Hunter's Creek	0.30 mi community path	North Star	Capital	New	$435.6 K	0–5 yrs	Short-term	Path fees; canal MOU; grants		N/A	Yes (ditch easement)	Dec 2025
Hwy 16 Underpass	Hwy 16 Underpass	Raised undercrossing on SH-16	Hwy 16 corridor	Capital	New	$72.6 K	0–5 yrs	Short-term	ACHD funds; path fees; safety grants		N/A	N/A	Mar 2026
Freedom Park Riverbridge	Freedom Park	≈150′ pedestrian floodplain boardwalk	Freedom Park	Capital	New	$4.5 M	0–5 yrs	Short-term	Path fees; grants; gen fund		N/A	N/A	TBD
Hwy 44 Multi-use Path (Complete Streets)	Hwy 44 Multi-use Path	3.75 mi ACHD path along SH-44	Hwy 44 Corridor	Capital	New	$4.5 M	11+ yrs	Long-term	ACHD/MPO funds; path fees		N/A	N/A	TBD
Boise River Greenbelt (all segments)	Boise River Greenbelt (all segments)	5 mi greenbelt extension (ITD is doing part of this from Stillwater to Hwy 16. Just needs completed from Hwy 16 to Star Rd.)	River corridor	Capital	New	$8 M	11+ yrs	Long-term	State grants; impact fees; PPP		N/A	TBD	TBD
Regional Bikeway Network Integration	Regional Bikeway Network Integration	Ada Co network connections	Perimeter connectors	Capital	New	Grant-dependent	Ongoing	Ongoing	ACHD grants; regional partners; impact fees		N/A	N/A	Ongoing

** Costs from City of Star Pathway Master Plan CIP tables ; project summaries adapted from pages 58–63

PUBLIC ENGAGMENT

Involving Your Public at Each Stage is Key

ESSENTIAL FOR SUPPORT

PUBLIC IS DECISION MAKER

LISTEN, LEARN, ADJUST

EARLY & OFTEN

Planned Outreach

- **Project Website - Landing Page**
  - Summary of project
  - Additional info
    - Reports
    - News related to project
    - Public Engagement
- **Utility Mailer**
- **Newspaper**
- **Open House**
- **Public Meetings**
- **Advisory Committee Meetings**

Social Media

Feedback on Impact Fees:

- Gain Insights
- Determine themes
- Share findings
- Develop consensus

Press Release

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Star, ID 83669
208-286-7247
info@staridaho.org

Mayor
Trevor A. Chadwick
City Council
David Hershey
Kevan Wheelock
Jennifer Salmonsen
Kevin Nielsen

FOR IMMEDIATE RELEASE

City of Star Launches Capital Improvement and Impact Fee Projects to Fund Local Infrastructure

Star, Idaho – The City of Star is taking a significant step toward future planning by launching a comprehensive Capital Improvement Plan (CIP) and Impact Fee Projects for parks, police services, pathways, and trails. These efforts ensure that new development contributes to funding critical infrastructure while maintaining the high quality of life that Star residents expect.

Understanding the CIP and Impact Fees

Capital Improvement Plan (CIP) – Required under Idaho Code § 67-8208, a CIP identifies long-term infrastructure projects necessary to support the city's growth. The City of Star's CIP process will focus on updating the current park CIP while developing one for police services, outlining planned improvements, estimated costs, and funding sources. The city recently completed a CIP for pathways and trails along with its associated master plan.

Impact Fees – These are one-time charges assessed on new development to help pay for public infrastructure needed due to growth. The City of Star is evaluating the current impact fees for parks and developing new impact fees for police, pathways, and trails, ensuring they are appropriately calculated and allocated to meet the community's needs.

Why This Matters

With rapid growth continuing in Star, it is essential that public services and infrastructure keep pace. This initiative will evaluate current capacity, future needs, and funding strategies for:

- **Parks & Recreation –** Ensuring adequate green space, playgrounds, and recreational facilities for residents.
- **Police Services –** Strengthening law enforcement resources and public safety facilities as the city expands.
- **Pathways & Trails –** Enhancing connectivity for pedestrians and cyclists, promoting safe, walkable neighborhoods.

Next Steps & Community Engagement

The City of Star will conduct stakeholder interviews, gather data, and hold public meetings to develop a plan that reflects community priorities. The city will work closely with residents, developers, and elected

NEXT STEPS

- **Phase 1: INITIATION**
  - Project logistics - COMPLETE
  - Campus/park/pathways tours - COMPLETE
  - Review existing documentation - COMPLETE
  - Collect data - COMPLETE

- **Phase 2: ANALYSIS**
  - Departmental interviews - COMPLETE
  - Impact Fee Advisory Council interviews - COMPLETE
  - Demographic & land use analysis/ forecast - COMPLETE
  - Asset and Conditions Analysis – COMPLETE
  - Usage Analysis: level of service (LOS) – COMPLETE
  - Improvements and cost analysis – COMPLETE
  - Impact fee methodology – IN PROGRESS
  - Credits and exemptions
  - Funding and cash flow

- **Phase 3: BUILD**
  - Capital Improvement Plan (CIP) – IN PROGRESS
  - Impact Fees
  - Credits/exemptions/cash flow
  - Intergovernmental relations and updates
  - Public outreach
  - Public hearings
  - Ordinance adoption

- **Phase 4: IMPLEMENT**
  - Ordinance adoption
  - Intergovernmental agreements
  - Specialized assessments
  - Implement impact fees
  - Annual Updates

PUBLIC ENGAGEMENT (all phases)
- Website IN PROGRESS
- Press release/earned media IN PROGRESS
- Social posts IN PROGRESS
- Stakeholder interviews COMPLETE
- IF Advisory Council meetings IN PROGRESS

STUDY METHODOLOGY

Numerator: What you need to build or buy to support future growth

÷

Denominator: Who is coming

=

Full Cost Recovery Impact Fee Per Unit

ADMINISTRATION OF FEES

- City would assess and collect the appropriate fee at the point of building permit
- Revenue would be used to fund planned projects
    - Update parks impact fees
    - Start pathways impact fees
    - Start police impact fees
- City is responsible for managing required reporting to the development impact fee advisory committee and fund/manage the required study updates

IMPLEMENT

- City would assess and collect the appropriate fee at the point of building permit
- Revenue would be used to fund planned projects
    - Update parks impact fees
    - Start pathways impact fees
    - Start police impact fees
- City is responsible for managing required reporting to the development impact fee advisory committee and fund/manage the required study updates

PRINCIPLES

YOUR TEAM LEADS

Jace Perry, CPA

CHIEF OPERATING OFFICER

Municipal Advisor Representative

Cameron Arial, Ph.D.

PRESIDENT

Municipal Advisor Principal

Christine Stoll, M.S

VICE PRESIDENT : Client Experience & Growth

Municipal Advisor Representative

DISCUSSION

July 2025 Police Report

Release Date 2025-08-12

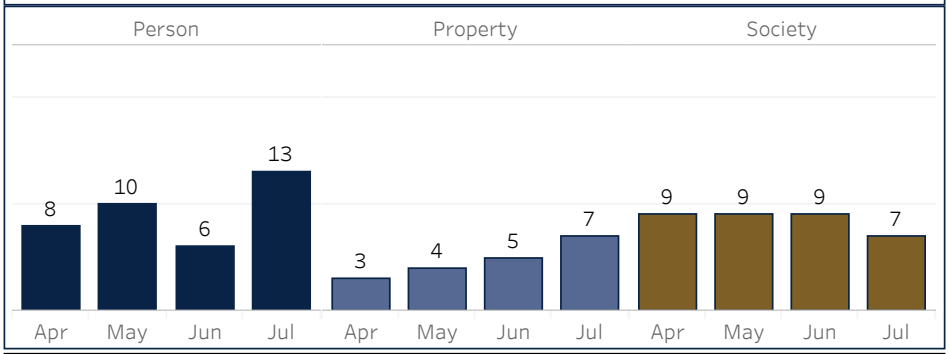
Offenses Reported[1]

Types	2022	2023[2]	2024[2]	2025 YTD
Person	110	96	118	58
Property	92	117	68	26
Society	67	134	101	53
Total Crimes	269	347	287	137
Crimes/1,000 Pop	17.7	19.6	14.1	

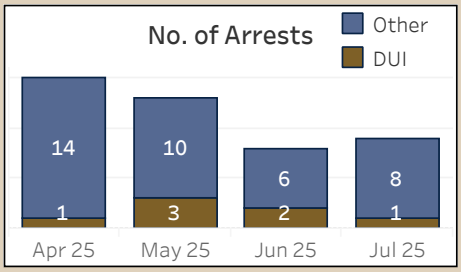
Case Report Types

- **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

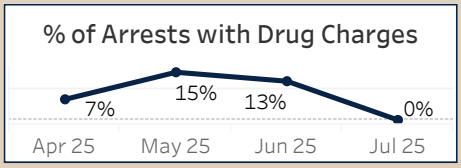
Crimes Reported by Month and Type



No. of Arrests



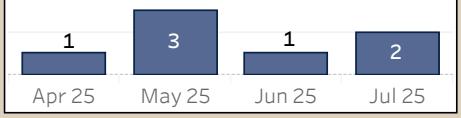
% of Arrests with Drug Charges



Citations[8]

	Apr 25	May 25	Jun 25	Jul 25
Infraction	71	115	70	81
Misdemeanor	26	19	31	19

No. of Mental Hold Cases



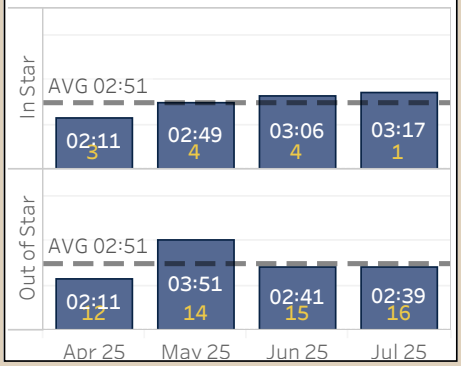
Police Activity[3]

	2025 Monthly Avg[4]	Apr 25	May 25	Jun 25	Jul 25	July 2024
Citizen Calls for Service (CFS)	364	355	436	400	498	360
Proactive Policing	2,600	2,447	2,710	2,414	2,372	1,251

Select Call Types

	2025 Monthly Avg[4]	Apr 25	May 25	Jun 25	Jul 25	July 2024
Crash Response	34	38	30	41	52	34
Crisis/Mental Health[5]	8	6	8	13	7	15
Domestic Violence	5	3	6	6	10	2
Juvenile Activity	20	15	37	18	17	15
Location Checks[6]	621	561	605	488	588	254
Property Crime Calls[7]	19	14	30	24	17	22
School Checks	54	49	38	26	50	15
Traffic Stops	411	481	422	311	387	163
Welfare Checks	23	26	29	23	25	23

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

For checks paid between: 07/30/25 to 08/13/25

Vendor Name	Doc	#	Invoice #/Description	Date	Warrant	Amount	Inv Date	Period	Fund	Org	Account	Object
A & B LOCK AND KEY	CL	5532	66051 Padlocks Keyed Alike	08/06/25	-98891	434.42	07/21/25	7/25	10	557	41540	434
A & B LOCK AND KEY	CL	5532	66043 Duplicate Keys	08/06/25	-98891	42.00	07/21/25	7/25	10	557	41540	434
ACTION PLUMBING	CL	5526	3558 Plumbing/Ice Mach/Fountain	08/06/25	24172	900.00	07/31/25	7/25	10	554	41540	434
ADA COUNTY HIGHWAY DISTRICT	CL	5544	19600 ACHD Impact Fees July 2025	08/07/25	-98884	265,821.00	07/31/25	7/25	10	0	40000	791
ADA COUNTY LANDFILL	CL	5491	170618 Landfill Fees	07/31/25	24155	28.80	07/25/25	7/25	10	0	41595	831
ADA COUNTY LANDFILL	CL	5491	167318 Landfill Fees	07/31/25	24155	25.60	07/21/25	7/25	10	0	41595	831
ADA COUNTY LANDFILL	CL	5572	180713 Landfill Fees	08/13/25	24185	15.00	08/09/25	8/25	10	0	41595	831
ADA COUNTY PROSECUTORS OFFICE	CL	5557	Aug 2025 Prosecutions Contract	08/08/25	-98879	3,541.90	06/24/25	8/25	10	0	41300	327
ADA COUNTY SHERIFF'S OFFICE	CL	5559	122808 Police Services August 2025	08/08/25	-98877	310,481.44	08/01/25	8/25	10	0	42110	365
ALBERTSONS	CC	162	CC-162 Employee Appreciation Gift Crd	08/08/25	-98866	150.00	07/18/25	8/25	10	0	44022	690
ALLIANZ TRAVEL INSURANCE	CC	161	CC-161 Insurance Business Trip Flight	08/05/25	-98869	87.98	07/17/25	8/25	10	0	41740	550
AMAZON CAPITAL SERVICES	CC	159	CC-159 Photo Folders	08/05/25	-98868	99.95	07/14/25	8/25	10	0	41810	611
AMAZON CAPITAL SERVICES	CC	159	CC-159 Photo Paper and Printer Ink	08/05/25	-98868	163.98	07/14/25	8/25	10	0	41810	611
AMAZON CAPITAL SERVICES	CC	159	CC-159 Liquid White Out	08/05/25	-98868	11.97	07/14/25	8/25	10	0	41810	611
AMAZON CAPITAL SERVICES	CC	163	CC-163 Docking Station/USB Cable	08/08/25	-98865	206.87	07/17/25	8/25	10	0	42200	371
AMAZON CAPITAL SERVICES	CC	163	CC-163 Keyboards/Straps	08/08/25	-98865	182.97	07/10/25	8/25	10	0	42200	371
ANALYTICAL LABORATORIES, INC	CL	5538	2505719 Pond Water Testing Freedom Pk	08/07/25	-98886	580.00	07/31/25	7/25	10	571	45100	747
ANNIE PEW	CL	5554	Reimburse Summer Camp Supplies	08/07/25	24173	82.44	07/26/25	7/25	10	104	44022	611
ARTISTREE LANDSCAPING & TREE SERVICE	CL	5540	3618 Pymt Hydroseed Boothill Park	08/07/25	24174	16,043.50	07/28/25	8/25	10	0	45100	748
ARTISTREE LANDSCAPING & TREE SERVICE	CL	5540	3661 BH Prk Irrigation/Hydroseed	08/07/25	24174	29,295.21	08/03/25	8/25	10	0	45100	748
ARTISTREE LANDSCAPING & TREE SERVICE	CL	5540	3660 Pymt Irrigation System	08/07/25	24174	35,060.81	08/03/25	8/25	10	0	45100	748
ASSOCIATION OF IDAHO CITIES	CL	5494	200013515 ICCTFOA Registration/Banquet	07/31/25	-98913	320.00	07/26/25	7/25	10	0	41740	560
ASSOCIATION OF IDAHO CITIES	CL	5570	200013287 AIC Award Banquet	08/13/25	-98873	50.00	05/30/25	8/25	10	0	41740	560
BANBURY GOLF CLUB	CC	161	CC-161 Lunch Eagle City Council	08/05/25	-98869	33.00	07/16/25	8/25	10	0	45050	585
BATTERIES PLUS BULBS	CL	5546	PB84294927 Mower Battery	08/07/25	24175	69.99	07/25/25	7/25	10	568	41560	437
BATTERIES PLUS BULBS	CL	5546	PB84294927 Core Credit	08/07/25	24175	-6.00	07/25/25	7/25	10	568	41560	437
BILLS MACHINE SHOP	CL	5513	25-2023 Freedom Park Benches	08/05/25	-98904	19,523.32	07/01/25	7/25	10	0	45100	747
BURGESS PUMP AND SUPPLY	CL	5545	25222 Pavillion Pump Service Call	08/07/25	24176	125.00	07/31/25	7/25	10	0	45100	738
CANYON COUNTY CLERK	CL	5519	July 2025 Prosecution Services	08/05/25	24170	100.00	08/04/25	7/25	10	0	41300	328
CHRIS PARKS	CL	5495	001 Summer Concert Kill-A-Brew	07/31/25	24156	800.00	07/25/25	7/25	10	51	45000	598
CLEARWATER FINANCIAL LLC	CL	5521	3311 Park Impact Fee Project Add 1	08/05/25	-98898	4,650.00	07/31/25	7/25	10	0	48960	593
CLEARWATER FINANCIAL LLC	CL	5521	3311 Police Impact Fee Proj Add 2	08/05/25	-98898	4,650.00	07/31/25	7/25	10	0	48960	593
CLEARWATER FINANCIAL LLC	CL	5521	3311 Pathways Impact Fee Proj Add 3	08/05/25	-98898	3,250.00	07/31/25	7/25	10	0	48960	593
CLEARWATER FINANCIAL LLC	CL	5521	3311 Travel Costs in-person Mtgs	08/05/25	-98898	25.20	07/31/25	7/25	10	0	48960	593
CONSOLIDATED SUPPLY	CL	5541	*18759.001 Sloan Repair Kit	08/07/25	24177	121.45	07/18/25	7/25	10	554	41540	434
COSTCO	CC	160	CC-160 Checks	08/05/25	-98867	222.49	07/12/25	8/25	10	0	41810	611
D&B SUPPLY CO	CC	162	CC-162 Chainsaw Storm Damage	08/08/25	-98866	609.99	07/16/25	8/25	10	0	41570	619
DAN'S PUMP AND FILTER LLC	CL	5542	10225 Pump Construction Boothill Prk	08/07/25	24178	101,280.28	08/02/25	8/25	10	0	45100	748
DANA PARTRIDGE	CL	5503	Services 07/17/25 to 07/30/25	07/31/25	-98911	3,180.59	07/31/25	7/25	10	0	41740	565
DANA PARTRIDGE	CL	5568	Services 07/31/25 to 08/13/25	08/13/25	-98874	2,946.30	08/13/25	8/25	10	0	41740	565
DELTA AIR	CC	161	CC-161 Travel NARC Conference	08/05/25	-98869	1,213.56	07/17/25	8/25	10	0	41740	550
DENIELLE REDONDO	CL	5550	Jul 2025 Pelvic Barre Instruction	08/07/25	-98882	504.00	08/03/25	7/25	10	156	44022	352
DRUGFREE IDAHO, INC	CL	5565	11894 Pre-employment Drug Test	08/08/25	24186	64.00	08/01/25	8/25	10	0	41810	534
ECI CONTRACTORS	CL	5510	Jul 2025 Electrical Inspections	08/01/25	-98906	33,859.64	08/01/25	7/25	10	0	40500	454
EMPLOYEE RELATIONS, INC	CL	5516	99501 Background Checks	08/05/25	-98901	116.50	07/31/25	7/25	10	0	41810	533
EPIC SHINE	CC	161	CC-161 Monthly Fee Truck Wash	08/05/25	-98869	37.00	07/11/25	8/25	10	568	41560	437
FATBEAM LLC	CL	5535	57517 Fiber Optic Internet Service	08/07/25	-98889	3,987.50	07/01/25	7/25	10	0	41100	419
FATBEAM LLC	CL	5535	1180022335 Credit Wrong Entity Invoiced	08/07/25	-98889	-695.00	07/31/25	7/25	10	0	41100	419
FIRE EXTINGUISHER CO INC	CL	5537	10256 FE Service Riverhouse/Barn	08/06/25	-98887	53.00	07/23/25	7/25	10	0	41560	722
FIRE EXTINGUISHER CO INC	CL	5537	10247 FE Service Bldg Maint Shop	08/06/25	-98887	308.00	07/23/25	7/25	10	0	41560	722
FIRE EXTINGUISHER CO INC	CL	5537	10255 FE Service City Hall	08/06/25	-98887	228.00	07/23/25	7/25	10	0	41560	722
FISHER'S TECHNOLOGY	CL	5530	1535496 Copier Rec Center	08/06/25	-98893	204.35	08/01/25	8/25	10	0	42200	374
FISHER'S TECHNOLOGY	CL	5530	1535495 Copier City Hall	08/06/25	-98893	131.12	08/01/25	8/25	10	0	42200	374
GAMEFACE ATHLETICS	CL	5575	322443 Soccer Uniforms	08/13/25	-98870	11,888.85	08/12/25	8/25	10	230	44021	615

GEM STATE PAPER & SUPPLY COMPANY	CL	5527	3106998 Janitorial Supplies	08/06/25	-98896	36.24	07/02/25	7/25	10	553	41540	434
GEM STATE PAPER & SUPPLY COMPANY	CL	5527	3107427-01 Janitorial Supplies	08/06/25	-98896	272.28	07/02/25	7/25	10	553	41540	434
GEM STATE PAPER & SUPPLY COMPANY	CL	5527	3109019-01 Janitorial Supplies	08/06/25	-98896	47.43	07/30/25	7/25	10	553	41540	434
GEM STATE PAPER & SUPPLY COMPANY	CL	5527	3109019-02 Janitorial Supplies	08/06/25	-98896	455.45	07/30/25	7/25	10	553	41540	434
GEM STATE PAPER & SUPPLY COMPANY	CL	5527	3109019 Janitorial Supplies	08/06/25	-98896	3,382.39	07/23/25	7/25	10	553	41540	434
GEM STATE PAPER & SUPPLY COMPANY	CL	5527	3109139 Janitorial Supplies	08/06/25	-98896	408.89	07/30/25	7/25	10	553	41540	434
GIANNA CONIGLIO	CL	5489	Jul 2025 All Star Sports Camp	07/31/25	24157	1,190.00	07/25/25	7/25	10	106	44022	352
HAILEY HILKE	CL	5499	Riverhouse Deposit Refund	07/31/25	24158	500.00	07/30/25	7/25	10	0	40700	882
HATCH DESIGN ARCHITECTURE	CL	5512	20255281 Refund Permit Overpayment	08/05/25	24179	463.94	08/04/25	8/25	10	0	40700	884
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5555	*61607-001 Irrigation Supplies	08/08/25	-98880	182.45	07/29/25	7/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5555	*44993-001 Irrigation Supply Flags	08/08/25	-98880	170.00	07/23/25	7/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5555	*24417-001 Irrig Parts Veterans Garden	08/08/25	-98880	1,204.13	07/28/25	7/25	10	0	45100	747
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5555	*33985-001 Irrig Parts Veterans Garden	08/08/25	-98880	1,147.36	07/28/25	7/25	10	0	45100	747
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5555	*33822-001 Irrigation Supply Flags	08/08/25	-98880	85.00	07/22/25	7/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5555	*99987-001 Irrigation Supply Tools	08/08/25	-98880	62.91	07/03/25	7/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5555	*63510-001 Irrigation Supply Brass Union	08/08/25	-98880	154.33	07/02/25	7/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5555	*71250-001 Irrigation Supply Cap Assembly	08/08/25	-98880	54.51	07/03/25	7/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5555	*99987-002 Irrigation Supply Tools	08/08/25	-98880	62.91	07/03/25	7/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5555	*68941-001 Irrigation Supply Fittings HT	08/08/25	-98880	183.66	07/02/25	7/25	10	565	41550	435
HORIZON	CL	5547	3L254885 Trimmer String	08/07/25	24180	142.54	07/18/25	7/25	10	0	41580	447
HORIZON	CL	5547	3L254882 Edger/Trimmer	08/07/25	24180	1,548.39	07/18/25	7/25	10	0	41570	619
IDAHO PIZZA COMPANY	CC	162	CC-162 Lunch Maintenance Staff Storm	08/08/25	-98866	127.09	07/11/25	8/25	10	0	45000	598
IDAHO POWER COMPANY	CC	163	CC-163 Boothill Park	08/08/25	-98865	1,223.00	07/16/25	8/25	10	0	41100	412
IDAHO POWER COMPANY	CC	163	CC-163 Boothill Park	08/08/25	-98865	32.41	07/16/24	8/25	10	0	41100	412
IDAHO PRESS	CL	5502	58916 Legal/Pub Notice PH 4/16/24	07/31/25	-98912	275.70	07/29/25	7/25	10	0	41510	530
IDAHO PRESS	CL	5502	43512 Credit	07/31/25	-98912	-91.86	04/12/24	7/25	10	0	41510	530
IDAHO PRESS	CL	5515	58306 Legal/Pub Notice ORD 418-2025	08/05/25	-98902	176.04	07/08/25	7/25	10	0	41810	530
IDAHO PRESS	CL	5529	59260 Legal/Pub Notice PH 8/19/25	08/06/25	-98894	95.52	08/02/25	8/25	10	0	41810	530
IDAHO PRESS	CL	5529	59261 Legal/Pub Notice PH 8/19/25	08/06/25	-98894	93.69	08/02/25	8/25	10	0	41810	530
IDAHO PRESS	CL	5573	59486 Legal/Pub Notice ORD 421-2025	08/13/25	-98872	132.12	08/12/25	8/25	10	0	41810	530
IDAHO PRESS	CL	5573	59485 Legal/Pub Notice ORD 420-2025	08/13/25	-98872	146.76	08/12/25	8/25	10	0	41810	530
IDAHO STATE POLICE	CL	5567	BCI0295 Fingerprint Processing	08/13/25	24187	465.50	07/01/25	8/25	10	0	41810	533
INDUSTRIAL HARDWARE IDAHO	CL	5543	208937 Safety Pin Coiled Tension	08/07/25	-98885	759.00	07/30/25	7/25	10	0	41580	447
INDUSTRIAL HARDWARE IDAHO	CL	5543	208931 Safety Pin Coiled Tension	08/07/25	-98885	464.00	07/21/25	7/25	10	0	41580	447
INSPECT LLC	CL	5508	Jul 2025 Plumbing Inspections	08/01/25	-98908	26,217.68	08/01/25	7/25	10	0	40500	453
INTERMOUNTAIN GAS COMPANY	CL	5577	*1000 1 B&G Shop 1310 N Little Camas	08/13/25	24188	15.45	08/01/25	8/25	10	0	41100	414
INTERMOUNTAIN GAS COMPANY	CL	5577	*3000 1 Outreach Bldg 10775 W State St	08/13/25	24188	15.45	08/01/25	8/25	10	0	41100	414
INTERMOUNTAIN GAS COMPANY	CL	5577	*7251 2 Police Stn 11665 W State Ste A	08/13/25	24188	16.59	08/01/25	8/25	10	0	41100	414
INTERMOUNTAIN GAS COMPANY	CL	5577	*3000 2 City Hall 10769 W State St	08/13/25	24188	15.45	08/01/25	8/25	10	0	41100	414
J&H SALES AND MARINE	CC	162	CC-162 Motor/Battery Freedom Prk Boat	08/08/25	-98866	961.95	07/15/25	8/25	10	0	41570	619
JEAN HENSCHEID	CL	5551	Jul 2025 Intro Yoga Instruction	08/07/25	24181	168.00	08/03/25	7/25	10	153	44022	352
LARRY BEARG	CL	5549	Jul 2025 Tai Chi Instruction	08/07/25	-98883	476.00	08/03/25	7/25	10	152	44022	352
LES SCHWAB	CL	5533	*100124258 Tire Repair and Purchase	08/06/25	24182	246.14	08/02/25	8/25	10	569	41560	437
LOWES	CC	161	CC-161 Wood for Marker Board	08/05/25	-98869	33.71	07/17/25	8/25	10	0	45050	585
MALCOM STEWART MARKS	CL	5504	Freedom Park/Veterans Garden	07/31/25	24159	520.00	07/31/25	7/25	10	0	45100	747
MARLIE SKIDMORE	CL	5501	Albertsons Reimburse Summer Camp	07/31/25	24160	50.78	07/24/25	7/25	10	104	44022	611
MATTHEW KENDALL	CL	5488	Jul 2025 All Star Sports Camp	07/31/25	24161	1,190.00	07/25/25	7/25	10	106	44022	352
MAVERIK	CC	161	CC-161 Fuel	08/05/25	-98869	83.09	07/19/25	8/25	10	0	41560	626
METRO EXPRESS LUBE	CC	161	CC-161 Oil Change Ford	08/05/25	-98869	111.98	07/16/25	8/25	10	0	41580	449
MONTANA STATE UNIVERSITY	CL	5500	Scholarship Cole Paranteau	07/31/25	24162	1,480.00	07/30/25	7/25	10	0	48520	840
MOUNT OLYMPUS WATER	CL	5511	24331811 Water City Hall	08/01/25	-98905	103.17	07/19/25	7/25	10	0	41810	611
MOUNT OLYMPUS WATER	CL	5511	24331811 Water City Hall	08/01/25	-98905	101.59	06/21/25	7/25	10	0	41810	611
MOUNT OLYMPUS WATER	CL	5511	24335904 Water Rec Center	08/01/25	-98905	54.39	06/21/25	7/25	10	0	41810	611
MOUNT OLYMPUS WATER	CL	5511	24335904 Water Rec Center	08/01/25	-98905	102.57	07/19/25	7/25	10	0	41810	611
NAPA AUTO PARTS	CL	5534	127987 Trailer Coupler Lock	08/06/25	-98890	54.99	08/01/25	8/25	10	0	41570	613
NIKI DEAN	CL	5553	Jul 2025 Gentle Yoga Instruction	08/07/25	24183	833.00	08/06/25	7/25	10	153	44022	352
ORALE LLC	CL	5496	Summer Concert Series	07/31/25	24163	2,500.00	07/30/25	7/25	10	51	45000	598

PATHWAY CONCRETE & LANDSCAPING LLC	CL	5492	237 Asphalt/Parking Lot Striping	07/31/25	-98914	35,000.00	07/21/25	7/25	10	0	45100	748
RARE STEAKHOUSE	CC	161	CC-161 Lunch Mtg with Chiefs	08/05/25	-98869	91.29	07/18/25	8/25	10	0	45050	585
RARE STEAKHOUSE	CC	161	CC-161 Planning & Zoning Lunch Mtg	08/05/25	-98869	62.67	07/14/25	8/25	10	0	45050	585
RARE STEAKHOUSE	CC	161	CC-161 Building Lunch Meeting	08/05/25	-98869	78.57	07/15/25	8/25	10	0	45050	585
RCX SPORTS LLC	CL	5562	Football Uniforms	08/08/25	-98876	5,890.00	08/08/25	7/25	10	215	44021	615
RCX SPORTS LLC	CL	5566	Soccer Uniforms	08/12/25	-98875	6,264.55	08/12/25	8/25	10	230	44021	615
REPUBLIC SERVICES INC	CL	5574	001416455 Star City Hall	08/13/25	-98871	251.74	07/31/25	8/25	10	0	41100	411
REPUBLIC SERVICES INC	CL	5574	001416473 Blake Haven Park	08/13/25	-98871	174.55	07/31/25	8/25	10	0	41100	411
REPUBLIC SERVICES INC	CL	5574	001416077 Hunters Creek Park	08/13/25	-98871	540.95	07/31/25	8/25	10	0	41100	411
REPUBLIC SERVICES INC	CL	5574	001416136 Star River Access 1000 S Main	08/13/25	-98871	91.40	07/31/25	8/25	10	0	41100	411
RIDLEY'S FAMILY MARKETS	CC	162	CC-162 Chain Saw Chains Storm Damage	08/08/25	-98866	191.81	07/10/25	8/25	10	0	41570	613
RIMI INC	CL	5509	Jul 2025 Mechanical Inspections	08/01/25	-98907	18,770.02	08/01/25	7/25	10	0	40500	455
ROAD WORK AHEAD TRAFFIC SERVICES INC	CL	5487	28431 Parade Traffic Control HT	07/31/25	24164	8,899.04	07/05/25	7/25	10	0	45000	597
ROYALTY ELECTRIC LLC	CL	5505	25006-11 Replacement Access Gear	07/31/25	-98910	1,230.00	07/23/25	7/25	10	0	42200	371
ROYALTY ELECTRIC LLC	CL	5507	25001-8 Phone Service July 2025	08/01/25	-98909	1,148.00	08/01/25	7/25	10	0	41100	416
SEA SALT CREAMERY	CC	161	CC-161 Snacks TVP Mayors Meeting	08/05/25	-98869	141.12	07/18/25	8/25	10	0	45050	585
SIMPLOT TURF & HORTICULTURE	CL	5528	216081156 Fertilizer	08/06/25	-98895	6,210.00	07/03/25	7/25	10	560	41550	435
SIMPLOT TURF & HORTICULTURE	CL	5528	216081641 Herbicide	08/06/25	-98895	360.00	07/22/25	7/25	10	560	41550	435
SIMPLOT TURF & HORTICULTURE	CL	5528	216081157 Heribicide	08/06/25	-98895	450.00	07/03/25	7/25	10	560	41550	435
SMITHS LAWNMOWER	CC	162	CC-162 Chain Saw Chain	08/08/25	-98866	89.02	07/10/25	8/25	10	0	41580	447
SOUTH BECK & BAIRD	CL	5490	25237-2 Planning and Zoning Meeting	07/31/25	24165	3,150.00	07/09/25	7/25	10	0	45210	338
STACI PIERCE	CL	5498	Riverhouse Deposit Refund	07/31/25	24166	500.00	07/30/25	7/25	10	0	40700	882
STAR FIRE DEPARTMENT	CL	5506	Jul 2025 Star Fire Impact Fees	08/01/25	24169	217,074.55	08/01/25	7/25	10	0	40000	734
STAR MERCANTILE INC	CL	5564	02-432938 Tin Foil Batting Cages	08/08/25	24189	39.92	07/04/25	7/25	10	0	41580	447
STAR MERCANTILE INC	CL	5564	03-188796 Screws 960 Handrail	08/08/25	24189	2.92	07/01/25	7/25	10	0	41580	447
STAR MERCANTILE INC	CL	5564	02-429815 Filter/Tape	08/08/25	24189	9.99	07/02/25	7/25	10	0	41580	447
STAR MERCANTILE INC	CL	5564	03-188816 Tie-down Straps	08/08/25	24189	38.99	07/01/25	7/25	10	0	41570	613
STAR MERCANTILE INC	CL	5564	03-199807 Nuts and Bolts	08/08/25	24189	3.00	07/16/25	7/25	10	0	41580	447
STAR MERCANTILE INC	CL	5564	02-438360 Veterans Garden	08/08/25	24189	15.98	07/07/25	7/25	10	0	45100	747
STAR MERCANTILE INC	CL	5564	03-208983 Veterans Garden	08/08/25	24189	60.24	07/28/25	7/25	10	0	45100	747
STAR MERCANTILE INC	CL	5564	02-460529 Fence Hardware Splashpad	08/08/25	24189	2.94	07/19/25	7/25	10	0	41580	447
STAR MERCANTILE INC	CL	5564	02-458772 Hardware Riverbarn	08/08/25	24189	2.55	07/18/25	7/25	10	0	41580	447
STAR MERCANTILE INC	CL	5564	02-459765 Irrigation Caps Freedom Park	08/08/25	24189	3.18	07/18/25	7/25	10	565	41550	435
TACOS COLIMA 1	CC	163	CC-163 Building Dept Staff Training	08/08/25	-98865	42.13	07/18/25	8/25	10	0	41740	560
TATES RENTS	CL	5536	2465019119 Light Towers Hometown	08/06/25	-98888	690.96	07/05/25	7/25	10	0	45000	597
TATES RENTS	CL	5536	2468372210 Limb Chipper Rental	08/06/25	-98888	1,253.28	07/17/25	7/25	10	0	41570	442
TAYLOR HAMMRICH	CL	5552	Jul 2025 Tumbling Instruction	08/07/25	-98881	1,059.80	08/03/25	7/25	10	159	44022	352
THOMAS BAKER	CL	5556	Jul 2025 College of Idaho Soccer Camp	08/07/25	24184	1,500.00	07/25/25	7/25	10	106	44022	352
TIFFANY WETTER	CL	5497	Riverhouse Deposit Refund	07/31/25	24167	500.00	07/30/25	7/25	10	0	40700	882
TIFFANY WETTER	CL	5497	Riverhouse Rental Refund	07/31/25	24167	1,050.00	07/30/25	7/25	10	0	40700	883
UNITED STATES POSTAL SERVICE	CC	160	CC-160 Postage	08/05/25	-98867	5.58	07/11/25	8/25	10	0	41810	641
VALLEY WIDE COOP	CL	5517	F59545 Fuel	08/05/25	-98900	1,347.53	07/21/25	7/25	10	0	41560	626
VALLEY WIDE COOP	CL	5517	F52842 Gas Credit Allowance	08/05/25	-98900	-112.73	07/11/25	7/25	10	0	41560	626
VALLEY WIDE COOP	CL	5531	U0013945 Fuel	08/06/25	-98892	1,347.53	07/24/25	7/25	10	0	41560	626
VERIZON WIRELESS	CL	5571	6119988390 Monthly Cell Phones	08/13/25	24190	892.85	08/01/25	8/25	10	0	41100	373
WEST ADA SCHOOL DISTRICT	CL	5493	July 14-17 Owyhee Soccer Camp	07/31/25	24168	2,500.00	07/25/25	7/25	10	0	44022	352
WESTERN RECORDS DESTRUCTION	CL	5514	0763972 02-64 Gallon City Hall	08/05/25	-98903	62.00	08/01/25	7/25	10	0	41100	411
WESTERN STATES EQUIPMENT CO	CL	5525	Credit	08/06/25	-98897	-603.88	/ /	7/25	10	0	41570	442
WESTERN STATES EQUIPMENT CO	CL	5525	003259522 Wood Chipper Rental	08/06/25	-98897	556.95	07/11/25	7/25	10	0	41570	442
WESTERN STATES EQUIPMENT CO	CL	5525	003282810 Mini Excavator Veterans Garden	08/06/25	-98897	752.15	07/31/25	7/25	10	0	45100	747
WHITE PETERSON	CL	5518	169311 Keith Hill-First Church of God	08/05/25	24171	8,319.26	06/30/25	7/25	10	0	41300	323
YORGASON LAW OFFICES PLLC	CL	5520	651 City Attorney Monthly Services	08/05/25	-98899	3,500.00	08/01/25	7/25	10	0	41300	322
YORGASON LAW OFFICES PLLC	CL	5520	651 City Attorney Additional Svcs	08/05/25	-98899	260.00	08/01/25	7/25	10	0	41300	322
YOUNG ELEVATOR INC	CL	5558	1691 Routine Service/Maintenance	08/08/25	-98878	150.00	08/01/25	8/25	10	331	48900	333

CITY OF STAR, IDAHO

CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, August 5, 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 –** Jeff Wood, Ada County Sheriff Chaplin
   Chaplin Wood offered the invocation.

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

   STAFF: City Attorney Chris Yorgason; 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, Treasurer Michelle Meyer, Star Police Chief Zach Hessing and Barbara Norgrove Assistant Planner.

4. **INFORMATION**
   Mayor Chadwick provided information regarding road projects.

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 17, 2025**
   C. **Inspirado #4 Subdivision Final Plat**
   D. **Joplin Rim Subdivision Final Plat**

   - Council Member Salmonsen made a motion to approve the Consent Agenda consisting of 5A Approval of Claims, 5B Approval of Minutes for July 17, 2025, 5C Inspirado Subdivision #4 Final Plat and 5D Joplin Rim Subdivision Final Plat. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsen – aye; Nielsen - aye. The motion carried.

6. **PUBLIC HEARING**
   A. COMPENSATION FOR THE MAYOR
   Mayor Chadwick clarified that the proposed compensation change is only for the Mayor, the Council compensation isn't changing. There was information posted on social media that the Council Members would be receiving an additional $30,000, this is inaccurate.

DRAFT

Council Member Nielsen said that Mayor Chadwick and he were elected to the council in 2016. Since then, there has been a lot that has occurred at the city, and he has seen Mayor Chadwick go from council to part time mayor and then become a full-time mayor. He feels the salary was too low at the time it was set at $85,000. He said full time doesn't describe what Mayor Chadwick does for the City of Star; he is always willing to help not just in word but in action. He has worked with few people in his life who put more into what they do than the mayor does; he does more than people know and does it better than most. Describing roles Mayor Chadwick fills, Council Member Neilsen mentioned him being the Chief Executive for the city as well as construction manager, highway expert, water expert, etc. Looking at what he does and comparable cities that have full-time mayors, few if any take on as many duties as Mayor Chadwick does. He feels the current proposed salary and retirement benefit is low with what he could make in the private sector. He looks at it as what Star is getting based on value, he has no hesitation in standing behind this proposal. He feels it is in the city's best interest to reward the job being done by the person who is doing it, depending upon the next mayor the salary may change. Council Member Salmonsen completely agrees; Mayor Chadwick has proven that this salary increase is well justified. She said since the position became full-time at $85,000 there have been no cost-of-living increases. Adding 3% increases each year since 2022, this year he would be making over 92,000. Based on that, applying a one-time increase based upon performance of 25% comes to $116,000, which is very close to the amount being proposed so she is supportive of the increase. Council Member Wheelock said as a citizen he felt that the previous increase was below what it should have been. He would be grateful to have the mayor at $120,000, recognizing that if a future mayor isn't performing at that rate it should be adjusted. He considered a bonus rather than a compensation increase; however, that isn't allowed in law. He finds value in incentivizing the mayor to remain. Council Member Wheelock mentioned some of the roles the mayor has served which included Chairman of the Treasure Valley Partnership, Legislative Committee for the Association of Idaho Cities, Past Chairman of COMPAS, Past Chairman for the Western Alliance for Economic Development; he has served on various boards including the Board of Directors for the Association of Idaho Cities, National Association of Regional Councils, West Ada Schol District Education Foundation and Boise Metro Chamber of Commerce. He said there are few people who are giving at his level. He described the Mayor's Youth Council in which the mayor educates and mentors youth in the city. He feels that $120,000 might still be shorting the salary while being fiscally responsible for the citizens.

Ryan Field, Assistant Planner and Park and Recreation Director for the city, discussed things the mayor does that he feels people should know which included relationships that the mayor has built with transportation agencies; these relationships have benefited the city in infrastructure projects including the widening of State Street, the widening of Star Road being moved up several years on the priority list and a new elementary school. Ryan discussed the extensive time and effort the mayor puts in; things are being done in the city that other cities aren't doing. He feels that $120,000 isn't enough.

Shawn Nickel, Planning Director for the city, agrees with comments that have been made. He has worked with the mayor for the past 6 years. He reminded the community how lucky they are; stating that Mayor Chadwick works more than full time. He mentioned some of the mayor's accomplishments including that he got the community through covid with the city remaining open, has built relationships with transportation agencies, developed proportionate shares to mitigate impacts of growth and

development, properties weren't being used and now the Riverhouse and parks have been developed. Shawn said that anyone who spends time with him understands his value to the city as a mayor, manager and an administrator. The community should be proud to have the mayor they have.

Dan Piciuto moved to Star about 4 years ago, he had some concerns that he talked with the mayor about, Mayor Chadwick did exactly what he said he was going to do and earned his respect. One of the biggest things he saw him do was attend a candlelight vigil for a Sheriff's deputy that had passed, he showed up even though his own father had just passed. He wouldn't work for what the mayor is getting paid. He is proud to call him his mayor.

Cathy Freeman said the mayor has always been available for her as well. She doesn't have a problem with the proposed salary. As an educator she wonders about future mayors stepping into a salary they haven't yet earned, she suggested a salary schedule.

Council Member Nielsen doesn't believe a schedule can be created by the way the law reads, the compensation has to be declared. He explained that the salary set tonight would be the salary for a new mayor for the first two years during which time it would be determined if it is appropriate for their experience and performance. He hopes the community wouldn't elect a mayor without experience in administration, project management and leadership. It was discussed that Mayor Chadwick has three degrees, one in human resources, which have been incredibly valuable. He would like to see a high expectation set for electing a future mayor. It is his firm belief that a livable wage should be provided to the city's executive.

The public hearing was closed at 7:28 p.m.

- Council Member Salmonsen made a motion to approve the mayor's compensation of $120,000 effective January 1, 2027. Council Member Nielsen seconded the motion. The motion was amended to reflect 2026 rather than 2027 for the effective date. Council Member Nielsen seconded the amended motion. ROLL CALL VOTE: Wheelock – yes; Salmonsen – aye; Nielsen - aye. The motion carried.

B. PROPOSED BUDGET FOR FISCAL YEAR 2025-2026

Mayor Chadwick reviewed his 2025-26 budget presentation explaining reliable income which includes property taxes, sales tax/revenue sharing, liquor funds and franchise fees as well as mandatory expenses that include police, animal control, legal, city staff and liability insurance. Pass through income and pass through expenses include impact fees, proportionate share and mitigation fees. The city's savings balance and property tax amount were reviewed. The city has a foregone property tax balance due to leaders being fiscally responsible and saving it for future use. Tax levy rates for the city from 2015 to current were provided. With the increase in property values the tax levy rate has dropped from .002192 in 2015 to .000526 in 2025. County tax rates between Ada and Canyon Counties with the districts included in each county were reviewed. Revenue sharing (sales tax funding), liquor revenue, franchise fees, impact fees for ACHD, Parks, Fire and Highway District 4 were further discussed as well as what impact fees can be used for. ITD proportionate shares, road projects, building and land use fees and grants were discussed. The mayor won't apply for grants with strings attached but looks for those that will benefit the city. The Sports and Recreation program was discussed. Mayor Chadwick said that high school kids are hired for

the Freedom Park rentals. Police and Fire Mitigation fees are collected to help offset public safety costs; this isn't a permanent fix for funding, the mayor is working with the legislature on public safety funding. Expenses for law enforcement, code enforcement and animal control were reviewed. Sports and recreation will add a staff member and additional seasonal staffing will be added for Parks and Grounds for park maintenance. Park development and a 10,000 square foot event center facility at the Riverhouse complex were discussed. Mayor Chadwick discussed property that was purchased near freedom park that will add parking and city offices. He also discussed an upcoming open house for downtown revitalization /parking planning. He mentioned that Star has zero debt, no bonds, healthy savings in case of recession and fees in place with a goal to have growth to pay for itself.

Denise VanDoren asked about properties at 960 S Main and 894 S. Main; the mayor explained that those are the property that was just purchased to add parking and city offices and the other is the Riverhouse. The downtown parking plan was discussed; a consultant is being paid to help with the plan. Deputy Clerks issuing passports and where the council member's honorarium pay is located in the budget were discussed.

Theresa Tensley noticed there are several new employees and an increase in health care with family premiums being covered in addition to the employees. Mayor Chadwick explained that started during the current fiscal year and this is a way to retain employees. Theresa said that she has noticed that employees have received 5% salary increases each year, stating that in the last 10 years the COLAs for the government have been below 3% each year; Mayor Chadwick explained that 5% is 3% COLA and 2% performance. Council Member Nielsen said when he looks at the pay staff receives, some were paying more than 50% of their paychecks to cover healthcare; looking at public versus private pay scales he wonders why people think public employees should be paid less, he looks at what the city can do to be people oriented and the value of the services the employees provide. He mentioned passport services, parks and the city's policing model stating it is a city of goodness; what can be done to keep employees and draw good, experienced staff is considered in the wages and benefits provided. Mayor Chadwick discussed Star's staffing as related to other cities, Star is able to operate efficiently with less staff than some other cities. Theresa doesn't begrudge anyone getting a fair wage but pointed out that businesses don't give 5% increases every year. Mayor Chadwick said with other entities paying similarly it helps to keep staff, there will be times when it can't be done, sometimes it will be less and there could be times that staffing and salaries are reduced. Council Member Wheelock said the city has given the raises that are necessary while the economy is good with good planning, they are open to the option of reduction when needed. Council Member Nielsen said 5% is average if looking at inflation. Theresa asked about the city council's honorarium and asked each of them how many meetings or events they go to in a month. Council Member Nielsen said he attends all that are required, some months that might be 1 or 2 and some may be 8. Some council members represent at fire district and landfill meetings as well as workshops that fall in between meetings that allow for preparation of upcoming topics. Council Member Salmonsen discussed committees she serves on, mentioning the Ada County Landfill Committee, Architectural Review Committee that meets twice a month to review commercial development applications, Transportation Committee and she was on the Parks, Art and Beautification Committee. Mayor said that it varies for each council member. Jennifer explained that some council meetings are short and some last several hours; there are a lot of complex topics and it takes a lot of time to prepare and educate themselves. Council Member Nielsen said there

are meetings and there is also time spent in service to the community, he has walked property with a citizen, taken phone calls; they are available to be active for the community. Council Member Wheelock further described the preparation time for meetings that provides value for the city.

Denise VanDoren used the new system for building permits and inspections, she said it worked well she was pleased with how it functioned.

Steve Murten asked about ICRMP insurance, which is the cities liability insurance; Mayor Chadwick explained it went up 110% last year but not much of an increase this year. He wondered if the budget adjustment would affect the savings; savings will be impacted, but generally additional revenue comes in to cover many of the changes.

Laurie Billaud wanted to thank the council and mayor for listening and being responsive. She doesn't think it is too much to ask to have health insurance for families, she would be surprised if they didn't get that.

The public hearing closed at 8:38 p.m.

Council Member Nielsen mentioned that many departments have revenues that cover or nearly cover the expenses. He discussed efficiencies that are in place to minimize the impact on the citizens.

Council Member Wheelock thanked everyone who had written in and attended the hearing tonight regarding the budget and mayor's salary to help the council understand thoughts of the citizens.

Council Member Salmonsen thanked everyone for coming to the hearing. She discussed the increase in property value and stated that she feels it is a good budget being presented that includes some non-property tax sources of revenue to help cover the growth and expenses.

There were 16 members of the public attending the hearing.

- Council Member Nielsen made a motion to approve the proposed budget for fiscal year 2025-2026 including Resolution 2025-05 declaring intention to recover a portion of available of forgone property tax and compensation for the mayor having recognized that the budget has been prepared in accordance with Idaho law and all of the regulations thereto. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsen – aye; Nielsen - aye. The motion carried.

  Mayor Chadwick thanked everyone for coming to the hearing. He discussed how stressful it is to receive so much negativity and criticism. He understands that people have moved from places where they may have had bad experiences and encourages people to come in and talk with him and staff.

7. ACTION ITEMS

A. Ordinance 422-2025 Jeremy & Sabrina Newberry Annexation

- Council Member Nielsen made a motion pursuant to Idaho Code, Section 50-902 the rule requiring an ordinance to be read on three different days, with one reading to be in full, be dispensed with and that the following three ordinances be introduced and be considered after reading once by title only, Ordinance 422-2025 Jeremy & Sabrina Newberry Annexation, Ordinance 420-2025 2025-2026 Budget Appropriation and Ordinance 421-2025 Compensation for the Mayor. Council Member Wheelock

seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsen – aye; Nielsen – aye. The motion carried.

- Council Member Salmonsen made a motion to approve Ordinance 422-2025 Jeremy and Sabrina Newberry Annexation an ordinance annexing to the City of Star certain real property located in the unincorporated area of Ada County, Idaho; more specifically located on the corner of N. Echo Summit Way and N. Summit Place in Star, Idaho (Ada County Parcel R3626150220) and contiguous to the City of Star; the property is owned by Jeremy & Sabrina Newberry; establishing the zoning classification of the annexed property as residential district with a development agreement (R-1-DA) of approximately 10.96 acres; directing that certified copies of this ordinance be filed as provided by law; providing for related matters; and providing for an effective date. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsen – aye; Nielsen - aye. The motion carried.

B. Ordinance 423-2025 River Crossing Rezone

This ordinance was removed from the agenda and will be brought back at a later date.

C. Hacienda De Estrella Subdivision Development Agreement

Shawn Nickel presented the amended and restated development agreement for Hacienda De Estrella Subdivision stating it was formerly Grace Assisted Living Facility.

- Council Member Salmonsen made a motion to approve the Hacienda De Estrella Subdivision Development Agreement. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsen – aye; Nielsen - aye. The motion carried.

D. Legado Subdivision Development Agreement

Shawn Nickel presented the amended and restated development agreement for Legado stating it was formerly Star River Ranch. This was originally from 2007.

- Council Member Salmonsen made a motion to approve the amended and restated development agreement for the Legado Subdivision. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsen – aye; Nielsen - aye. The motion carried.

E. Reconsideration Request for Milestone Ranch South Subdivision

Shawn Nickel discussed the request by Council Member Nielsen for reconsideration of condition #3. If the request is approved it will be placed on a future agenda for reconsideration.

Council Member Nielsen said he introduced a condition after the hearing was closed so the applicant didn't have a chance to comment on it. In considering how to manage the condition he feels like this is something that could be reconsidered and the condition be removed.

Council Member Wheelock supports removing this condition.

- Council Member Salmonsen made a motion to approve the reconsideration request for Milestone Ranch South Subdivision as presented for this one item. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsen – aye; Nielsen - aye. The motion carried.

F. Ordinance 420-2025 2025-2026 Budget Appropriation

- Council Member Wheelock made a motion to approve Ordinance 420-2025 2025-2026 Appropriations, an ordinance, to be termed the annual appropriation ordinance of the City of Star, Idaho, for the fiscal year commencing October 1st, 2025 and ending on September 30, 2026, appropriating sums of money in the aggregate amount of $26,559,539.00 to defray all necessary expenses and liabilities of the City of Star for said fiscal year; specifying the object and purposes for which such appropriations are made and the amount appropriated for each object and purpose; authorizing the certification to the county commissioners of Ada & Canyon counties, Idaho, the amount of $2,202,714.00 property taxes to be levied and assessed upon the taxable property in the city; providing for the filing of a copy of this ordinance with the office of the Secretary of State of Idaho as provided by law; providing for publication; and providing an effective date. Council Member Salmonsen seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsen – aye; Nielsen - aye. The motion carried.

G. Ordinance 421-2025 Setting Compensation for the Mayor

- Council Member Nielsen made a motion to approve Ordinance 421-2025 Mayor Compensation An ordinance of the City of Star, Ada and Canyon Counties, Idaho, amending Title 1-5-5 of the Star City Code regarding Mayor's Compensation; providing a savings clause; and providing an effective date. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsen – aye; Nielsen - aye. The motion carried.

H. Resolution 2025-05 Declaring Intent to Recover Foregone Property Tax

This was included in the motion for approval of the budget.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 8:57 p.m.

DRAFT

CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star - Planning & Zoning Department

MEETING DATE: **August 19, 2025**

FILE(S) #: FP-25-05, Final Plat, Rosti Farms Subdivision Phase 9

REQUEST

Applicant is seeking approval of a Final Plat for Rosti Farms Subdivision Phase 9, consisting of 40 residential lots and 3 common lots on 9.93 acres. The property is located at 1460 N. Pollard Lane in Star, Idaho. Ada County Parcel Number S0404438630.

APPLCIANT/REPRESENTATIVE:
Kyle Prewett
Toll Brothers
3103 W. Sheryl Drive
Meridian, Idaho 83642

OWNER:
Toll Southwest, LLC
313 W. Sheryl Drive
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation - Residential R-3-PUD-DA

	Phase 9
Acres -	9.93 acres
Residential Lots -	40
Common Lots -	3
Commercial Lots -	0

HISTORY

June 16, 2020 Council approved applications for Annexation and Zoning (AZ-20-03) and Preliminary Plat/PUD (PP-20-02) for Rosti Farms Subdivision. The

	preliminary plat was approved for 426 single family residential lots, 60 common lots and 7 commercial lots.
November 17, 2020	Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 1 & 2. (FP-20-17, FP-20-19). Phase 1 included 48 residential lots and 11 common lots on 20.76 acres. Phase 2 consisted of 36 residential lots and 5 common lots on 9.07 acres.
April 6, 2021	Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 3 & 4. (FP-21-04, FP-21-07). Phase 3 included 56 residential lots and 4 common lots on 21.43 acres. Phase 4 included 45 residential lots and 10 common lots on 15.29 acres.
September 7, 2021	Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 5. (FP-21-17). Phase 5 included 73 residential lots and 5 common lots on 28.86 acres.
October 12, 2021	Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 6. (FP-21-22). Phase 6 included 31 residential lots and 4 common lots on 12.49 acres.
September 2, 2022	Council rescinded the approval for the Final Plat of Rosti Farms Subdivision, Phase 6, (FP-21-22) at the request of the Applicant so they could re-phase the development based on market conditions. A new Phase 6 will be submitted and transmitted for review and approval.
November 15, 2022	Council approved applications for the Final Plat of Rosti Farms Subdivision, Phase 6. (FP-21-17). Phase 6 included 58 residential lots and 4 common lots on 18.94 acres.
March 7, 2023	Council approved applications for the Final Plat of Rosti Farms Subdivision, Phase 7. (FP-22-30). Phase 7 included 31 residential lots and 4 common lots on 12.49 acres.
February 18, 2025	Council approved applications for the Final Plat of Rosti Farms Subdivision, Phase 8. (FP-24-18). Phase 8 included 36 residential lots and 5 common lots on 17.66 acres.

GENERAL DISCUSSION

The Final Plat layout for Phase 9 generally complies with the approved Preliminary Plat. Including Phase 9, there will be a total of 423 lots platted, leaving 3 residential lots unbuilt. With no additional future phases available, the development is built out. The preliminary plat was approved with 426 residential lots.

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

Lot sizes as listed on the preliminary plat range in size from the smallest at 6,000 sq. feet with an average lot size of 8,832 sq. feet. The subdivision is proposed to develop in ten (10) phases. The Applicant has provided a variety of lot widths and depths for several different housing plans and types.

Common/open space for the development consists of 31.53 acres (18.26%) total open space within common lots. The development is required to provide a minimum of 15% open space, 10% usable. The open space provided by the applicant currently includes large open space areas and amenities including a community pool and pool house, multiple tot-lots, multiple plazas with picnic shelters with benches and pathways and natural areas throughout the development.

The current Zoning Ordinance requires one site amenity for each 20-acres of development area (total of 9 amenities is required). Proposed amenities within the development include the following:

1. Swimming Pool & Pool House
2. Tot Lot #1 (Children's Play Structure Amenity)
3. Tot Lot #2 (Children's Play Structure Amenity)
4. Picnic Area
5. Plaza #1 (Quality of Life Amenity)
6. Plaza #2 with Shelter (Quality of Life Amenity)
7. Pocket Park #1 (Quality of Life Amenity)
8. Pocket Park #2 (Quality of Life Amenity)
9. Pocket Park #3 (Quality of Life Amenity)
10. Pathways throughout ((Pedestrian or Bicycle Circulation Amenity)
11. Open Style Fencing Along Drains and Canals (Quality of Life Amenity)

As part of the landscape plan provided to the City, landscaping is depicted in the open space areas and along the exterior roadways within common area lots, with street trees being proposed within the front yards of the residential lots. The proposed street tree locations are consistent with the UDC, Chapter 4, Section B-7 C-3 Street Trees, requiring a minimum density of one (1) tree per thirty-five (35) linear feet.
The subdivision has been approved with the following dimensional standards:

Proposed Setbacks:

- Minimum Residential Lot Frontage: 35 feet
- Front Setbacks (Measured from the back of sidewalk or property line): 20 feet
- Rear Setbacks: 15 feet
- **Interior Setbacks: 5 feet (for one and two-stories) – Deviation from current standards**
- Local Street Side Setbacks: 20 feet

- Street Landscape Buffers:
    - Arterial Roadway: 35 feet
    - State Highway 16: 50 feet
    - Residential Collectors: 20 feet
- Maximum Building Height: 35 feet
- Minimum Lot Size: 6,000 Square Feet
- Average Lot Size: 8,832 Square Feet

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 9 is 4.02 du/acre, with lots ranging in size from 6,167 square feet to 8,326 square feet with an average buildable lot of 6,740 square feet.

Common/Open Space and Amenities - Completed in Phase 1:

- Tot Lot
- Benches
- Pathways
- Pool / Pool-house
- Picnic shelter
- **Phase 9 includes a pocket park with a tot lot**

Mailbox Clusters – The Star Postmaster, Mel Norton has approved the mailbox clusters for this development to be placed in two locations. Location A is Lot 1, Block 7 on the west side of N. Rosti Farms Way, by the club house parking lot. Location B is Lot 8, Block 19, also on the west side of N. Rosti Farms Way.
Postmaster's letter of approval was included in the application material.
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.

Streetlights –A Streetlight design has been provided with the final plat application, and the proposed light style and type meet Dark Sky requirements and comply with the City Code. A streetlight plan was also included in the final plat application. Staff is supportive of the location of streetlights in this phase. Lights may require shields or modifications after installation as needed to prevent light trespass.

Street Names – Letter or approval of street names from Ada County was included in the application packet and are reflected accordingly on the submitted final plat.

Sidewalks – Sidewalks are proposed to be 5 feet wide and detached throughout the development.

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

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on July 22, 2025.

DEQ	July 28, 2025
ITD	August 4, 2025
Star Fire District	April 23, 2025
Star Sewer & Water Dist.	July 22, 2025
Central District Health	July 22, 2025

FINDINGS

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

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

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

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

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

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

CONDITIONS OF APPROVAL

Conditions Included in the Findings of Fact or Development Agreement.

1. Commercial uses may include those listed in the attached Exhibit A.
2. Any future multi-family use will require Council approval of a conditional use permit.
3. Developer has set aside extra land to accommodate potential roadway right-of-way needs. If at any point prior to proceeding with the applicable phase, ITD confirms less right-of-way is needed for adjacent roadways (for example, because right-of-way and funding have not been secured for the proposed interchange or because the intersection design has changed), then Developer may proceed with an alternate layout to utilize the available land similar to the concept shown on the attached Exhibit B.
4. Developer has set aside 4.23 acres for neighborhood commercial and 12.73 acres for mixed use development in Phase 10. If market conditions or transportation access conditions do not support the larger mixed-use area, then Developer may request the City to approve an amended plat of the mixed-use area to provide additional residential lots.
5. **Applicant shall retain trees along the northern boundary of the development when possible.**

6. **Fencing in the back yards of the homes adjacent to the irrigation and drainage ditches shall be required to be open fencing, to comply with UDC standards for fencing.**
7. **Council has approved for the following as part of the preliminary plat:**
    a. **Interior side yard setbacks are a minimum of 5 feet for all structures.**

Conditions Specific to Signature of Final Plat.

1. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat**.
2. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City $2053.11 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at $874,625. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 9 has 40 residential lots for a fee of $82,124.40 (40 x $2053.11).**
3. **The applicant shall construct the cul-de-sac at the east end of W. Virginia City Court with sidewalks to match existing sidewalks on W. Virginia City Court and built to ACHD and City of Star standards. This shall be built by Toll Brothers without any encumbrance upon the adjacent property owner.**

Additional Conditions of Approval.

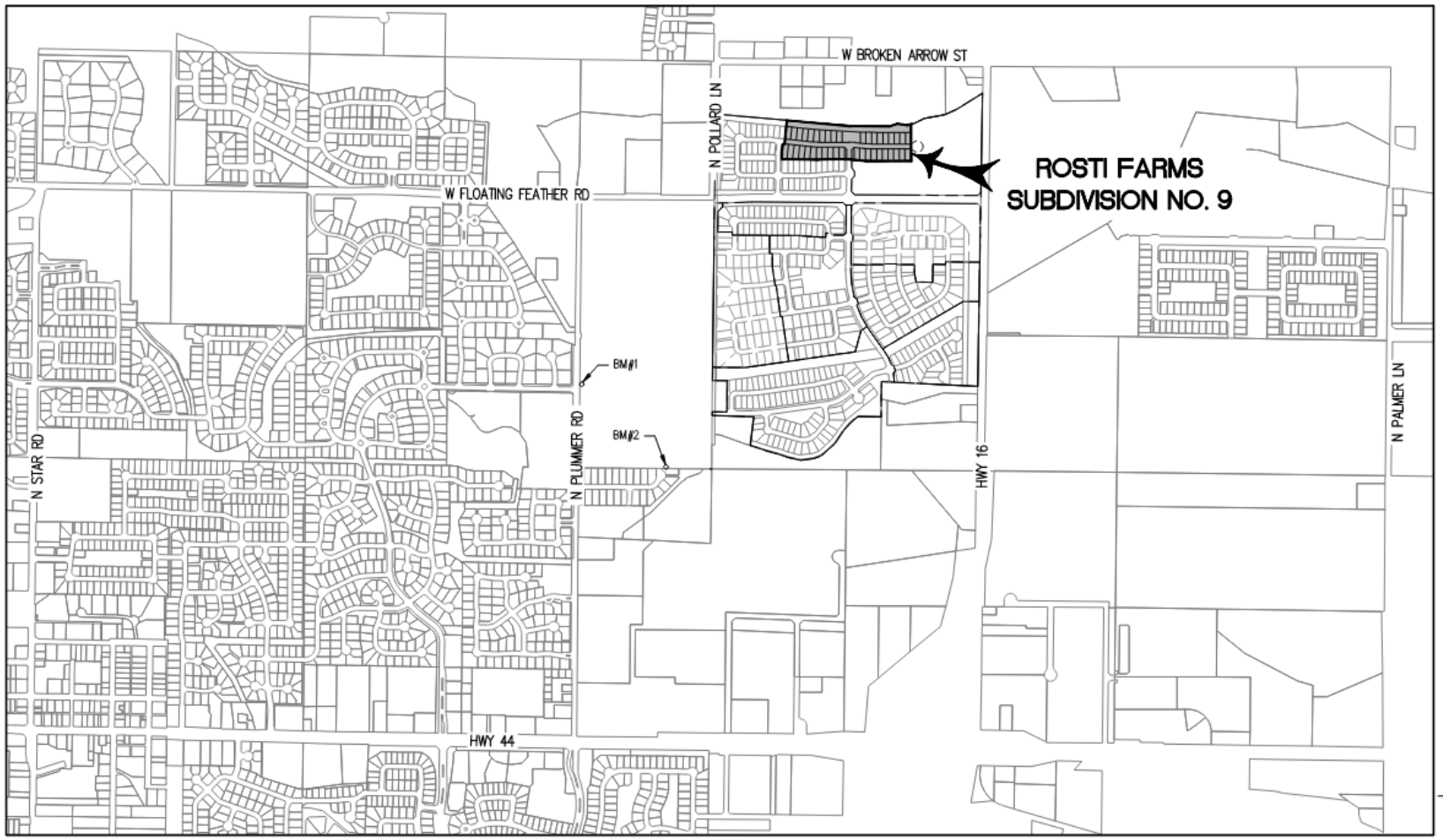
1. The approved Preliminary Plat for Rosti Farms Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
3. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
4. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
5. 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.**

6. All streets shall have a minimum street width of 36' and shall be constructed to HD#4/ACHD standards.
7. 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.
8. 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.
9. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
10. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
11. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
12. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
13. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
14. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
15. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
16. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
17. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
18. A separate sign application is required for any subdivision sign.
19. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.

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

COUNCIL DECISION

The Star City Council _____ File # FP-25-05 Rosti Farms Subdivision, Final Plat, Phase 9 on _____ _____, 2025.


W BROKEN ARROW ST
N POLLARD LN
ROSTI FARMS
SUBDIVISION NO. 9
W FLOATING FEATHER RD
BM#1
BM#2
N STAR RD
N PLUMMER RD
HWY 16
N PALMER LN
HWY 44

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LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

June 16, 2025

City of Star
Planning & Zoning
PO Box 130
Star, Idaho 83669

RE: Rosti Farms Subdivision No. 9 – Final Plat – Letter of Intent

Dear Planning and Zoning Staff,

On behalf of TOLL SOUTHWEST LLC, please accept for your review a Final Plat application for Rosti Farms Subdivision No. 9 (the "Project"). This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat of Rosti Farms Subdivision.

The Project is located at 0 W Virginia City Dr, Star, Idaho 83669, in the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, State of Idaho, parcel S0404438630.

The Project includes 40 single-family residential lots and 3 common lots on 9.93 acres. The density of the phase is 4.02 dwelling units per acre. Lot sizes range from 6,167 SF to 8,326 SF, with an average lot size of 6,740 SF.

Usable open space includes a playground, picnic gazebos, green space, and pathways. The usable open space for the Project totals 2.27 acres or 22.86% of the Project. The primary amenity area for the community is located in Phase 1 and includes a pool, pool house, playground, and picnic gazebo.

The approved setback and dimensional standards per the Rosti Farms Subdivision Development Agreement are as follows:

- Minimum Residential Lot Frontage: 35'
- Front Setbacks (Measured from Back of Sidewalk or Property Line): 20'
- Rear Setback: 15'
- Interior Setback: 5' (One and Two-Story Homes)
- Local Street Side Setback: 20'
- Street Landscape Buffers:
    - Arterial Roadway: 35'
    - State Highway 16: 50'
    - Residential Collector: 20'
- Maximum Building Height: 35'
- Minimum Lot Size: 5,823 SF

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Thank you for your time and consideration of this application. If you have any questions or need further information, please don't hesitate to contact me at 208-576-3625 or by email at kprewett@tollbrothers.com.

Sincerely,

Kyle Prewett

Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers

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-25-08
Date Application Received: 06/26/2025 Fee Paid: $2730.00
Processed by: City:

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative ✓

Applicant Name: Toll Southwest LLC
Applicant Address: 3103 W. Sheryl Dr., Suite 100, Meridian, ID Zip: 83642
Phone: 208.424.0020 Email: mtaylor1@tollbrothers.com

Owner Name: Toll Southwest LLC
Owner Address: Zip:
Phone: Email:

Representative (e.g., architect, engineer, developer):
Contact: Kyle Prewett Firm Name: Toll Brothers
Address: 3103 W. Sheryl Dr., Suite 100, Meridian, ID Zip: 83642
Phone: 208.576.3625 Email: kprewett@tollbrothers.com

Property Information:

Subdivision Name: Rosti Farms Subdivision Phase: 9
Parcel Number(s): S0404438630
Approved Zoning: R3-PUD-DA Units per acre: 4.02
Total acreage of phase: 9.93 Total number of lots: 43
Residential: 40 Commercial: 0 Industrial: 0
Common lots: 3 Total acreage of common lots: 2.27 Percentage: 22.86%
Percent of common space to be used for drainage: 6.17% Acres: 0.14
Special Flood Hazard Area: total acreage N/A number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	40	40
Number of Common Lots:	3	3
Number of Commercial Lots:	0	0
Roads:	2	2

Amenities: Walking Path, Playground, Picnic Gazebo

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

Subdivision Name: _____ Phase: _____

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

a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.

b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: _____
FIRM effective date(s): mm/dd/year _____
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
Base Flood Elevation(s): AE____.0 ft., etc.: _____

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

Application Requirements:

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

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

✓	One (1) 11” X 17” copy of the Final landscape plan	BN
✓	Electronic copy of site grading & drainage plans**	BN
✓	Electronic copy of originally approved Preliminary Plat**	BN
✓	Electronic copy of a Plat with all phases marked with changes, if applicable**	BN
✓	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	BN
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
✓	Electronic copy of streetlight **design** and **location** information	BN
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
N/A	Electronic copy of all easement agreements submitted to the irrigation companies	
✓	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	BN
✓	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R’s <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs)</u> 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.	BN
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

FEE REQUIREMENT:

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

Kyle Prewett

Applicant/Representative Signature

6/17/25

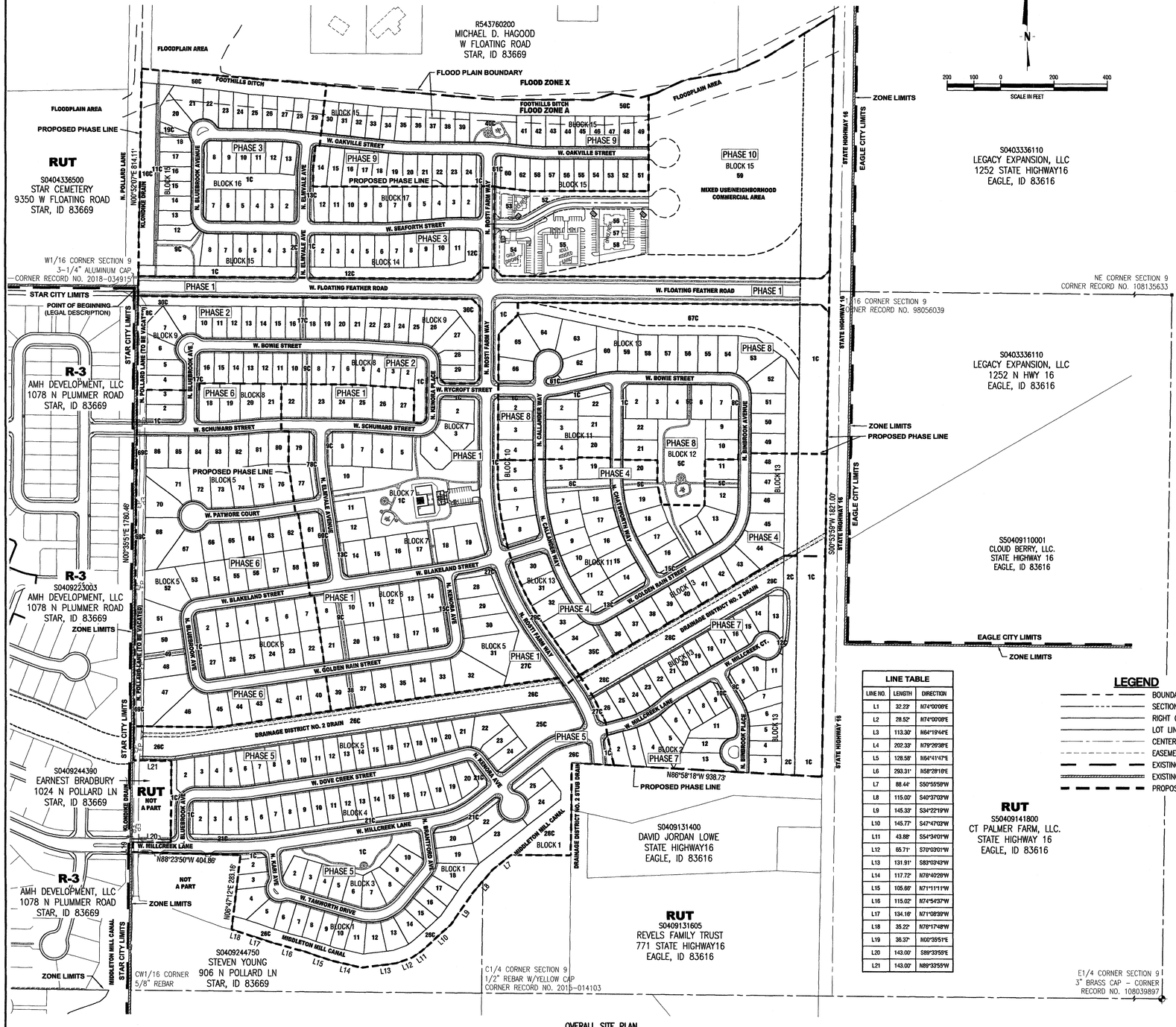
Date

PRELIMINARY PLAT

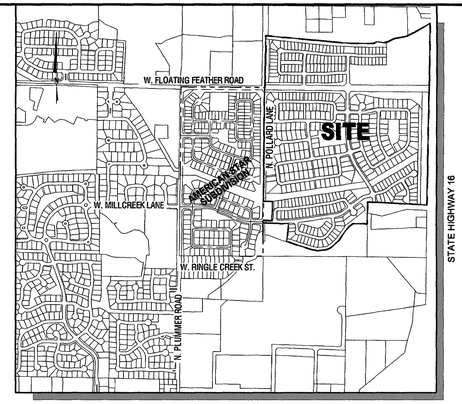
REVISED ROSTI FARMS SUBDIVISION

STAR, IDAHO

A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09
T.4N., R.1W., B.M. STAR, ADA COUNTY, IDAHO



OVERALL SITE PLAN
SCALE: 1" = 200'



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 16001C0130H, DATED FEBRUARY 19, 2003.
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 TWELVE (12) 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 FROM THE MIDDLETON MILL IRRIGATION DISTRICT AND FOOTHILL DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS SHALL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
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 WITHIN THE PUD.
8. LOTS 1, 25, AND 26, BLOCK 1; LOTS 1 AND 10, BLOCK 2; LOT 1, BLOCK 3; LOTS 1 AND 21, BLOCK 4; LOTS 1, 25, 26, 27, 38, 49, 60, 69 AND 78, BLOCK 5; LOTS 1, 9, AND 15, BLOCK 6; LOTS 1, 9, AND 13, BLOCK 7; LOTS 1, 9 AND 17, BLOCK 8; LOTS 1, 8, 17, AND 30, BLOCK 9; LOT 1, BLOCK 10; LOTS 1, 6 AND 13, BLOCK 11; LOTS 1, 5, 8, AND 15, BLOCK 12; LOTS 1, 2, 8, 12, 27, 28, 29, 35, 61 AND 67 BLOCK 13; LOTS 1 AND 12, BLOCK 14; LOTS 1, 2, 9, 10, 11, 19, 40, 50 AND 61, BLOCK 15; LOT 1, BLOCK 16; LOTS 1 AND 13, BLOCK 17. ARE OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS, EXCEPT LOTS 53-59, BLOCK 15 WHICH MAY BE DEVELOPED AS MIXED USE.
9. DIRECT LOT ACCESS TO N. POLLARD LANE, W. FLOATING FEATHER ROAD, AND STATE HIGHWAY 16 IS PROHIBITED.

PRELIMINARY PLAT DATA

TOTAL ACRES	171.70 AC
SINGLE-FAMILY RESIDENTIAL	86.38 AC
FUTURE MIXED USE COMMERCIAL AREA	16.97 AC
PUBLIC RIGHT-OF-WAY	26.44 AC
W. FLOATING FEATHER ROAD RIGHT-OF-WAY	5.16 AC
FUTURE STATE HWY 16 RIGHT-OF-WAY (SOUTH OF FLOATING FEATHER)	4.30 AC
OPEN SPACE (USABLE & ADDITIONAL OPEN SPACE)	32.45 AC

TOTAL LOTS	493
SINGLE-FAMILY RESIDENTIAL LOTS	426
MIXED-USE LOTS (COMMERCIAL AREA)	7
OPEN SPACE LOTS	60
SINGLE-FAMILY RESIDENTIAL PERCENTAGE	50.31%
MIXED-USE AREA PERCENTAGE	9.88%
PUBLIC RIGHT-OF-WAY PERCENTAGE	20.91%
OPEN SPACE/COMMON PERCENTAGE	18.90%

SINGLE FAMILY LOT DISTRIBUTION		426
55' WIDE LOTS	(57.04%)	243
75' WIDE LOTS	(42.96%)	183

USEABLE COMMON OPEN SPACE	(15.30%)	24.45 AC
DRAINAGE DISTRICT #2 DRAIN (MULTI USE PATHWAY)		5.84 AC
CENTRAL AMENITY AREA (POOL FACILITY/PLAY EQUIP.)		2.92 AC
POCKET PARK (PUBLIC SHELTER/PLAZA)		1.04 AC
PEDESTRIAN PATHWAY LOTS		0.94 AC
COMMON LOT WITH PATHWAY		0.65 AC
EASTERLY CENTRAL COMMON LOT (PLAY EQUIP.)		1.82 AC
POLLARD LANE (TO BE VACATED) MULTI-USE PATHWAY		1.38 AC
NORTH AMENITY COMMON LOT (PLAY EQUIP.)		0.44 AC
LINEAR OPEN SPACE (NORTH)		0.59 AC
PEDESTRIAN PATHWAYS/OPEN AREA		0.50 AC
MILLCREEK LANE COLLECTOR BUFFERS		1.06 AC
ROSTI FARM WAY COLLECTOR BUFFERS		1.37 AC
FLOATING FEATHER/ROSTI FARM BUFFERS		3.90 AC
STATE HIGHWAY 16 LANDSCAPE BUFFERS (RESIDENTIAL AREA)		1.75 AC
POLLARD LANE SIDEWALK/LANDSCAPE BUFFER		0.25 AC

ADDITIONAL COMMON OPEN SPACE	8.00 AC
MIDDLETON MILL CANAL/STUB DRAIN	2.59 AC
END BLOCK BUFFERS	1.27 AC
CUL-DE-SAC BUFFER	0.01 AC
STORM DRAIN LOTS	0.61 AC
KLONDIKE DRAIN LOT	0.89 AC
FOOTHILLS DITCH LOT	2.63 AC

TOTAL COMMON OPEN SPACE	32.45 AC
TOTAL COMMON OPEN SPACE PERCENTAGE	20.43%

ACREAGE USED TO CALCULATE OPEN SPACE REQUIREMENT: 158.85 AC
(EXCLUDES SH-16 R-O-W = 6.69 AC. & FLOATING FEATHER R-O-W = 5.16 AC.)

ZONING
EXISTING: RUT/MU PROPOSED: R-3-PUD

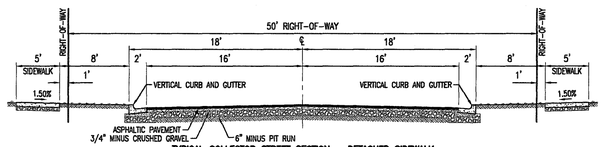
RESIDENTIAL DENSITY (Du/AC)
GROSS RESIDENTIAL DENSITY 2.75
(EXCLUDES MIXED USE AREA-16.97 AC.)

LOT AREA DATA
MINIMUM LOT SIZE 6,000 SF
AVERAGE LOT SIZE 8,832 SF

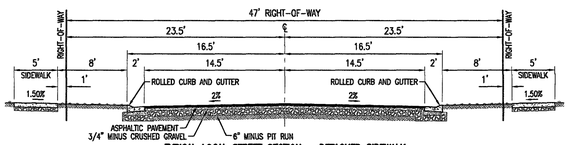
SITE AMENITIES
SWIMMING POOL FACILITY, (3) PLAYGROUND EQUIPMENT AREAS, (3) PICNIC GAZEBO AREAS, (2) MULTI-USE PATHWAYS, (1) PLAZA/PICNIC SHELTER SITTING AREA, AND MICRO-PATHS

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	32.23'	N74°00'09"E
L2	28.52'	N74°00'09"E
L3	113.30'	N64°19'44"E
L4	202.33'	N79°26'38"E
L5	128.58'	N64°41'47"E
L6	293.31'	N58°28'18"E
L7	88.44'	S50°55'59"W
L8	115.00'	S40°37'03"W
L9	145.33'	S34°22'19"W
L10	145.77'	S47°47'03"W
L11	43.88'	S54°34'01"W
L12	65.71'	S70°03'01"W
L13	131.91'	S83°03'43"W
L14	117.72'	N78°40'26"W
L15	105.68'	N71°11'11"W
L16	115.02'	N74°54'37"W
L17	134.16'	N71°08'39"W
L18	35.22'	N76°17'48"W
L19	36.37'	N00°35'51"E
L20	143.00'	S89°33'55"E
L21	143.00'	N89°33'55"W

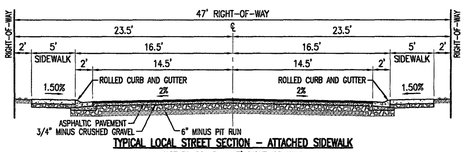
LEGEND
- BOUNDARY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING CITY LIMITS
- EXISTING ZONING LINE
- PROPOSED PHASE LINE



TYPICAL COLLECTOR STREET SECTION – DETACHED SIDEWALK
NOT TO SCALE – 50' RIGHT-OF-WAY



TYPICAL LOCAL STREET SECTION – DETACHED SIDEWALK
NOT TO SCALE – 47' RIGHT-OF-WAY



TYPICAL LOCAL STREET SECTION – ATTACHED SIDEWALK
NOT TO SCALE – 47' RIGHT-OF-WAY

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PROFESSIONAL ENGINEER
REGISTERED
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15808
STATE OF IDAHO

NO.	DESCRIPTION	DATE	BY
REVISIONS			
1	PRELIMINARY PLAT REV.	01/08/20	KDH
2	PRELIMINARY PLAT REV.	06/05/20	RLS

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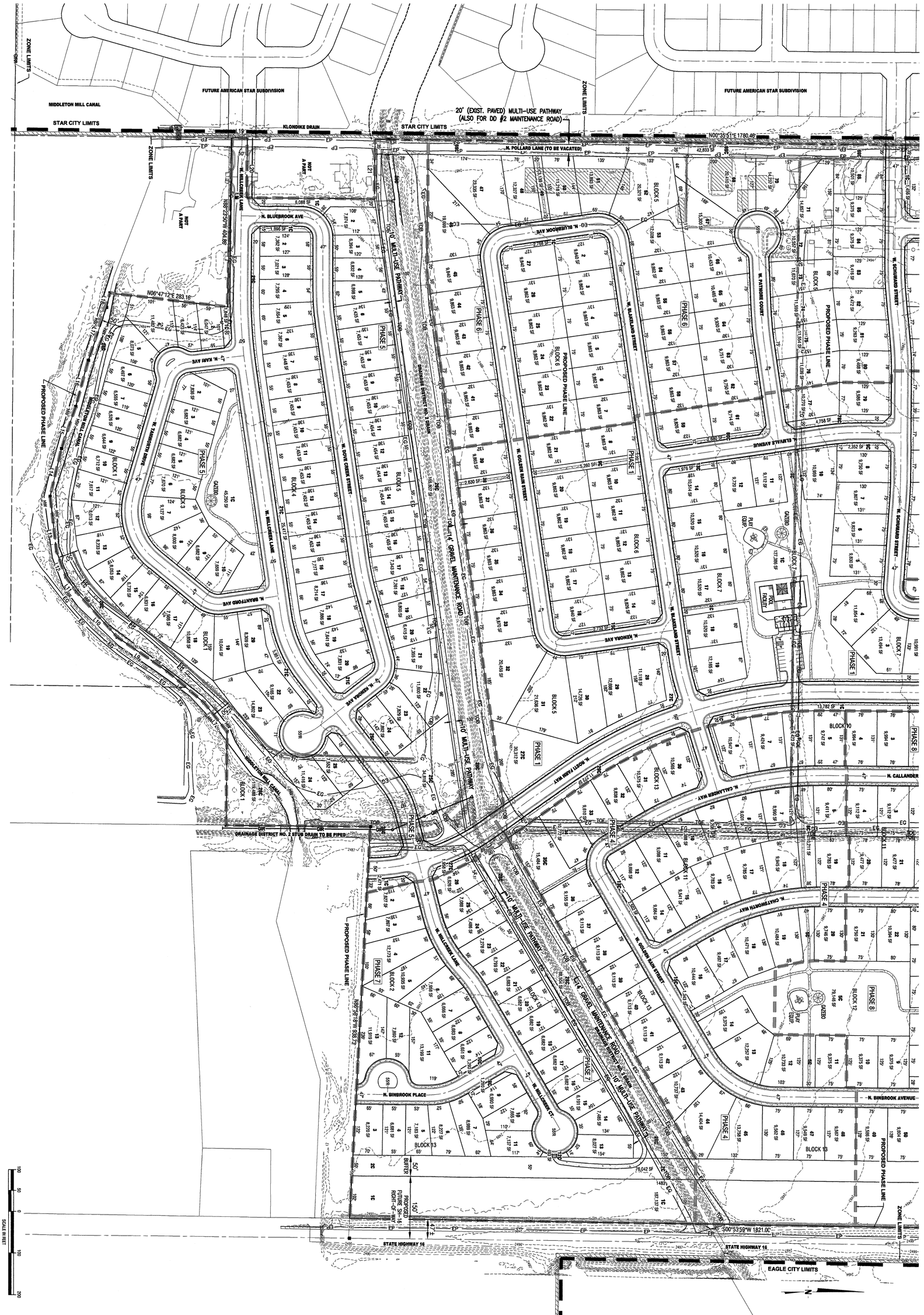
ROSTI FARMS SUBDIVISION
A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09, T.4N., R.1W., B.M.

PRELIMINARY PLAT

DATE ISSUED	02/03/2020
PROJECT NO.	190515
DWG. FILE	190515-P-PREL.dwg
SCALE	AS SHOWN
DRAWN BY	KDH
CHECKED BY	BZM

PP-01

SHEET 1 OF 3



ROSTI FARMS SUBDIVISION

A PORTION OF THE NE 1/4 OF THE NW1/4 SECTION 09, T.4N., R.1W., B.M.

PRELIMINARY PLAT

PP-02

SHEET 2 OF 3

DATE ISSUED	02/05/2020
PROJECT NO.	19951S
DWG. FILE	19951S-PP02.dwg
SCALE	AS SHOWN
DRAWN BY	KDH
CHECKED BY	RDH

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REVISIONS			
NO.	DESCRIPTION	DATE	BY
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KENT D. HOWE — STATE OF IDAHO — 9512 — PROFESSIONAL ENGINEER

RYAN D. STROSCHEIN — STATE OF IDAHO — 12116 — REGISTERED LAND SURVEYOR

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PROFESSIONAL ENGINEER
REGISTERED
KATHLEEN M. STROSCHEIN
6360
12/5/2020
STATE OF IDAHO

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAT REV.	01/08/20	KDH
2	PRELIMINARY PLAT REV.	06/05/20	RLS

REVISIONS

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ROSTI FARMS SUBDIVISION

A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09, T.4N., R.1W., B.M.

PRELIMINARY PLAT

DATE ISSUED	02/03/2020
PROJECT NO.	190515
DWG. FILE	190515-P-PREL.dwg
SCALE	AS SHOWN
DRAWN BY	KDH
CHECKED BY	BZM

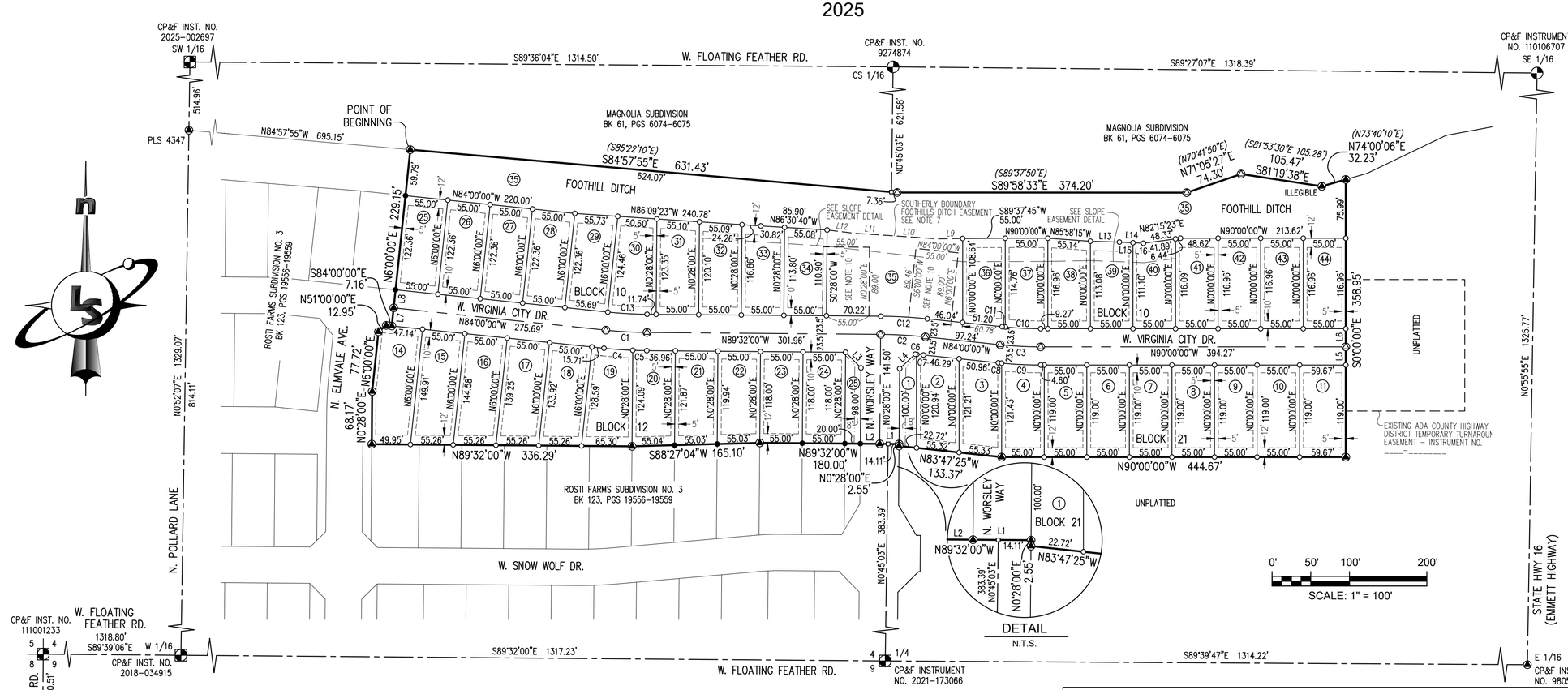
PP-03

SHEET 3 OF 3

BOOK ____ , PAGE _____

ROSTI FARMS SUBDIVISION NO. 9

LOCATED IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 4, T. 4 N., R. 1 W., B.M.
CITY OF STAR, ADA COUNTY, IDAHO
2025

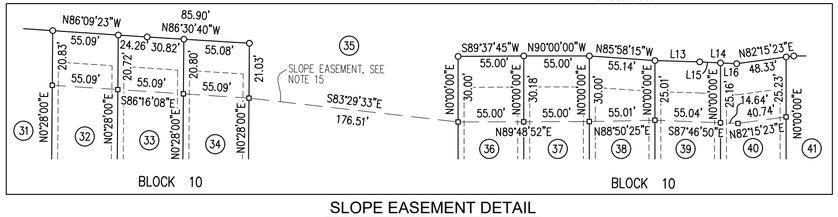


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.00'	N89°32'00"W
L2	25.00'	N89°32'00"W
L3	28.28'	S44°32'00"E
L4	27.41'	N47°12'17"E
L5	23.50'	S0°00'00"E
L6	23.50'	S0°00'00"E
L7	23.50'	N6°00'00"E
L8	23.50'	N6°00'00"E
L9	31.84'	S89°11'28"W
L10	77.04'	N86°06'48"W
L11	29.81'	N86°22'25"W
L12	37.01'	N83°12'15"W
L13	37.54'	N88°15'55"W
L14	31.00'	N87°13'31"W
L15	17.49'	S87°13'31"E
L16	13.51'	S87°13'31"E

NOTES

1. 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 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 TWELVE (12) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
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 MIDDLETON IRRIGATION ASSOCIATION, INC. AND FOOTHILLS DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY THESE IRRIGATION ENTITIES.
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 35, BLOCK 10; LOT 25, BLOCK 12 AND LOT 1, BLOCK 21 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY HEIRLOOM RIDGE HOMEOWNERS ASSOCIATION, INC., OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE. LOT 35, BLOCK 10 IS SUBJECT TO A FOOTHILL DITCH COMPANY EASEMENT FOR OPERATION AND MAINTENANCE OF THE FOOTHILL DITCH AS SHOWN.
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. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2020-156437, RECORDS OF ADA COUNTY, IDAHO.
10. A PORTION OF LOTS 34 AND 35, BLOCK 10 AS SHOWN HEREON IS SERVIENT TO AND CONTAINS THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THIS LOT IS 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 AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO.
12. DIRECT LOT OR PARCEL ACCESS TO N. WORSLEY STREET IS PROHIBITED.
13. THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2021-176543, ADA COUNTY RECORDS, AND AS MAY BE AMENDED.
14. ACCORDING TO FEMA FLOOD MAP PANEL 130 NUMBER 16001C0130J AND THE LETTER OF MAP REVISION DETERMINATION DOCUMENT EFFECTIVE OCTOBER 14, 2021, THAT PORTION OF THE FOOTHILL DITCH WHICH IS LOCATED WITHIN LOT 35, BLOCK 10 IS DESIGNATED AS ZONE AE FLOOD HAZARD AREA. THE AREA SOUTHERLY OF AND OUTSIDE OF THE FOOTHILL DITCH IS DESIGNATED AS ZONE X.
15. LOTS 32 THROUGH 40, BLOCK 10 ARE SUBJECT TO A SLOPE EASEMENT AS SHOWN FOR THE FOOTHILL DITCH. ANY GRADING ACTIVITY WITHIN SAID EASEMENT IS SUBJECT TO REVIEW AND APPROVALS OF THE FOOTHILL DITCH COMPANY.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	53.12'	550.00'	5°32'00"	S86°46'00"E	53.10'
C2	57.95'	600.00'	5°32'00"	N86°46'00"W	57.92'
C3	52.36'	500.00'	6°00'00"	S87°00'00"E	52.34'
C4	37.35'	573.50'	3°43'53"	S85°51'56"E	37.34'
C5	18.04'	573.50'	1°48'08"	S88°37'56"E	18.04'
C6	1.66'	576.50'	0°09'54"	N84°58'40"W	1.66'
C7	9.01'	576.50'	0°53'43"	N84°26'51"W	9.01'
C8	4.35'	523.50'	0°28'32"	S84°14'16"E	4.35'
C9	50.48'	523.50'	5°31'28"	S87°14'16"E	50.46'
C10	45.80'	476.50'	5°30'26"	S87°14'47"E	45.78'
C11	4.10'	476.50'	0°29'34"	S84°14'47"E	4.10'
C12	60.22'	623.50'	5°32'00"	N86°46'00"W	60.19'
C13	50.85'	526.50'	5°32'00"	S86°46'00"E	50.83'



SLOPE EASEMENT DETAIL
N.T.S.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT SIDEWALK EASEMENT, INSTRUMENT NO. ____-_____
- SLOPE EASEMENT, SEE NOTE 15
- OTHER EASEMENT LINE AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- SET 5/8"x30" REBAR w/PLASTIC CAP
- SET 1/2"x24" REBAR w/PLASTIC CAP
- FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
- FOUND 1/2" REBAR, PLS 11118 OR AS NOTED
- CALCULATED POINT, NOT SET
- (11) LOT NUMBER
- (S85°22'10"E) RECORD DATA

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF MAGNOLIA SUBDIVISION, ROSTI FARMS SUBDIVISION NO. 3, INFORMATION FROM RECORD OF SURVEY NUMBERS 109, 111, 2649, 4288, 6767, 7072, 11174, 14570, 14600, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 04/24/25 STATE OF IDAHO CLINTON W. HANSEN

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JOB NO. 19-108

SHEET 1 OF 2

ROSTI FARMS SUBDIVISION NO. 9

BOOK ____ , PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF ROSTI FARMS SUBDIVISION NO. 9;

A PARCEL BEING A PORTION OF THE SE ¼ OF THE SW ¼ AND THE SW ¼ OF THE SE ¼ OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 4, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE NW ¼ (W ¼ CORNER) OF SECTION 9 BEARS S 0°30'24" W A DISTANCE OF 2640.51 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF THE SW ¼ OF SAID SECTION 4 S 89°39'06" E A DISTANCE OF 1318.80 FEET TO AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE SE ¼ OF THE SW ¼ OF SAID SECTION 4 (W 1/16 CORNER), SAID POINT BEING ON THE WESTERLY BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 3, AS SHOWN IN BOOK 123 OF PLATS ON PAGES 19556 THROUGH 19559, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3 AND THE SAID SE ¼ OF THE SW ¼ N 0°52'07" E A DISTANCE OF 814.11 FEET TO A 5/8 INCH IRON PIN MONUMENT MARKING THE SOUTHWESTERLY CORNER OF MAGNOLIA SUBDIVISION, AS SHOWN IN BOOK 61 OF PLATS ON PAGES 6074 AND 6075, RECORDS OF ADA COUNTY, IDAHO, ALSO BEING THE NORTHWESTERLY CORNER OF SAID ROSTI FARMS SUBDIVISION NO. 3;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3 AND THE SOUTHERLY BOUNDARY OF SAID MAGNOLIA SUBDIVISION S 84°57'55" E (FORMERLY S 85°22'10" E) A DISTANCE OF 695.15 FEET TO A 5/8 INCH IRON PIN MONUMENT MARKING AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3, THE POINT OF BEGINNING;

THENCE LEAVING THE BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3 AND CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID MAGNOLIA SUBDIVISION THE FOLLOWING COURSES AND DISTANCES:

THENCE CONTINUING S 84°57'55" E (FORMERLY S 85°22'10" E) A DISTANCE OF 631.43 FEET TO A POINT;

THENCE S 89°58'33" E (FORMERLY S 89°37'50" E) A DISTANCE OF 374.20 FEET TO A POINT;

THENCE N 71°05'27" E (FORMERLY N 70°41'50" E) A DISTANCE OF 74.30 FEET TO A POINT;

THENCE S 81°19'38" E A DISTANCE OF 105.47 FEET (FORMERLY S 81°53'30" E, 105.28 FEET) TO A POINT;

THENCE N 74°00'06" E (FORMERLY N 73°40'10" E) A DISTANCE OF 32.23 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 0°00'00" E A DISTANCE OF 358.95 FEET TO A POINT;

THENCE N 90°00'00" W A DISTANCE OF 444.67 FEET TO A POINT;

THENCE N 83°47'25" W A DISTANCE OF 133.37 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3;

THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 0°28'00" E A DISTANCE OF 2.55 FEET TO A POINT;

THENCE N 89°32'00" W A DISTANCE OF 180.00 FEET TO A POINT;

THENCE S 88°27'04" W A DISTANCE OF 165.10 FEET TO A POINT;

THENCE N 89°32'00" W A DISTANCE OF 336.29 FEET TO A POINT;

THENCE N 0°28'00" E A DISTANCE OF 68.17 FEET TO A POINT;

THENCE N 6°00'00" E A DISTANCE OF 77.72 FEET TO A POINT;

THENCE N 51°00'00" E A DISTANCE OF 12.95 FEET TO A POINT;

THENCE S 84°00'00" E A DISTANCE OF 7.16 FEET TO A POINT;

THENCE N 6°00'00" E A DISTANCE OF 229.15 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 9.93 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

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

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

_____

BY RYAN HAMMONS, DIVISION PRESIDENT

ACKNOWLEDGMENT

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

ON THIS ____ DAY OF _____ , 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RYAN HAMMONS, KNOWN TO ME TO BE THE DIVISION PRESIDENT OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIABILITY COMPANY'S NAME.

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

MY COMMISSION EXPIRES_____

RESIDING AT _____

_____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

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

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO 04/29/25 CLINTON W. HANSEN

CLINTON W. HANSEN
PLS 11118

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JOB NO. 19-108

ROSTI FARMS SUBDIVISION NO. 9

BOOK ____ , PAGE _____

HEALTH CERTIFICATE

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

_____

CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF CITY COUNCIL

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

_____

CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

_____

CITY ENGINEER ~ STAR, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

_____

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

_____

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____ _____

COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } 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 STATE OF IDAHO CLINTON W. HANSEN 11118 01/24/25

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JOB NO. 19-108

SHEET 3 OF 3

NOTES

1. REFERENCE SHEET L1-L2 FOR DETAILED LANDSCAPE PLANS.
2. REFERENCE SHEET L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES & DETAILS.
3. REFERENCE SHEET L4 FOR LANDSCAPE AND IRRIGATIONS SPECIFICATIONS.

NORTH

0' 160' 320' 480'

SCALE 1" = 160'

Issue Description	Date
ISSUE	12-17-24
CITY COMMENTS	4-21-25

STATE OF IDAHO — LICENSED LANDSCAPE ARCHITECT — 6535

JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

ROSTI FARMS SUBDIVISION NO. 9

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2013

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

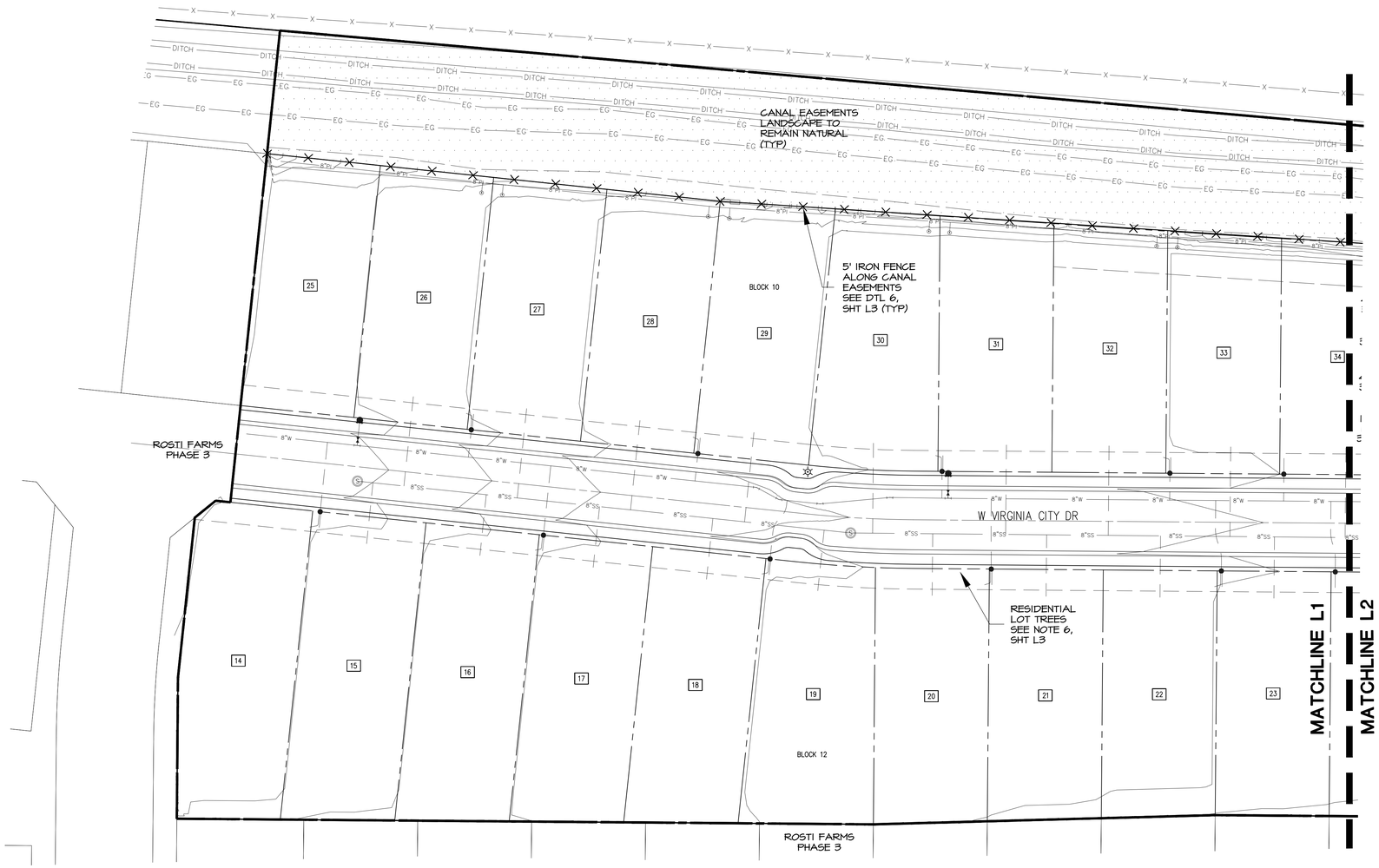
Sheet Title

OVERALL PLAN

Sheet Number

L0

1 of 5 Sheets



PLANT SCHEDULE

(REFERENCE SHT L3)

SYM	COMMON NAME
EVERGREEN TREES	
SR	SKYROCKET JUNIPER
VP	VANDERWOLFS PINE
WW	KEEPING WHITE SPRUCE
SHADE TREES (CLASS III)	
RO	RED OAK

APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, SHT L3):

	STREET TREES (CLASS II)
PS	GREENSPIRE LINDEN PYRAMIDAL EUROPEAN HORNBEAM SKYLINE HONEYLOCUST PACIFIC SUNSET MAPLE REDSPIRE PEAR MORAINE SWEETGUM TULIP TREE

ORNAMENTAL TREES (CLASS I)	
CP	CHANTICLEER PEAR
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BE	BLACK EYED SUSAN
CR	RED FLOWER CARPET ROSE
GL	GRO-LOW SUMAC
KF	KARL FOERSTER REED GRASS
SW	SUMMERWINE NINEBARK

LAWN

6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L3.

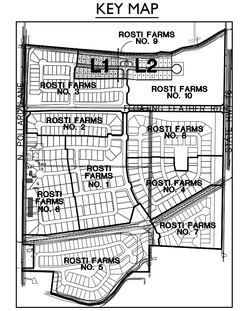
6' VINYL LATTICE TOP FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, SHT L3.

5' IRON FENCE ALONG CANAL EASEMENTS (TYP). SEE DTL 6, SHT L3.

NOTES

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

KEY MAP



NORTH

0' 30' 60' 90'

SCALE 1" = 30'

Issue Description	Date
ISSUE	12-17-24
CITY COMMENTS	4-21-25

JENSENBELTS ASSOCIATES

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ROSTI FARMS SUBDIVISION NO. 9

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

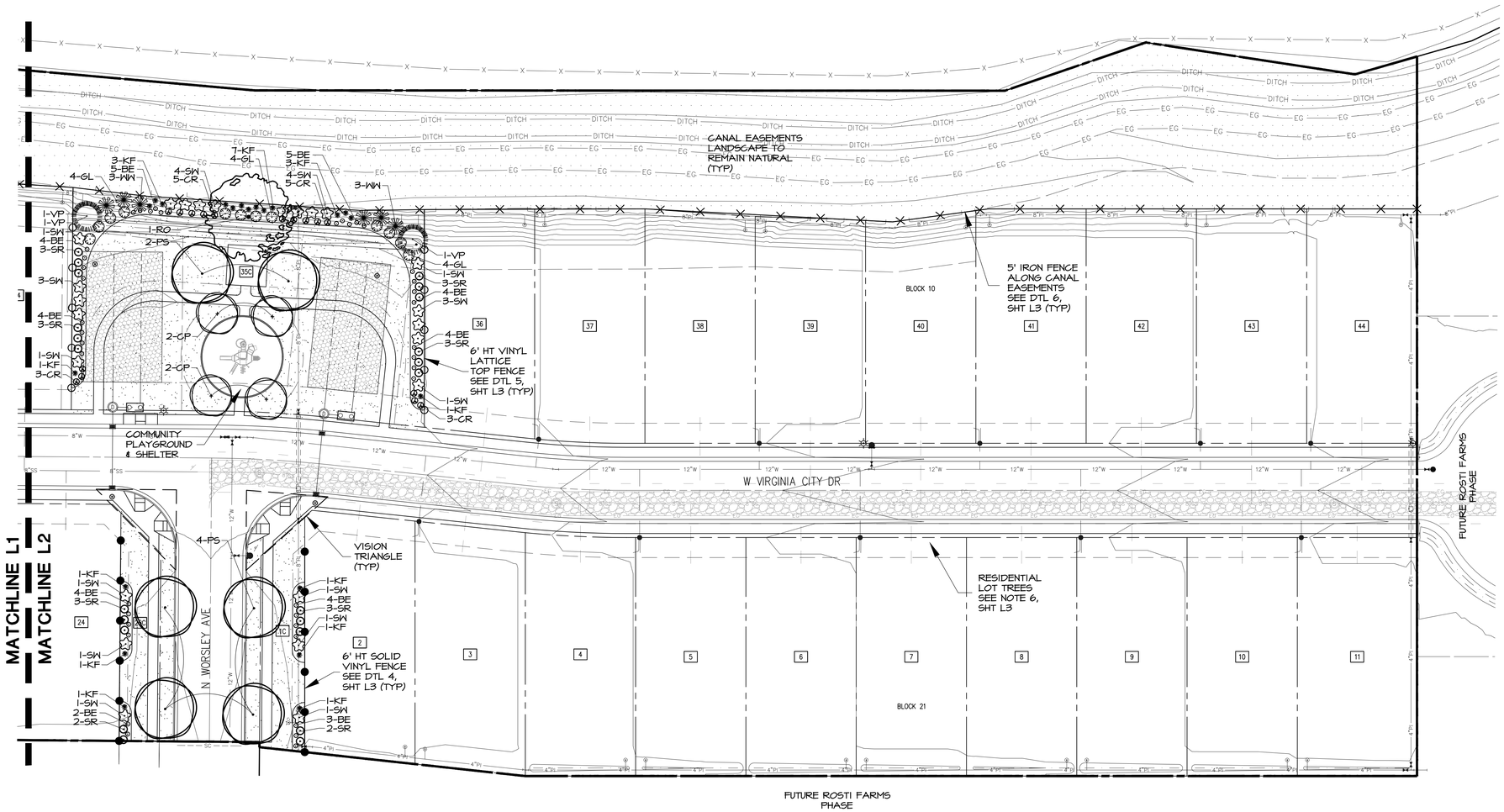
Job Number 2013

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

Sheet Title: LANDSCAPE PLAN

Sheet Number: L1

2 of 5 Sheets



PLANT SCHEDULE

(REFERENCE SHT L3)

SYM	COMMON NAME
EVERGREEN TREES	
SR	SKYROCKET JUNIPER
VP	VANDERWOLFS PINE
WW	KEEPING WHITE SPRUCE
SHADE TREES (CLASS III)	
RO	RED OAK

APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, SHT L3):

	STREET TREES (CLASS II)
PS	GREENSPIRE LINDEN PYRAMIDAL EUROPEAN HORNBEAM SKYLINE HONEYLOCUST PACIFIC SUNSET MAPLE REDSPIRE PEAR MORAINE SWEETGUM TULIP TREE

ORNAMENTAL TREES (CLASS I)	
CP	CHANTICLEER PEAR
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BE	BLACK EYED SUSAN
CR	RED FLOWER CARPET ROSE
GL	GRO-LOW SUMAC
KF	KARL FOERSTER REED GRASS
SW	SUMMERWINE NINEBARK

LAWN

6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L3.

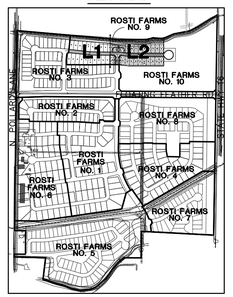
6' VINYL LATTICE TOP FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, SHT L3.

5' IRON FENCE ALONG CANAL EASEMENTS (TYP). SEE DTL 6, SHT L3.

NOTES

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

KEY MAP



NORTH

0' 30' 60' 90'

SCALE 1" = 30'

Issue Description	Date
ISSUE	12-17-24
CITY COMMENTS	4-21-25

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ROSTI FARMS SUBDIVISION NO. 9

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2013

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

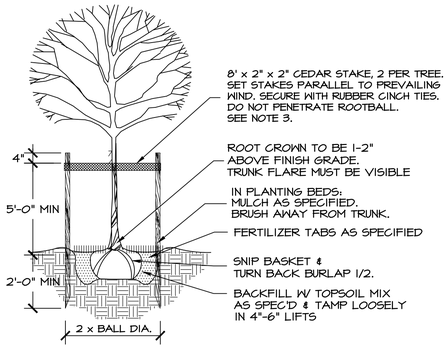
Sheet Title

LANDSCAPE PLAN

Sheet Number

L2

3 of 5 Sheets



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

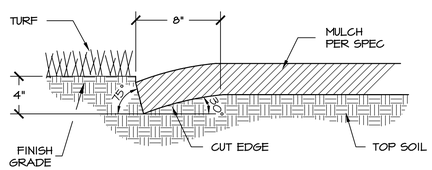
(1) TREE PLANTING/STAKING

NOT TO SCALE

NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

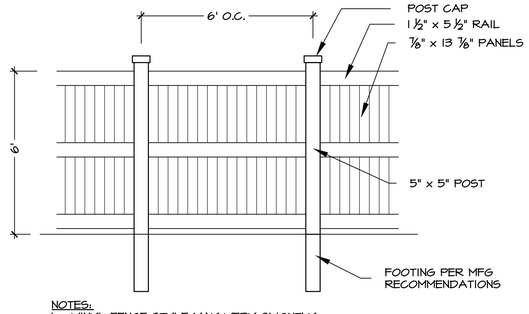
(2) SHRUB PLANTING

NOT TO SCALE



(3) PLANTER CUT BED EDGE

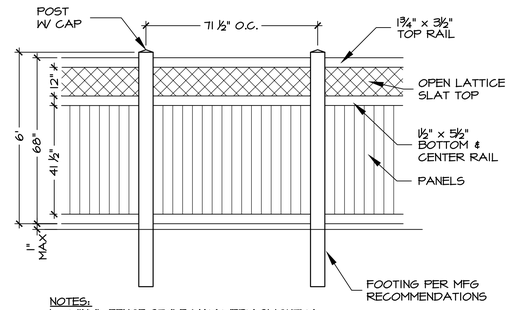
NOT TO SCALE



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

(4) VINYL FENCE

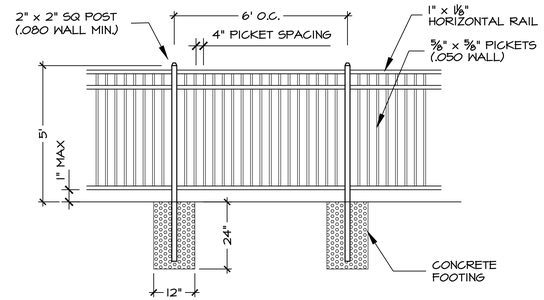
NOT TO SCALE



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

(5) VINYL LATTICE TOP FENCE

NOT TO SCALE



NOTES:
1. IRON FENCE STYLE MAY VARY SLIGHTLY.

(6) 5' IRON FENCE

NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
EVERGREEN TREES				
SR	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	6-8' HT B&B	15' HT x 3' W
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B	25' HT x 12' W
WW	WEEPING WHITE SPRUCE	PICEA GLAUCA 'PENDULA'	6-8' HT B&B	25' HT x 8' W
SHADE TREES (CLASS III)				
RO	RED OAK	QUERCUS RUBRA	2" CAL B&B	70' HT x 45' W
APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, THIS SHT):				
STREET TREES (CLASS II)				
	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL B&B	45' HT x 30' W
	PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2" CAL B&B	40' HT x 30' W
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B	40' HT x 30' W
PS	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B&B	30' HT x 25' W
	REDSPIRE PEAR	PYRUS CALLERYANA 'REDSPIRE'	2" CAL B&B	30' HT x 25' W
	MORAINE SWEETGUM	LIQUIDAMBER STYRACIFLUA 'MORAINE'	2" CAL B&B	40' HT X 40' W
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B	50' HT x 30' W
ORNAMENTAL TREES (CLASS I)				
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B	30' HT x 15' W
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS				
BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL	2' HT x 2' W
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL	3' HT x 3' W
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	2.5' HT x 6' W
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W
SW	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W

LAWN

6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, THIS SHT.

6' VINYL LATTICE TOP FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, THIS SHT.

5' IRON FENCE ALONG CANAL EASEMENTS (TYP). SEE DTL 6, THIS SHT.

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH STAR CITY ORDINANCE REQUIREMENTS.
2. REFER TO THIS SHT FOR LANDSCAPE DETAILS AND SHT L4 - SPEC SECTION 32 90 00 FOR LANDSCAPE SPECIFICATIONS.
3. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PERFORMANCE SPEC SECTION 32 84 00, SHT L4.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS (IF PRESENT).
5. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
6. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. **BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS.** TREES TO BE SELECTED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON THIS SHT. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
8. ALL EXISTING TREES ON-SITE TO BE EVALUATED FOR LOCATION, HEALTH, AND DESIRABILITY PRIOR TO REMOVAL.

LANDSCAPE CALCULATIONS

NUMBER OF TREES PROVIDED ON COMMON LOTS: 35

THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

DEVELOPER
TOLL SOUTHWEST
3103 W. SHERYL DRIVE, STE 100
MERIDIAN, ID 83642
Phone (208) 424-0020

Issue Description	Date
ISSUE	12-17-24
CITY COMMENTS	4-21-25

JENSENBELTS ASSOCIATES
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ROSTI FARMS SUBDIVISION NO. 9
STAR, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2013

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE DETAILS

Sheet Number
L3
4 of 5 Sheets

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

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

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

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

1.4 SUBMITTALS
A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING
A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
D. Do not remove container-grown stock from containers until planting time.
E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS
A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING
A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY
A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL
A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen.
Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%

3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

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

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

2.3 SOIL AMENDMENTS
A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
2. Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
3. Commercial fertilizer "C" for lawn areas three to four weeks after planting sod. Organic Fertilizer Milorganite (6-0-2) type or equal.
C. Herbicide: Pre-emergent for topical application in planting beds. Oxiadiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS
A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS
A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from the The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
B. Mulch: Rock mulch for planting beds to be: Crushed Stone Perma Bark - dark color. 1/2" max size. 3" thick in all areas. Provide samples of rock mulch for approval by architect and ownership group prior to installation. Rock mulch to be placed over woven weed barrier fabric installed per manufacturer's instructions.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL
A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
Compost: Lawn Areas: 1/4 compost, : 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacture's recommendations.
C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS
A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

3.4 PREPARATION OF PLANTING BEDS
A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS
A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacture's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
1. Provide 3 inches thickness of mulch.
E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
H. Guy and stake trees immediately after planting, as indicated.
I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.6 SODDING NEW LAWNS
A. General: Install lawn sod in all areas designated on the drawings.
B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
4. Add fertilizer "B" at the manufacturer's recommended application rate.
E. Water sod thoroughly with a fine spray immediately after planting.
F. Sodded Lawn Establishment
1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE
A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

3.8 CLEANUP AND PROTECTION
A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.9 INSPECTION AND ACCEPTANCE
A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:
A. General and Supplementary Conditions, and Division 1 General Requirements.

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

1.3 SUBMITTALS
A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
C. Record Drawings: At completion of this work, submit to the Contractor:
1. Record Drawings; reproducible and five prints.
2. Operations and Maintenance information (2 copies), including:
a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
b. Operation, adjustment of system and components instructions.
c. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.
f. Submit five copies.

1.4 GUARANTEE
A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE
A. Contractor shall be licensed in the State in which this work is being performed.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

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

1.7 EXTRA EQUIPMENT
A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
2. Wrench for each sprinkler head cover type.
3. Two (2) sprinkler head bodies of each size and type.
4. Two (2) nozzles for each size and type used.
B. Store above items safely until Substantial Completion.
C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS
A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
a. Pressure lines: Schedule 40 solvent weld.
b. Lateral lines: Class 200 pvc.
c. Sleeving: Class 200 pvc.
2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
4. Solvent: NSF approved solvent for Type I & II PVC.
B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
2. Fittings: Schedule 80 PVC.
3. Clamps: Stainless Steel.
C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS
A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM
A. General; Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING
A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber valve if not connected to potable water.
2. Drip Control Zone Kit: Hunter PCZ-101.
C. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.
D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
2. Size: 3/4 inch.
E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
G. Filter: Netafim Model DF075-120, 3/4" filter; one per drip zone.
H. Air Relief Valve: Netafim Model TLAVRV,

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

PART 3 - EXECUTION

3.1 GENERAL
A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
C. Install system and components in strict accordance with manufacturer's recommendations.
D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS
A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

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

3.4 TRENCHING AND BACKFILLING
A. Trenching and backfilling shall be per applicable ISPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
C. Surround lines with 2 inches of clean rock-free material on all sides.

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

3.6 CIRCUIT VALVES
A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION
A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

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

D. Techline Drip Line: Place in shallow furrow at 1"-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS
A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch
2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION
A. Bury wires beside or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER
A. Install on site as approved. Verify location with Owner Representative.
B. Install typewritten legend inside controller door.

3.11 TESTING
A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.
5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance.
6. Provide required testing equipment and personnel.
7. Repair leaks, and retest until acceptance by the Architect.
C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage.
D. Final inspection:
1. Clean, adjust, and balance all systems. Verify that:
a. Remote control valves are properly balanced;
b. Heads are properly adjusted for radius and arc of coverage;
c. The installed system is workable, clean and efficient.
E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

DEVELOPER
TOLL SOUTHWEST
3103 W. SHERYL DRIVE, STE 100
MERIDIAN, ID 83642
Phone (208) 424-0020

Issue	Date
ISSUE	12-17-24
CITY COMMENTS	4-21-25

JENSENBELTS ASSOCIATES
Site Planning
Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

ROSTI FARMS SUBDIVISION NO. 9
STAR, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2013

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE SPECIFICATIONS

Sheet Number
L4
5 of 5 Sheets

STAR FIRE PROTECTION DISTRICT
OFFICE OF THE FIRE MARSHAL

DATE: April 23, 2025

TO: ESE Consultants

CC: City of Star – Planning & Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Comment
FD File/Permit #2025-0121

PROJECT: Rosti Farms Subdivision No. 9 – Final Plat

Fire District Comments:

1. This project can be serviced by the Star Fire Protection District and shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.

2. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

3. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.

    a. The plans submitted by the applicant have been reviewed and are consistent with the code's requirements for fire department access.

4. Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
    a. The submitted plans provided by the applicant have been reviewed and show municipal water service connections with hydrants.
    b. This will meet the intent of the code for fire department water supply.
    c. A fire flow test will be conducted at a later date. The results will determine the maximum allowable buildable square footage based on construction type, as specified in Appendix B of the 2018 International Fire Code.
    d. Developer to provide Hydrant location GIS data to the fire district.

5. Additional review and approval will be required for changes made to this phase for this project. No building permits shall be issued without fire district approval.
6. It shall be the applicant's responsibility to provide a copy of this document to the city/county DSD.

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-25-05

Development Name/Section Rosti Farms Ph 9 CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

☒ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water

☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☐ 14. _____

_____

_____

_____ Reviewed By: _____ Date: 7/22/25

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

Brad Little, Governor
Jess Byrne, Director

July 28, 2025

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

Subject: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 9

Dear Mr. Nickel,

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells are included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Gro Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

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

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

Sincerely,

Troy Smith
Regional Administrator

Outlook

RE: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 9

From Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Date Mon 8/4/2025 10:53 AM
To Barbara Norgrove <bnorgrove@staridaho.org>

Good morning, Barbara –

ITD has no comments.

Thank you!

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov
Book a Meeting with Me!

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, July 22, 2025 1:42 PM
To: jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; data@landprodata.com; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; rgirard@staridaho.org; Kerry.schmidt@intgas.com; ctodd@staridaho.org; jtensen@staridaho.org; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; Brian Duran <Brian.Duran@itd.idaho.gov>; gmprdclerk@gmail.com; carson.miranda@westada.org; reinhart.david@westada.org; RKlein@republicservices.com; Bcopes@cdh.idaho.gov; Dunn, Taylor <TDunn@idahopower.com>; Tammy.middletonirrigation@gmail.com
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 9

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

Outlook

RE: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 9

From Ryan Morgan <RMorgan@StarSWD.com>
Date Tue 7/22/2025 2:17 PM
To Barbara Norgrove <bnorgrove@staridaho.org>
Cc Shawn Nickel <snickel@staridaho.org>; Tim Clark <tclark@starswd.com>

SSWD has no objections to this.

Ryan V. Morgan, P.E.
District Engineer
Star Sewer and Water District
rmorgan@starswd.com
Main Office: 208-286-7388 x3002

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, July 22, 2025 1:42 PM
To: jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3Development.Services@itd.idaho.gov; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <RMorgan@StarSWD.com>; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; Hank Day <HDay@StarSWD.com>; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; niki.benyakhlef@itd.idaho.gov; data@landprodata.com; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; rgirard@staridaho.org; Kerry.schmidt@intgas.com; ctodd@staridaho.org; jtensen@staridaho.org; gis@compassidaho.org; Vincent.Trimboli@itd.idaho.gov; zsmith@adacounty.id.gov; Brian.Duran@itd.idaho.gov; gmprdclerk@gmail.com; carson.miranda@westada.org; reinhart.david@westada.org; RKlein@republicservices.com; Bcopes@cdh.idaho.gov; Dunn, Taylor <TDunn@idahopower.com>; Tammy.middletonirrigation@gmail.com
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 9

From: Shawn Nickel <snickel@staridaho.org>
Sent: Tuesday, July 22, 2025 1:13 PM
To: Barbara Norgrove <bnorgrove@staridaho.org>
Subject: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 9

CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star - Planning & Zoning Department

MEETING DATE: **August 19, 2025**
FILE(S) #: FP-25-09, Final Plat, Fountain Park Subdivision Phase 2

REQUEST

The Applicant is requesting approval of a Final Plat for Fountain Park Subdivision Phase 1 consisting of 82 residential lots and 9 common lots on 18.44 acres. The subject property is generally located on the west side of N. Palmer Lane, approximately ¼ mile north of W. State Street. Ada County Parcel No. S0410315100

REPRESENTATIVE:

Becky McKay
Engineering Solutions, LLP
1029 N. Rosario Street
Meridian, Idaho 83642

OWNER/APPLICANT:

Corey Barton
Challenger Development, Inc.
1977 E. Overland Road
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation - Residential R-5-DA

	Phase 2
Acres -	18.44 acres
Residential Lots – Single Family	49
Residential Lots – Town Homes	33
Common Lots -	8
Commercial Lots -	0

HISTORY

September 7, 2021	Council Tabled applications for Annexation and Zoning (AZ-20-19), Development Agreement (DA-20-24) and Preliminary Plat (PP-20-17) for Fountain Park Subdivision to October 12, 2021.
October 12, 2021	Council approved applications for Annexation and Zoning (AZ-20-19), Development Agreement (DA-20-24), and Preliminary Plat (PP-20-17) for Fountain Park Subdivision. The preliminary plat was approved for 173 single family residential units, 78 townhomes and 27 common lots on 60.21 acres.
December 5, 2023	Council approved applications for the Final Plat of Fountain Park Subdivision, Phase 1 (FP-23-17). Phase 1 included 88 residential lots and 9 common lots on 25.40 acres.

GENERAL DISCUSSION

The Final Plat layout generally complies with the approved Preliminary Plat. The preliminary plat was approved with 173 single family residential lots, 78 townhomes and 27 common lots. Phase 1 contained 88 single family residential lots. Phase 2 includes 49 single family residential lots and 33 Townhome lots. After Phase 2, there are 36 single family residential lots available and 45 Townhome lots available for future phase of Fountain Park.

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

The Preliminary Plat submitted contains 173 single family residential lots, 78 townhomes and 27 common area lots on 60.21 acres. This equates to 4.15 dwelling units per acre. The lots will have access and frontage from public streets. The single-family residential lots will have a range of widths, including 40, 50, 60, and 70 feet with depths ranging from 100 to 120 feet. Lots will range in size from 4,200 square feet to 15,8002 square feet with the average buildable lot being 6,503 square feet. The Townhome lots will range in size from 2,800 square feet to 7,598 square feet with the average buildable lot being 3,769 square feet. The submitted preliminary plat is showing all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Sidewalks are proposed to be attached with a 5-foot, concrete sidewalk on the majority of the internal streets, with detached sidewalk along the collector street from Palmer. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 14.66 acres (24.22%) of open space, including 10.96 acres (18.11%) 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 6 site amenities. The applicant is proposing a pool facility, playground equipment, a picnic gazebo, a pond, pocket park with a pickleball court and multiple pathways and micro

pathways that connect the development to the common areas and amenities. There is also a 1.03-acre open area with a pathway. These amenities satisfy the code requirement for development amenities.

Discussions with ACHD indicate that N. Palmer Lane is designated as a collector road. The applicant will be required to dedicate additional right of way and install curb, gutter and a detached sidewalk along their N. Palmer Lane Frontage.

ADDITIONAL DEVELOPMENT FEATURES:

• Gravel Extraction of Ponds

The development will include the excavation of one new pond. This will be handled through gravel extraction that may include removal of aggregate from the property and onto the public street network. Details including but not limited to noise, haul routes, operation hours, length of time, dust control and other issues shall be discussed with Council and conditioned appropriately with the approval of the application. A temporary use permit shall be required prior to any excavation.

• Ponds

The future water feature within the development shall be designed and maintained in a manner that protects the public safety. This will include aerators to prevent algae and mosquito issues, safety ring stations throughout the water feature locations, safety shelfs and erosion consideration.

• Sidewalks

Internal sidewalks are proposed at five-foot (5') widths and will be both attached and detached. Sidewalks will be detached along N. Palmer Lane and on both sides of W. Wilder Farms Drive. All other sidewalks will be attached within the subdivision.

• Lighting

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has A submitted a streetlight plan**. Staff would like to work with the applicant on a few of the streetlight locations.** All other proposed light locations satisfy City code.
Applicant has provided a streetlight design/cut sheet for City approval. The pole is acceptable; however, the fixture type does not meet code requirements of a flush fixture face with no bulb or LED below the fixture face. Applicant will be required to work with Staff and submit an updated cut sheet and design before signature of the final plat.

• Street Names

Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat. Current

names on the preliminary plat do not conform to the private road naming standards.

• Subdivision Name

Applicant has not provided a letter from Ada County that the subdivision name has been approved and reserved for this development. This will be required at final plat before the mylar can be signed.

• Landscaping

As required by the Unified Development Code, Chapter 8, Section 8-8C-2- M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for the open areas and detached sidewalks. All other streets in the development do not show street trees. These will need to be added once driveways are designed to receive occupancy permits.**

• Setbacks

The applicant is requesting a setback waiver to accommodate the townhomes, however the requested setbacks for the single-family homes are in compliance with the R-5 zone requirements of the Unified Development Code.

• Block lengths – All blocks meet the 750' block length requirement.

• Mailbox Cluster

Applicant has not provided documentation from a Postmaster depicting the approved location for the mailbox cluster for the development. This will be required prior to signing the final plat.

• Phasing – The development is proposed to be built out in six (6) phases.

Staff analysis of Final Plat Submittal:

Lot Layout

The gross density of Fountain Park Subdivision, Phase 2 is 4.35 du/acre, with single family residential lots ranging in size from 4,200 square feet to 11,092 square feet with the average buildable lot size of 5,760 square feet. Phase 2 single family residential lots range in size from 40' to 70' wide, with depths of 105' to 120'.

Townhome lots range in size from 2,628 square feet to 6,506 square feet. These lots are between 26' to 38' wide with depths from 100' to 131 feet.

Common/Open Space and Amenities – Phase 2 will contain;

- Community Pool & Clubhouse
- Play Equiptment
- Picnic Shelter
- Pocket Pare with Pickleball Courts
- Open Space in Phase 2 is 5.88 acres or 31.21%

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks

  This subdivision was approved for internal, five feet (5') wide attached sidewalks on all streets other than Palmer Road and both sides of Wilder Farms Drive. The Sidewalk along Palmer Lane was approved with a minimum of seven feet (7') wide by Council. The applicant is providing ten feet (10') wide sidewalk on Palmer.

- Roadways

  All roads shall be 36 feet from back of curb to back of curb as required in the Unified Development Code Section 8-6B-2. All roads on the final plat meet this requirement.

- Lighting

  Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan**.** All proposed light locations satisfy City code. **The Applicant has provided a streetlight plan that satisfies code for location of the streetlights. The Applicant has also provided a streetlight design/cut sheet that satisfies city requirements. Streetlights shall be the same throughout the development.**

- Street Names

  Applicant has provided documentation from Ada County that the majority of the street names are acceptable and have been approved. It was suggested to have 2 new unique names, this approval is needed from Ada County. The Street names shall be reflected accurately on the mylar prior to signing.

- Subdivision Name

  Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development. **The subdivision name approved shall match the final plat prior to signatures on the mylar.**

- Landscaping

  As required by the Unified Development Code, Chapter 8, Section 8-8C-2- M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree

Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for the open areas and detached sidewalks. All other streets in the development do not show street trees. These will need to be added once driveways are designed to receive occupancy permits.**

- Setbacks

  The development shall follow the setbacks that were required in the R-5 zoning district for the Residential Uses at the time of preliminary plat approval. This includes 5-foot side yard setbacks. Zero-lot-lines are permitted for the townhome lots.

- Block lengths

  All blocks meet the 750' block length requirement.

- **Mailbox Clusters – Applicant has not provided documentation from a Postmaster depicting the approved location for the mailbox cluster for the development. This will be required prior to signing the final plat.**

  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:

- Residential Elevations:

  - 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.
  - 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:
    - 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:

- Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
- A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
- **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.**
- Additional landscaping buffers may also be required.

- 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:
    - **1 to 50 units = minimum of 5 architectural styles and/or floorplans**
    - 51 to 100 units = minimum of 7 architectural styles and/or floorplans

- 101 and over units = minimum of 10 architectural styles and/or floorplans

- Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.

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

- Phasing

  The development is proposed to be built out in six (6) phases.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on July 8, 2025.

July 9, 2025	ITD	No Comments
July 22, 2025	Central District Health	Standard Letter

FINDINGS

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

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

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

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

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

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

CONDITIONS OF APPROVAL

Conditions Included in the Findings of Fact or Development Agreement.

- Provide a 7-foot-wide sidewalk along Palmer Lane. The applicant is providing a 10-foot-wide sidewalk.
- Provide a public pathway easement along the south side of the canal.

Conditions Specific to Signature of Final Plat.

- As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat**.
- **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 $1,244.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at $312,380. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 2 has 82 residential lots for a fee of $102,008.00 (82 x $1244.00).**
- **Postmaster approval of mailbox cluster shall be provided prior to signing the mylar.**
- **Street name approval from Ada County shall be provided and street names shall be reflected correctly on the final plat.**
- 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.
- **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.

Additional Conditions of Approval.

- **All roads shall be 36 feet from back of curb to back of curb as required in the Unified Development Code Section 8-6B-2.**
- **All internal attached sidewalks shall be a minimum of 5 feet wide as per Council approval. W. Wilder Farms Drive shall be detached.**
- **The Applicant shall provide a public pathway easement along the Drainage District No. 2 main drain.**
- 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. **Even once lights are approved by**

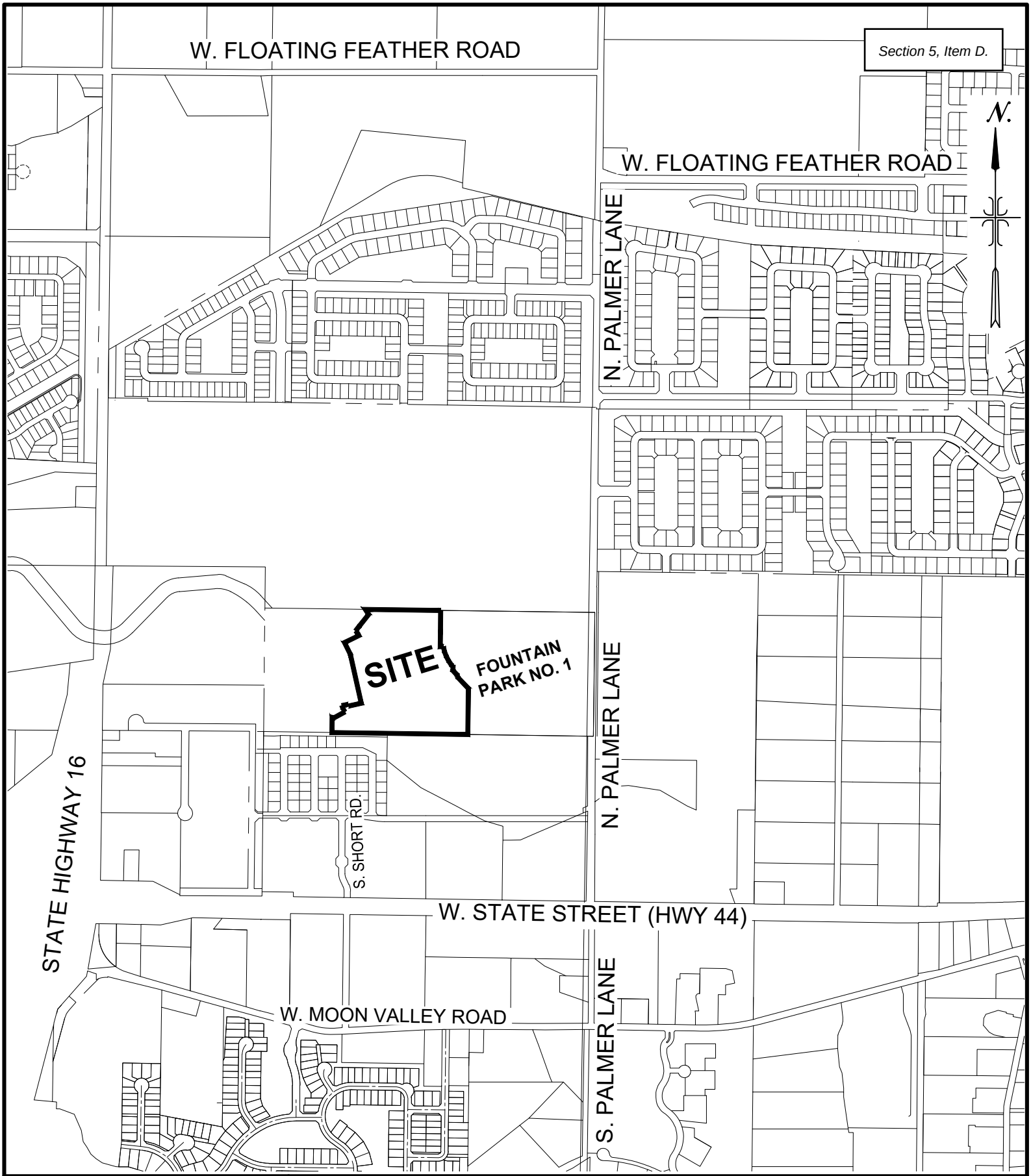
Staff and meet City guidelines, shields may need to be installed to prevent light trespass, as necessary.

- **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.**
- **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
- **The mailbox cluster shall be covered and internally lit with white LED lights. A plan of the cover will be required to be submitted to Staff for review prior to signing the mylar.**
- As required by the Unified Development Code, Chapter 8, Section 8-8C-2- M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The Applicant agrees that builder planted street trees shall be installed or Certificate of Occupancy may be withheld until verified by Staff.**
- The approved Preliminary Plat for Fountain Park Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 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.
- 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.
- All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 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.
- 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)
- A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.

- 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.
- The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
- 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.)
- A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
- A separate sign application is required for any subdivision sign.
- Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
- 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.
- 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.
- All common areas shall be maintained by the Homeowners Association.
- 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.**
- A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-25-09 Fountain Park Subdivision Final Plat, Phase 2 on _____ _____, 2025.



ENGINEERING SOLUTIONS LLP
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

VICINITY MAP

SCALE = 1" = 1000'

FOUNTAIN PARK SUBDIVISION NO. 2

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF STAR, ADA COUNTY, IDAHO

FOUNTAIN PARK SUBDIVISION NO. 2
Final Plat Application
NARRATIVE

Introduction:

Challenger Development Inc. is applying for the final plat of Fountain Park Subdivision No. 2, 82 single-family lots and 8 common lots on 18.84 acres. The property is located west of N. Palmer Lane and north of State Highway 44. The original preliminary plat (PP-20-17) was approved by Council on December 7, 2021. Fountain Park Subdivision No. 1 was approved on December 5, 2023, and construction is underway.

Existing Use on the Property:

The property was formerly in agricultural production along with an existing cattle operation present on the site. Any structures remaining will be removed.

Residential Lots and Density:

Fountain Park Subdivision No. 2 provides 49 single-family residential lots with widths ranging from 40 feet to 70 feet and depths from 105 to 120 feet. Single-family lots range in size from 4,200 square feet to 11,092 square feet, with an average lot size of 5,760 square feet. This phase includes 33 townhome lots with widths ranging from 26 to 38 feet and depths between 100 and 131 feet. Townhome lots range in size from 2,628 square feet to 6,506 square feet. The gross density of this phase is 4.35 dwelling units per acre (du/a), with a net density of 8.50 du/a.

Amenities:

Common lots within this phase total 5.88 acres, or 31.21 percent of the acreage. Amenities within this phase include a community pool and clubhouse with parking, play equipment, a picnic shelter, pocket park with a pickleball court, linear open space with pathways and micro-paths within other common lots.

Phase 2 (Final Plat Data):

Total Site Area: 18.84 acres
Single-Family Residential Area: 6.48 acres (34.40%)
Townhome Residential Area: 3.16 acres (16.77%)
Common Area: 5.88 acres (31.21%)
Public Right-of-way: 3.32 acres (17.62%)

Single-Family Lots: 49
Townhome Lots: 33
Minimum Townhome Lot Size: 2,628 s.f.
Average Townhome Lot Size: 4,177 s.f.
Minimum Single-Family Residential Lot Size: 4,200 square feet
Average Residential Lot Size: 5,760 square feet

Residential Lots: 82
Common Lots: 8
Total Lots: 90
Gross Residential Density: 4.35 du/ac

The approved dimensional standards for the Fountain Park development are as follows:

- Minimum Residential Lot Frontage: 20 feet
- Front Setback (Measured from the back of walk or property line): 20 feet to garage or 15 feet to living area.
- Rear Setback: 15 feet
- Interior Side Setback: 5 feet and 0 feet for interior townhome lots
- Local Street Side Setback: 20 feet
- Maximum Building Height: 35 feet

The final plat complies with the approved preliminary plat and meets all requirements and/or standard conditions of approval thereof. The project conforms with acceptable engineering, architectural and surveying practices, and local standards.

The property can be served adequately by essential public facilities and services, as the developer will extend sanitary sewer and water mains to and through this phase of the subdivision. Road improvements will be made in accordance with Ada County Highway District standards, and impact fees will be paid to Ada County Highway District with each building lot.

Thank you for consideration of our applications. Please let us know if you need additional information.

Submitted by:

ENGINEERING SOLUTIONS, LLP

Becky McKay, Partner and Chief Planner

City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247

FINAL PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Challenger Development Inc.
Applicant Address: 1977 E. Overland Road, Meridian, ID Zip: 83642
Phone: (208) 288-5500 Email kmiller@cbhhomes.com

Owner Name: Corey Barton
Owner Address: 1977 E. Overland Road, Meridian, ID Zip: 83642
Phone: (208) 288-5500 Email: cbarton@cbhhomes.com

Representative (e.g., architect, engineer, developer):
Contact: Becky McKay Firm Name: Engineering Solutions, LLP
Address: 1029 N. Rosario Street, Meridian, ID Zip: 83642
Phone: (208) 938-0980 Email: beckym@engsol.org

Property Information:

Subdivision Name: Fountain Park Subdivision Phase: 2
Parcel Number(s): S0410315120
Approved Zoning: R-5 Units per acre: 4.35
Total acreage of phase: 18.84 Total number of lots: 90
Residential: 82 Commercial: _____ Industrial: _____
Common lots: 8 Total acreage of common lots: 5.88 Percentage: 31.21
Percent of common space to be used for drainage: (underground) Acres: N/A
Special Flood Hazard Area: total acreage N/A number of homes N/A

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	82	82
Number of Common Lots:	8	8
Number of Commercial Lots:	0	0
Roads:	Public - ACHD	Public - ACHD

Amenities: Swimming pool, changing rooms, picnic shelter, pickleball court

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

Subdivision Name: Fountain Park Phase: 2

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

a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.

b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001 Uninc. Ada Co.
FIRM effective date(s): mm/dd/year 6/19/20
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
Base Flood Elevation(s): AE____.0 ft., etc.: _____

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

Application Requirements:

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

Applicant (√)	Description	Staff (√)
x	Completed and signed copy of Final Plat Application	
x	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
x	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: • 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.	
x	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
x	Electronic copy of current recorded warranty deed for the subject property	
x	If the signature on this application is not the owner of the property, an **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.	
x	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
x	Electronic copy of vicinity map showing the location of the subject property	
x	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
x	One (1) 11" X 17" paper copy of the Final Plat	
x	Electronic copy of the Final landscape plan**	

x	One (1) 11" X 17" copy of the Final landscape plan	
x	Electronic copy of site grading & drainage plans**	
x	Electronic copy of originally approved Preliminary Plat**	
x	Electronic copy of a Plat with all phases marked with changes, if applicable**	
x	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
N/A	Storm drainage calculations must be submitted for private streets/drives and parking areas within subdivisions**	
x	Electronic copy of streetlight **design** and **location** information	
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
To be provided	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.	
To be provided	**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.*

Becky McKay
Applicant/Representative Signature

June 17, 2025
Date

PRELIMINARY PLAT

FOUNTAIN PARK SUBDIVISION

STAR, IDAHO

N 1/2 OF THE SW 1/4, SECTION 10,
T.4N., R.1W., B.M., ADA COUNTY, IDAHO

2021

LEGEND

- BOUNDARY LINE
- CITY LIMITS BOUNDARY
- PHASING BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PROPERTY LOT LINE
- PROPOSED EASEMENT LINE
- PROPERTY SETBACK LINE
- PROPOSED VERTICAL CURB
- PROPOSED ROLLED CURB
- PROPOSED STORM DRAIN LINE & MANHOLE
- EXISTING STORM DRAIN LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE
- EXISTING SEWER LINE AND MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GRAVITY IRRIGATION
- EXISTING GRAVITY IRRIGATION
- PROPOSED PRESSURE IRRIGATION LINE
- EXISTING PRESSURE IRRIGATION LINE
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- SECTION LINE
- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LOT LINE
- EXISTING EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING VERTICAL CURB
- EXISTING ROLLED CURB
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING TOP OF BANK
- EXISTING BOTTOM OF BANK
- EXISTING FENCE LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE

PRELIMINARY PLAT NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
2. SUBJECT PROPERTY DOES NOT FALL WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 16001C0130J, DATED JUNE 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 TWELVE (12) 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 FROM THE MIDDLETON MILL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS SHALL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
7. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR.
8. DIRECT LOT ACCESS TO N. PALMER LANE IS PROHIBITED. (EXCEPT EMERGENCY VEHICLE ACCESS)
9. LOT 1, BLOCK 1; LOTS 1 AND 28, BLOCK 2; LOTS 1 AND 5, BLOCK 3; LOTS 1, 2 AND 19, BLOCK 4; LOTS 1, 8, 14, 21, 42, 65, 66, 67 AND 80, BLOCK 5; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOTS 1, 5, 11 AND 19, BLOCK 9; LOTS 16, 17, 24 AND 52, BLOCK 10; LOTS 1, 5, AND 12, BLOCK 11, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. A STAR SEWER & WATER DISTRICT EASEMENT WILL BE PROVIDED ON LOT 8C, BLOCK 5.
11. THE MOSSMAN LATERAL WILL BE RELOCATED AND PIPED. A BLANKET EASEMENT OR A DEFINED EASEMENT WILL BE PROVIDED ON LOT 1C, BLOCK 4; LOT 14C, BLOCK 5; LOT 1C, BLOCK 7; LOT 1C, BLOCK 8; LOTS 16C, 17C, 24C, BLOCK 10 AND LOT 5C, BLOCK 11.

PRELIMINARY PLAT DATA

TOTAL ACRES		60.52 AC
SINGLE-FAMILY RESIDENTIAL	(42.68%)	25.83 AC
TOWNHOUSE RESIDENTIAL	(11.15%)	6.75 AC
PUBLIC RIGHT-OF-WAY	(20.24%)	12.25 AC
N. PALMER LANE RIGHT-OF-WAY	(1.70%)	1.03 AC
OPEN SPACE	(24.22%)	14.66 AC
TOTAL LOTS		278
SINGLE-FAMILY RESIDENTIAL LOTS		173
TOWNHOUSE RESIDENTIAL LOTS		78
OPEN SPACE LOTS		27
LOT DISTRIBUTION		251
TOWNHOUSE LOTS	(31.08%)	78
40' WIDE SINGLE-FAMILY LOTS	(13.95%)	35
50' WIDE SINGLE-FAMILY LOTS	(23.90%)	60
60' WIDE SINGLE-FAMILY LOTS	(19.12%)	48
70' WIDE SINGLE-FAMILY LOTS	(11.95%)	30
USEABLE OPEN SPACE	(18.11%)	10.96 AC
CENTRAL AMENITY AREA	(5.91%)	3.58 AC
LINEAR OPEN SPACE	(1.70%)	1.03 AC
COLLECTOR BUFFERS	(4.36%)	2.64 AC
POCKET PARK	(0.94%)	0.57 AC
MEW OPEN SPACE	(1.62%)	0.98 AC
POLLARD LATERAL PATHWAY	(2.15%)	1.30 AC
TOWNHOUSE OPEN SPACE	(1.42%)	0.86 AC
OTHER OPEN SPACE		3.70 AC
END BLOCK BUFFERS	(0.43%)	0.26 AC
DD NO. 2 DRAIN/PATHWAY	(5.52%)	3.34 AC
MISCELLANEOUS LOTS	(0.17%)	0.10 AC

ZONING

EXISTING: RUT	PROPOSED: R-5

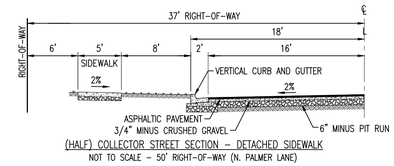
RESIDENTIAL DENSITY (Du/AC)	
GROSS RESIDENTIAL DENSITY	4.15
NET RESIDENTIAL DENSITY	7.70

LOT AREA DATA

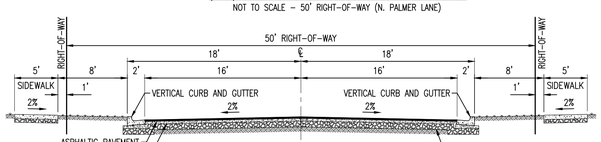
MINIMUM LOT SIZE (SINGLE-FAMILY)	4,200 SF
MINIMUM LOT SIZE (TOWNHOUSE)	2,800 SF
AVERAGE LOT SIZE	5,552 SF

SITE AMENITIES

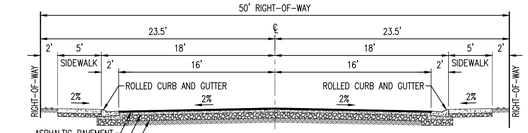
SWIMMING POOL FACILITY, PLAYGROUND EQUIPMENT, PICKLEBALL COURT, PICNIC GAZEBO, POND, AND MULTI-USE PATHS



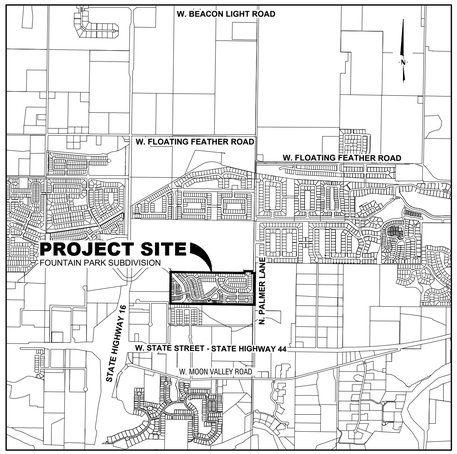
(HALF) COLLECTOR STREET SECTION – DETACHED SIDEWALK
NOT TO SCALE – 50' RIGHT-OF-WAY (N. PALMER LANE)



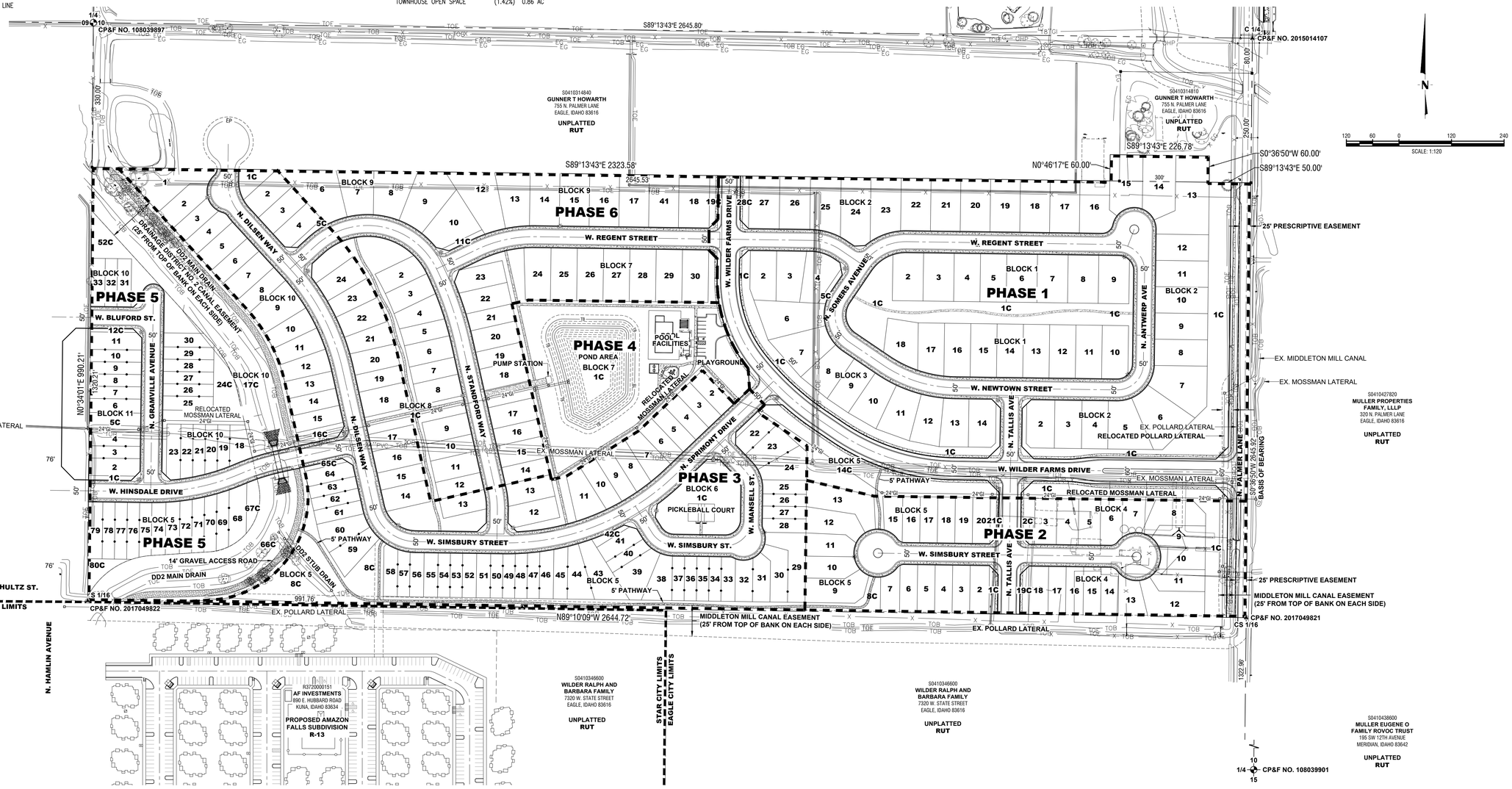
TYPICAL COLLECTOR STREET SECTION – DETACHED SIDEWALK
NOT TO SCALE – 50' RIGHT-OF-WAY
(W. WILDER FARMS ST. & A PORTION OF N. TALLIS AVE.)



TYPICAL LOCAL STREET SECTION – ATTACHED SIDEWALK
NOT TO SCALE – 50' RIGHT-OF-WAY



VICINITY MAP
NOT TO SCALE



OWNERS OF RECORD	DEVELOPER	PLANNER
COREY BARTON 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 PHONE: (208) 288-5560	CHALLENGER DEVELOPMENT INC 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 PHONE: (208) 288-5560	BECKY McKAY ENGINEERING SOLUTIONS 1029 N. ROSARIO STREET, STE. 100 MERIDIAN, ID 83642 PHONE: (208) 938-0980 FAX: (208) 938-0941 EMAIL: beckym@engsol.org

REVISIONS		
DATE:	BY	
08-06-2021	rls	
08-09-2021	rls	
09-02-2021	rls	

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FOUNTAIN PARK SUBDIVISION
LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.

PRELIMINARY PLAT

DATE ISSUED	04-21-2021
PROJECT NO.	19120 4
DWG. FILE	191204-P-PREL.dwg
SCALE	AS SHOWN
DRAWN BY	KDH
CHECKED BY	BLM

PREL-1
SHEET 01 OF 03

N

60 30 0 60 120
SCALE: 1:60

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PRELIMINARY PLAT

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PROJECT NO.	191204
DWG. FILE	191204-P-PREL.dwg
SCALE	AS SHOWN
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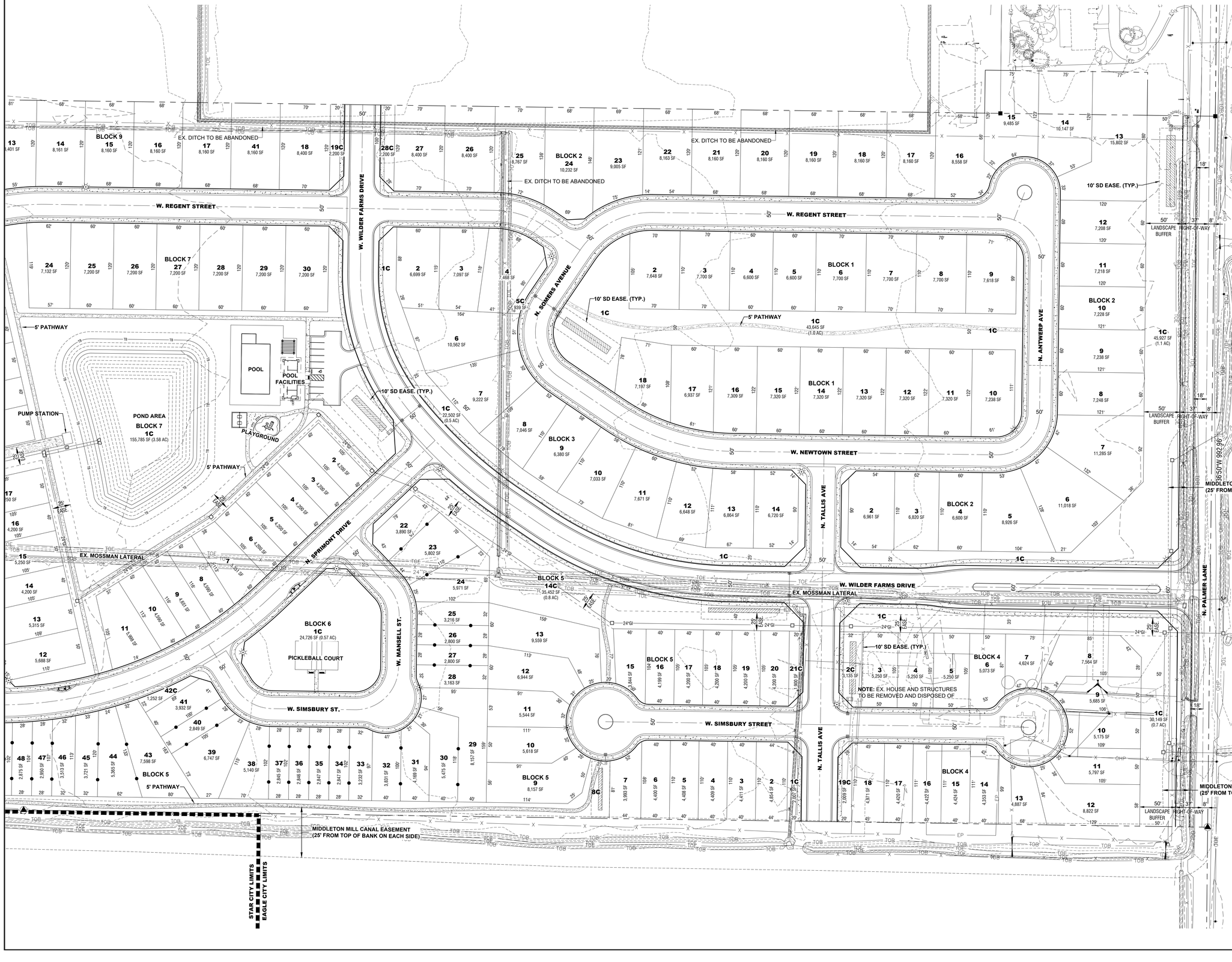
CHECKED BY	BLM

PREL-2
SHEET 02 OF 03

SEE SHEET 3



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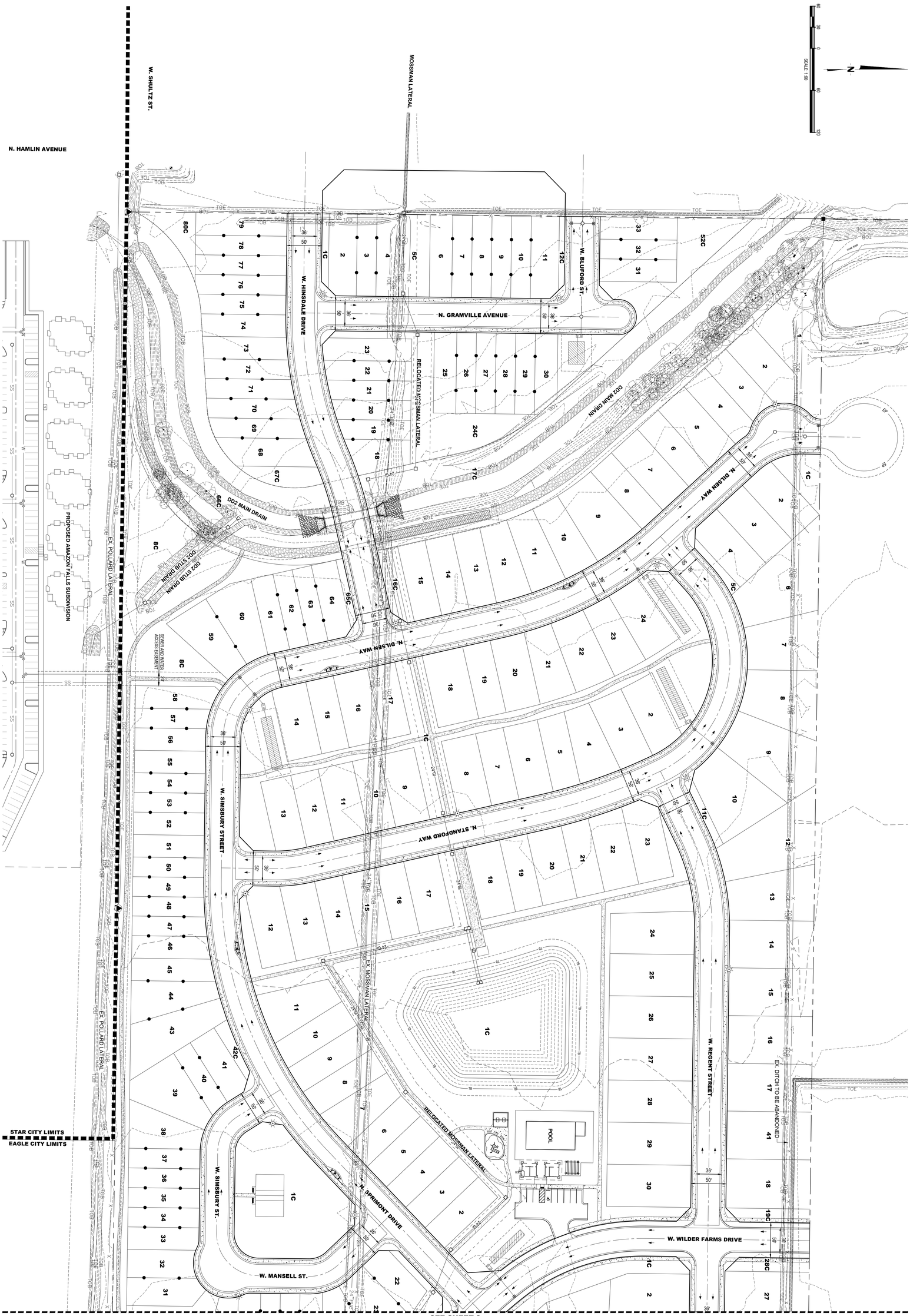
FOUNTAIN PARK SUBDIVISION
LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.

PRELIMINARY PLAT

DATE ISSUED	04-21-2021
PROJECT NO.	191204
DWG. FILE	191204-P-PREL.dwg
SCALE	AS SHOWN
DRAWN BY	KDH
CHECKED BY	BLM

PREL-3
SHEET 03 OF 03



FOUNTAIN PARK SUBDIVISION

LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.

PRELIMINARY ENGINEERING PLAN (PE)

ENGR-1

SHEET 01 OF 02

DATE ISSUED	04-21-2021
PROJECT NO.	191204
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SEE SHEET 1

W. REGENT STREET
W. WILDER FARMS DRIVE
N. SOMERS AVENUE
N. ANTWERP AVE
W. NEWTOWN STREET
N. TALLIS AVE
N. PALMER LANE
N. SPRIMONT DRIVE
W. MANSELL ST.
W. SIMSBURY ST.
W. SIMSBURY STREET
RELOCATED MOSSMAN LATERAL
POOL
EX. DITCH TO BE ABANDONED
EX. MOSSMAN LATERAL
EX. POLLARD LATERAL
RELOCATED POLLARD LATERAL
RELOCATED UNKNOWN DRAIN
EX. MIDDLETON MILL CANAL
EX. ARTESIAN WELL (TO BE CAPPED AND SEALED)
EX. FIELD DRAIN
STAR CITY LIMITS
EAGLE CITY LIMITS

SCALE: 1:40

OWNERS OF RECORD
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FOUNTAIN PARK SUBDIVISION
LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.

PRELIMINARY ENGINEERING PLAN (PE)

DATE ISSUED	04-21-2021
PROJECT NO.	191204
DWG. FILE	191204-P-PREL.dwg
SCALE	AS SHOWN
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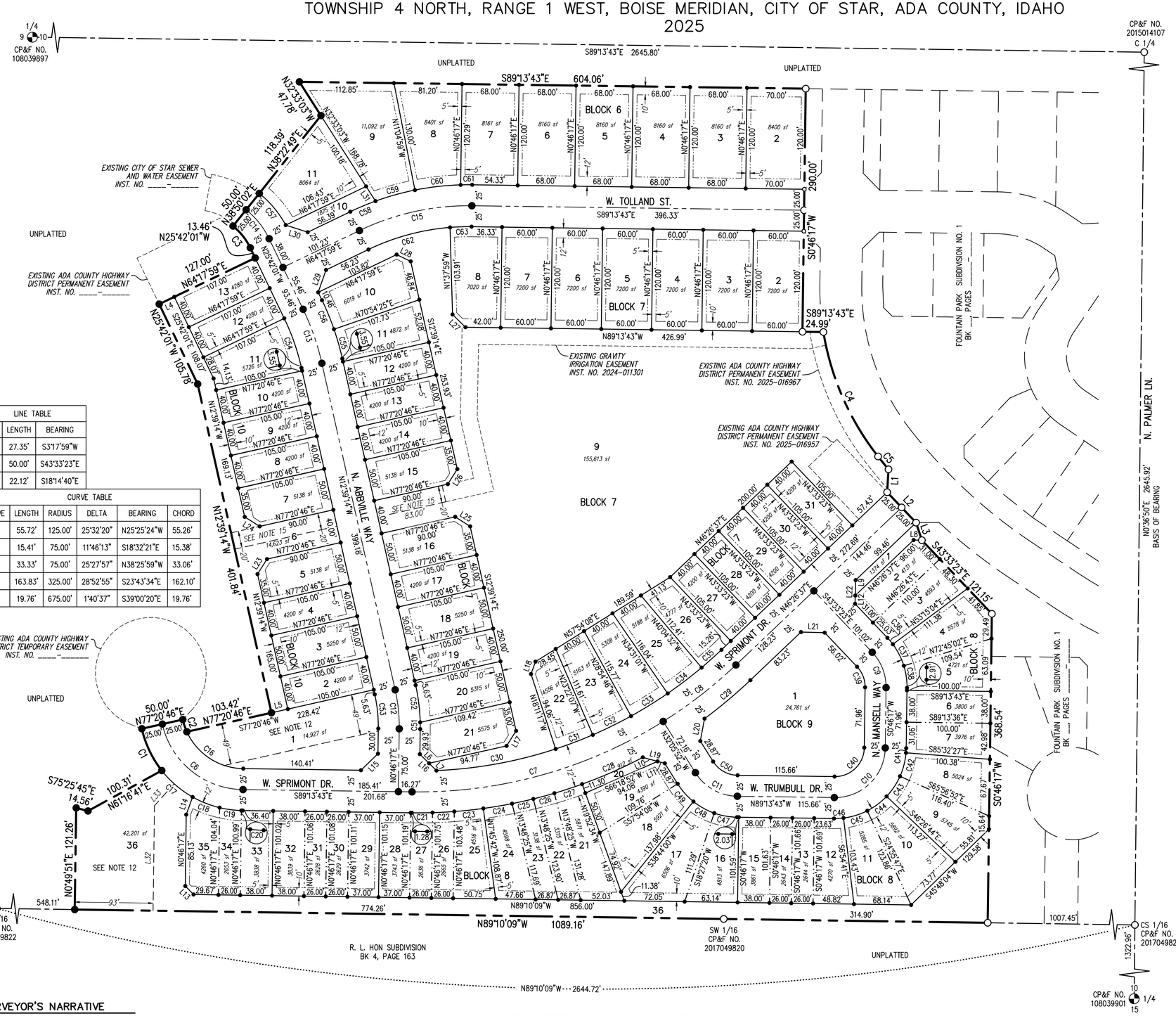
CHECKED BY	BLM

ENGR-2
SHEET 02 OF 02

BOOK ____ , PAGE _____

FOUNTAIN PARK SUBDIVISION NO. 2

A PARCEL OF LAND BEING A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
2025



LINE TABLE		
LINE	LENGTH	BEARING
L1	27.35'	S3°17'59"W
L2	50.00'	S43°33'23"E
L3	22.12'	S18°14'40"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	55.72'	125.00'	25°32'20"	N25°25'24"W	55.26'
C2	15.41'	75.00'	11°46'13"	S18°32'21"E	15.38'
C3	33.33'	75.00'	25°27'57"	N38°25'59"W	33.06'
C4	163.83'	325.00'	28°52'55"	S23°43'34"E	162.10'
C5	19.76'	675.00'	1°40'37"	S39°00'20"E	19.76'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- ZERO SET-BACK LOT LINE
- EXISTING PARCEL LINE
- SURVEY TIE LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE – SEE NOTES 1 & 2
- EXISTING EASEMENT LINE AS NOTED
- OTHER EASEMENT LINE AS NOTED
- FOUND BRASS CAP AS NOTED
- SET 5/8"x24" REBAR w/PLASTIC CAP
- SET 1/2"x24" REBAR w/PLASTIC CAP
- FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
- FOUND 1/2" REBAR, PLS 11118 OR AS NOTED
- 11 LOT NUMBER

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF R.L. HON SUBDIVISION, FOUNTAIN PARK SUBDIVISION NO. 1, INFORMATION FROM RECORD OF SURVEY NUMBER 703, 8102, 10926, 11789, 13136, 13365, 13758, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

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

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 1/6/25 STATE OF IDAHO CLINTON W. HANSEN

JOB NO. 19-17
SHEET 1 OF 4

ENGINEERING SOLUTIONS, LLP
MERIDIAN, IDAHO

LandSolutions
Land Surveying and Consulting
231 E. 5th St. Ste. A, Meridian ID 83642
(208) 288-2040 – (208) 288-2557 fax

FOUNTAIN PARK SUBDIVISION NO. 2

BOOK ____ , PAGE _____

NOTES

1. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE 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 BUILDABLE LOT.
2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
4. IRRIGATION WATER SHALL BE PROVIDED FROM THE MIDDLETON MILL DITCH COMPANY, MIDDELTON MILL IRRIGATION ASSOCIATION, NEW DRY CREEK DITCH COMPANY AND THE FOOTHILLS IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES.
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
7. LOT 10, BLOCK 6; LOT 9, BLOCK 7; LOTS 1, 20 AND 36, BLOCK 8; LOT 1, BLOCK 9; AND LOTS 1 AND 6, BLOCK 10 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE FOUNTAIN PARK SUBDIVISION HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, AS WELL AS ANY OTHER EASEMENTS AS SHOWN.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. 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. REFER TO RECORD OF SURVEY NO. 11789, RECORDS OF ADA COUNTY, IDAHO, FOR ADDITIONAL SURVEY INFORMATION.
10. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. ____-_____, RECORDS OF ADA COUNTY, IDAHO.
11. THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOUNTAIN PARK SUBDIVISION, TO BE RECORDED IN ADA COUNTY, IDAHO AND AS SUBSEQUENTLY AMENDED.
12. PORTIONS OF LOT 9, BLOCK 7; LOT 36, BLOCK 8 AND LOT 1, BLOCK 10 AS SHOWN ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO 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.
13. DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE EFFECTIVE BUILDING AND ZONING REQUIREMENTS AT TIME OF BUILDING PERMIT ISSUANCE.
14. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A LICENSE AGREEMENT WITH THE MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, INC AND POLLARD LATERAL DITCH ASSOCIATION, INC., RECORDED AS INSTRUMENT NO. 2024-011300, RECORDS OF ADA COUNTY, IDAHO.
15. LOT 9, BLOCK 7 AND LOT 6, BLOCK 10 ARE SUBJECT TO AN EASEMENT FOR GRAVITY IRRIGATION AS SHOWN.

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.35'	S3°17'59"W
L2	50.00'	S43°33'23"E
L3	22.12'	S18°14'40"E
L4	20.00'	N64°17'59"E
L5	20.00'	N77°20'46"E
L6	15.46'	N45°15'02"W
L7	12.32'	N45°15'02"W
L8	9.90'	S88°33'23"E
L9	18.38'	N1°26'37"E
L10	18.30'	S74°55'45"E
L11	8.90'	S74°55'45"E
L12	9.90'	N1°26'37"E
L13	14.15'	N44°11'56"W
L14	22.34'	N19°48'53"E
L15	28.28'	N45°46'17"E
L16	27.78'	S45°15'02"E
L17	21.21'	N32°20'46"E
L18	15.75'	N19°51'26"E
L19	27.19'	N74°55'45"W
L20	27.19'	N10°44'01"E
L21	28.28'	N88°33'23"W
L22	28.28'	S1°26'37"W
L23	21.21'	S32°20'46"W
L24	21.21'	S57°39'14"E
L25	21.21'	S57°39'14"E
L26	21.21'	S32°20'46"W
L27	21.65'	S45°25'51"E
L28	18.67'	S64°10'37"E
L29	28.28'	S19°17'59"W
L30	27.59'	N72°05'02"W
L31	20.82'	S32°33'03"E
L32	125.27'	N0°46'17"E
L33	35.09'	N41°53'22"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	55.72'	125.00'	25°32'20"	N25°25'24"W	55.26'
C2	15.41'	75.00'	11°46'13"	S18°32'21"E	15.38'
C3	33.33'	75.00'	25°27'57"	N38°25'59"W	33.06'
C4	163.83'	325.00'	28°52'55"	S23°43'34"E	162.10'
C5	19.76'	675.00'	1°40'37"	S39°00'20"E	19.76'
C6	133.65'	100.00'	76°34'29"	S50°56'28"E	123.92'
C7	315.52'	550.00'	32°52'09"	N74°20'12"E	311.21'
C8	110.00'	550.00'	11°27'31"	N52°10'22"E	109.81'
C9	46.42'	60.00'	44°19'40"	N21°23'33"W	45.27'
C10	94.25'	60.00'	90°00'00"	N45°46'17"E	84.85'
C11	59.83'	60.00'	57°07'51"	S60°39'48"E	57.38'
C12	46.86'	200.00'	13°25'31"	N5°56'28"W	46.76'
C13	68.31'	300.00'	13°02'47"	N19°10'37"W	68.16'
C14	44.45'	100.00'	25°27'57"	N38°25'59"W	44.08'
C15	138.61'	300.00'	26°28'18"	S77°32'08"W	137.38'
C16	84.83'	75.00'	64°48'16"	S56°49'35"E	80.38'
C17	48.77'	125.00'	22°21'21"	S49°22'15"E	48.46'
C18	34.74'	125.00'	15°55'22"	S68°30'36"E	34.63'
C19	26.23'	125.00'	12°01'22"	S82°28'57"E	26.18'
C20	1.60'	125.00'	0°44'05"	S88°51'41"E	1.60'
C21	24.73'	575.00'	2°27'50"	N89°32'22"E	24.73'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C22	26.06'	575.00'	2°35'48"	N87°00'33"E	26.06'
C23	34.85'	575.00'	3°28'21"	N83°58'28"E	34.84'
C24	34.75'	575.00'	3°27'46"	N80°30'25"E	34.74'
C25	26.01'	575.00'	2°35'30"	N77°28'47"E	26.01'
C26	26.01'	575.00'	2°35'30"	N74°53'17"E	26.01'
C27	34.81'	575.00'	3°28'07"	N71°51'29"E	34.80'
C28	79.12'	575.00'	7°53'03"	N66°10'54"E	79.06'
C29	71.47'	575.00'	7°07'16"	N50°00'15"E	71.42'
C30	144.99'	525.00'	15°49'26"	N79°43'26"E	144.53'
C31	47.47'	525.00'	5°10'50"	N69°13'18"E	47.45'
C32	50.80'	525.00'	5°32'39"	N63°51'34"E	50.78'
C33	51.35'	525.00'	5°36'16"	N58°17'06"E	51.33'
C34	50.93'	525.00'	5°33'31"	N52°42'13"E	50.91'
C35	31.90'	525.00'	3°28'51"	N48°11'02"E	31.89'
C36	10.10'	85.00'	6°48'28"	N40°09'10"W	10.09'
C37	28.93'	85.00'	19°29'58"	N26°59'57"W	28.79'
C38	26.73'	85.00'	18°01'15"	N8°14'21"W	26.62'
C39	27.08'	35.00'	44°19'40"	N21°23'33"W	26.41'
C40	54.98'	35.00'	90°00'00"	N45°46'17"E	49.50'
C41	5.47'	85.00'	3°41'16"	N2°36'55"E	5.47'
C42	29.06'	85.00'	19°35'23"	N14°15'15"E	28.92'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C43	28.94'	85.00'	19°30'20"	N33°48'06"E	28.80'
C44	28.84'	85.00'	19°26'27"	N53°16'29"E	28.70'
C45	29.81'	85.00'	20°05'37"	N73°02'31"E	29.66'
C46	11.40'	85.00'	7°40'58"	N86°55'48"E	11.39'
C47	27.79'	85.00'	18°43'54"	S79°51'46"E	27.67'
C48	28.53'	85.00'	19°13'50"	S60°52'55"E	28.40'
C49	28.44'	85.00'	19°10'08"	S41°40'56"E	28.31'
C50	34.90'	35.00'	57°07'51"	S60°39'48"E	33.47'
C51	8.06'	225.00'	2°03'06"	N01°15'16"W	8.06'
C52	44.66'	225.00'	11°22'25"	N6°58'02"W	44.59'
C53	41.01'	175.00'	13°25'31"	N5°56'28"W	40.91'
C54	62.62'	275.00'	13°02'47"	N19°10'37"W	62.48'
C55	36.52'	325.00'	6°26'21"	N15°52'24"W	36.51'
C56	37.48'	325.00'	6°36'26"	N22°23'48"W	37.46'
C57	49.52'	125.00'	22°41'56"	N39°49'00"W	49.20'
C58	32.60'	325.00'	5°44'51"	S67°10'25"W	32.59'
C59	48.88'	325.00'	8°37'00"	S74°21'20"W	48.83'
C60	55.00'	325.00'	9°41'49"	S83°30'45"W	54.94'
C61	13.67'	325.00'	2°24'37"	S89°33'58"W	13.67'
C62	101.36'	275.00'	21°07'06"	S74°51'32"W	100.79'
C63	25.69'	275.00'	5°21'12"	S88°05'41"W	25.68'

PROFESSIONAL LAND SURVEYOR
REGISTERED
11,118
6/16/25
STATE OF IDAHO
CLINTON W. HANSEN

JOB NO. 19-17
SHEET 2 OF 4

ENGINEERING SOLUTIONS LLP
MERIDIAN, IDAHO

LandSolutions
Land Surveying and Consulting
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(208) 288-2040 - (208) 288-2557 fax

FOUNTAIN PARK SUBDIVISION NO. 2

BOOK ____ , PAGE _____

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 FOUNTAIN PARK SUBDIVISION NO. 1;

A PARCEL BEING LOCATED IN THE N ½ OF THE SW ¼ OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF THE SW ¼ OF SAID SECTION 10, FROM WHICH A 5/8 INCH DIAMETER REBAR MARKING THE NORTHEAST CORNER OF SAID SW ¼ BEARS N 0°36'50" E A DISTANCE OF 2645.92 FEET;

THENCE N 0°36'50" E ALONG THE EASTERLY BOUNDARY OF SAID SW ¼ A DISTANCE OF 1322.96 FEET TO A 5/8 INCH DIAMETER REBAR MARKING THE SOUTHEAST CORNER OF SAID N ½ OF THE SW ¼;

THENCE N 89°10'09" W ALONG THE SOUTHERLY BOUNDARY OF SAID N ½ OF THE SW ¼ A DISTANCE OF 1007.45 FEET TO THE SOUTHWEST CORNER OF FOUNTAIN PARK SUBDIVISION NO. 1 AS SHOWN IN BOOK ___ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY N 89°10'09" W A DISTANCE OF 1089.16 FEET TO A POINT;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°49'51" E A DISTANCE OF 121.26 FEET TO A POINT;

THENCE S 75°25'45" E A DISTANCE OF 14.56 FEET TO A POINT;

THENCE N 61°16'41" E A DISTANCE OF 100.31 FEET TO A POINT;

THENCE A DISTANCE OF 55.72 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 25°32'20" AND A LONG CHORD BEARING N 25°25'24" W A DISTANCE OF 55.26 FEET TO A POINT;

THENCE N 77°20'46" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE A DISTANCE OF 15.41 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 11°46'13" AND A LONG CHORD BEARING S 18°32'21" E A DISTANCE OF 15.38 FEET TO A POINT;

THENCE N 77°20'46" E A DISTANCE OF 103.42 FEET TO A POINT;

THENCE N 12°39'14" W A DISTANCE OF 401.84 FEET TO A POINT;

THENCE N 25°42'01" W A DISTANCE OF 105.78 FEET TO A POINT;

THENCE N 64°17'59" E A DISTANCE OF 127.00 FEET TO A POINT;

THENCE N 25°42'01" W A DISTANCE OF 13.46 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 33.33 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 25°27'57" AND A LONG CHORD BEARING N 38°25'59" W A DISTANCE OF 33.06 FEET TO A POINT;
THENCE N 38°50'02" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 38°22'49" E A DISTANCE OF 118.39 FEET TO A POINT;

THENCE N 32°33'03" W A DISTANCE OF 47.78 FEET TO A POINT;

THENCE S 89°13'43" E A DISTANCE OF 604.06 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID FOUNTAIN PARK SUBDIVISION NO. 1;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID FOUNTAIN PARK SUBDIVISION NO. 1 THE FOLLOWING DESCRIBED COURSES:

THENCE S 0°46'17" W A DISTANCE OF 290.00 FEET TO A POINT;

THENCE S 89°13'43" E A DISTANCE OF 24.99 FEET TO A POINT;

THENCE A DISTANCE OF 163.83 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 28°52'55" AND A LONG CHORD BEARING S 23°43'34" E A DISTANCE OF 162.10 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE A DISTANCE OF 19.76 FEET ALONG THE ARC OF A 675.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 1°40'37" AND A LONG CHORD BEARING S 39°00'20" E A DISTANCE OF 19.76 FEET TO A POINT;

THENCE S 3°17'59" W A DISTANCE OF 27.35 FEET TO A POINT;

THENCE S 43°33'23" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 18°14'40" E A DISTANCE OF 22.12 FEET TO A POINT;

THENCE S 43°33'23" E A DISTANCE OF 121.15 FEET TO A POINT;

THENCE S 0°46'17" W A DISTANCE OF 368.54 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 18.84 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___.

CHALLENGER DEVELOPMENT INC., AN IDAHO CORPORATION

_____

BY: COREY D. BARTON, PRESIDENT

ACKNOWLEDGEMENT

STATE OF IDAHO)
) SS
COUNTY OF ADA)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED COREY D. BARTON, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF CHALLENGER DEVELOPMENT INC., AN IDAHO CORPORATION, WHO SUBSCRIBED SAID CORPORATION'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID CORPORATION'S NAME.

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

_____
NOTARY PUBLIC FOR IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

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.

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 06/16/25

CLINTON W. HANSEN
PLS 11118

JOB NO. 19-17
SHEET 3 OF 4

ENGINEERING SOLUTIONS LLP
MERIDIAN, IDAHO

LandSolutions
Land Surveying and Consulting
231 E. 5th St. Ste. A, Meridian ID 83642
(208) 288-2040 - (208) 288-2557 fax

FOUNTAIN PARK SUBDIVISION NO. 2

BOOK ____ , PAGE _____

ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

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

_____
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CENTRAL DISTRICT HEALTH

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

_____
CENTRAL DISTRICT HEALTH

CERTIFICATE OF 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.

_____ _____
COUNTY TREASURER DATE

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

CERTIFICATE OF COUNTY SURVEYOR

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

_____
COUNTY SURVEYOR

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. _____

STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF

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

THIS _____ DAY OF _____, 20____, IN MY OFFICE AND WAS DULY

RECORDED IN BOOK _____ OF PLATS AT PAGES _____.

_____ _____
DEPUTY EX-OFFICIO RECORDER

FEE: _____

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

JOB NO. 19-17
SHEET 4 OF 4

ENGINEERING SOLUTIONS, LLP
MERIDIAN, IDAHO

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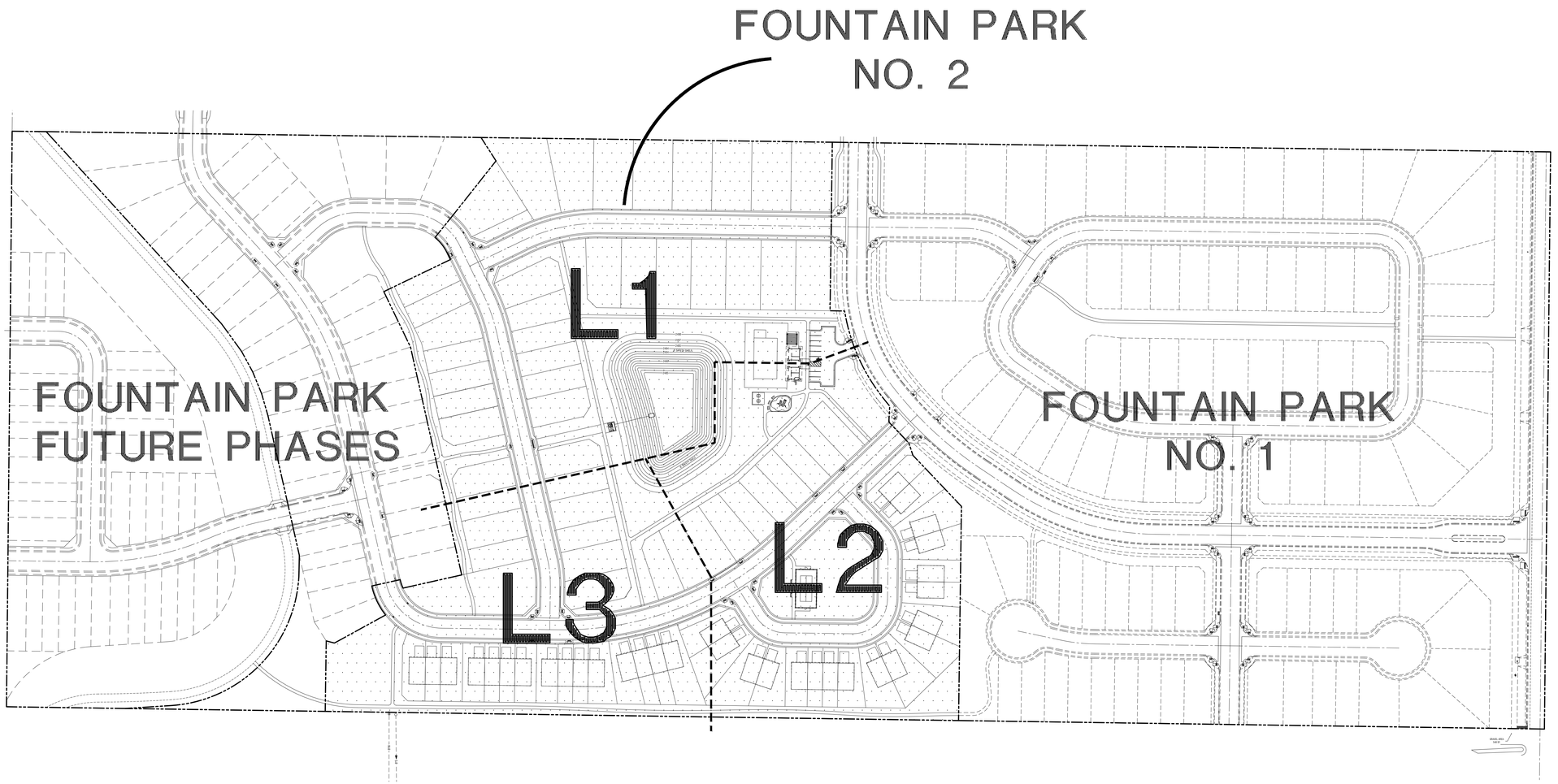

NOTES

1. REFER TO EACH INDIVIDUAL SHEET (L1-L3) FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFERENCE SHEETS L4 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
3. REFERENCE SHEET L5 FOR LANDSCAPE AND IRRIGATION (PERFORMANCE) SPECIFICATIONS.

NORTH

0' 100' 200' 300'

SCALE 1" = 100'

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7175 www.jensenbelts.com

OWNERS OF RECORD
OPEN DOOR RENTALS, LLC
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
PHONE: (208) 288-3560

DEVELOPER
CHALLENGER DEVELOPMENT, INC
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
PHONE: (208) 288-3560

PLANNER
BECKY McKAY
ENGINEERING SOLUTIONS
1029 N. ROSARIO STREET, STE. 100
MERIDIAN, ID 83642
PHONE: (208) 938-0980
FAX: (208) 938-0941
EMAIL: beckym@engsol.org

STATE OF IDAHO — Louis Scott Hegerhorst — 6535 — LANDSCAPE ARCHITECT

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

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FOUNTAIN PARK SUBDIVISION
LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.

PHASE 2 FINAL PLAT LANDSCAPE PLAN

DATE ISSUED	5-13-25
PROJECT NO.	JBA-2318
DWG. FILE	Fountain Park.dwg
SCALE	AS SHOWN
DRAWN BY	KCS
CHECKED BY	KCS

L0
SHEET 01 OF 06

X:\PROJECTS\2020\2099 - FOUNTAIN PARK PRE-PLAT\TURNING\FOUNTAIN PARK PRE-PLAT LANDSCAPE.DWG USER: JOSH LAST MODIFIED: 04/26/2021

PLANT SCHEDULE

(REFERENCE SHEET L4)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
BS	HOOP'S BLUE SPRUCE
KC	KARL FUCHS CEDAR
MJ	MOONGLOW JUNIPER
VP	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
LP	BLOODGOOD LONDON PLANETREE
SO	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
CO	CRIMSON SPIRE OAK
HB	HIMALAYAN BIRCH
HL	SKYLINE HONEYLOCUST
PS	PACIFIC SUNSET MAPLE
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
CC	CANADA RED CHOKECHERRY
CP	CHANTICLEER PEAR
HW	HOTWINGS MAPLE
RR	ROYAL RAINDROPS CRABAPPLE
SS	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BE	BLACK EYED SUSAN
BO	BLUE OAT GRASS
CR	RED FLOWER CARPET ROSE
DG	DARTS GOLD NINEBARK
DL	STELLA DE ORO DAYLILLY
GF	GOLD FLAME SPIRAEA
GL	GRO-LOW SUMAC
HR	HUSKER RED PENSTEMON
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
MG	MAIDEN GRASS
SG	SPRING GLORY FORSYTHIA
SM	SLOWMOUND MUGO PINE
SW	SUMMERWINE NINEBARK

LAWN SOD
SEE NOTE II, SHT L4

5' VINYL SLAT TOP FENCE.
SEE DTL 4, SHT L4. (TYP)

5' OPEN VISION IRON FENCE
SEE DTL 5, SHT L4. (TYP)

NOTES

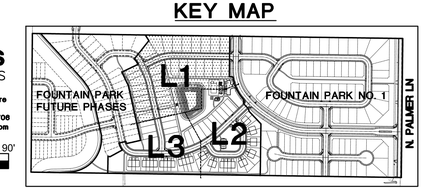
1. REFERENCE SHEET L4 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
2. REFERENCE SHEET L5 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

NORTH

0' 30' 60' 90'

SCALE 1" = 30'

KEY MAP



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NO.	DESCRIPTION	DATE	BY
REVISIONS			

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FOUNTAIN PARK SUBDIVISION

LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.

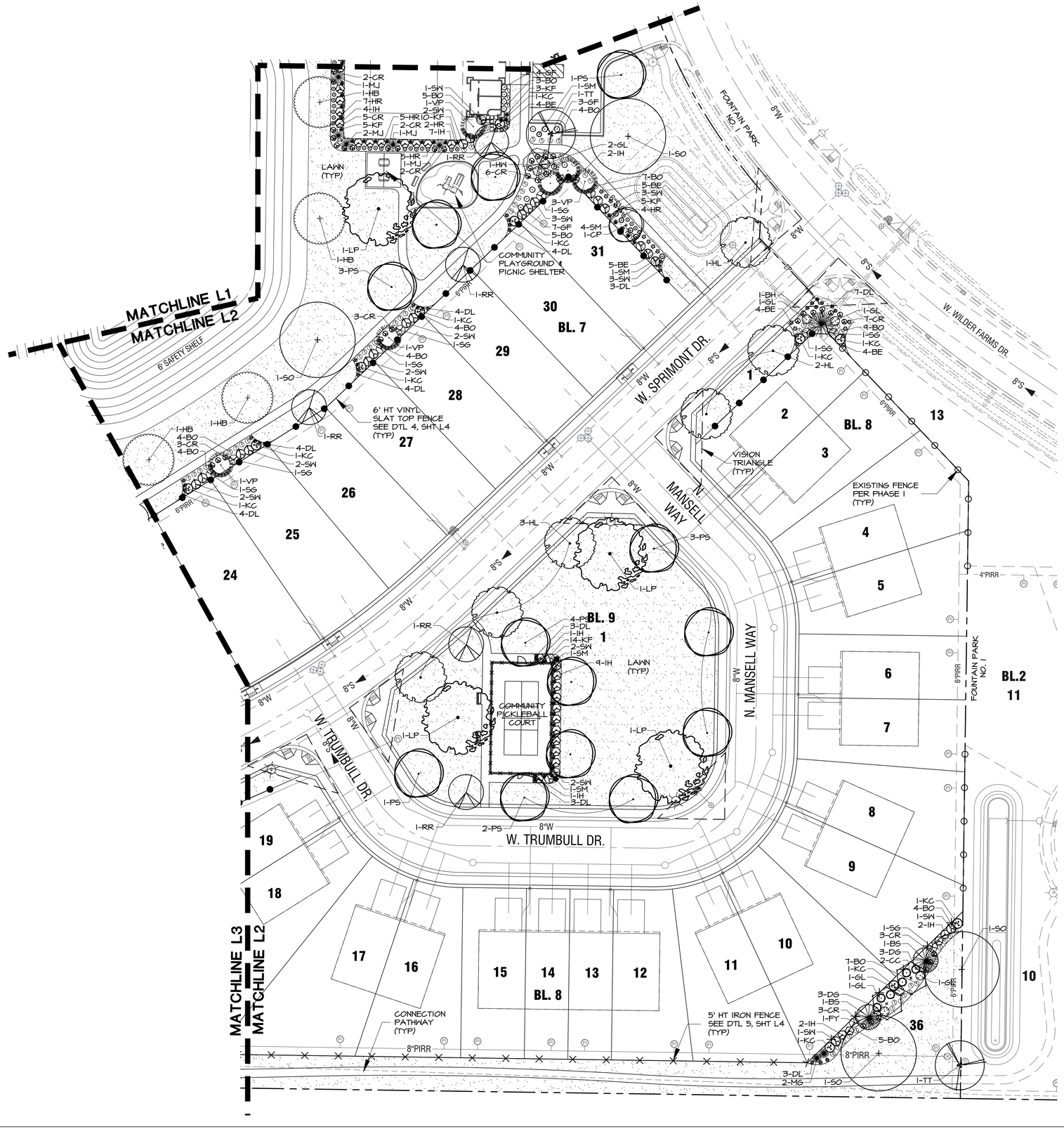
PHASE 2 FINAL PLAT LANDSCAPE PLAN

DATE ISSUED	5-13-25
PROJECT NO.	JBA-2318
DWG. FILE	Fountain Park.dwg
SCALE	AS SHOWN
DRAWN BY	KCS
CHECKED BY	KCS

L1

SHEET 02 OF 06

X:\PROJECTS\2020\2090 - FOUNTAIN PARK PHE PLAT\ORIGINAL\FOUNTAIN PARK PHE-PLAT LANDSCAPE.DWG - USER: JOSH, LAST MODIFIED: 4/29/2021



PLANT SCHEDULE

(REFERENCE SHEET L4)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
BS	HOOPS BLUE SPRUCE
KC	KARL FUCHS CEDAR
MJ	MOONGLOW JUNIPER
VP	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
LP	BLOODGOOD LONDON PLANETREE
SO	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
CO	CRIMSON SPIRE OAK
HB	HIMALAYAN BIRCH
HL	SKYLINE HONEYLOCUST
PS	PACIFIC SUNSET MAPLE
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
CC	CANADA RED CHOKECHERRY
CP	CHANTICLEER PEAR
HW	HOTWINGS MAPLE
RR	ROYAL RAINDROPS CRABAPPLE
SS	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BE	BLACK EYED SUSAN
BO	BLUE OAT GRASS
CR	RED FLOWER CARPET ROSE
DG	DARTS GOLD NINEBARK
DL	STELLA DE ORO DAYLILLY
GF	GOLD FLAME SPIRAEA
GL	GRO-LOW SUMAC
HR	HUSKER RED PENSTEMON
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
MG	MAIDEN GRASS
SG	SPRING GLORY FORSYTHIA
SM	SLOWMOUND MUGO PINE
SW	SUMMERWINE NINEBARK

LAWN SOD
SEE NOTE 11, SHT L4

5' VINYL SLAT TOP FENCE.
SEE DTL 4, SHT L4. (TYP)

5' OPEN VISION IRON FENCE
SEE DTL 5, SHT L4. (TYP)

NOTES

1. REFERENCE SHEET L4 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
2. REFERENCE SHEET L5 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

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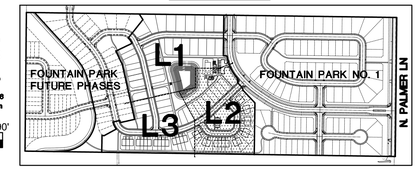
NORTH
0' 30' 60' 90'
SCALE 1" = 30'

KEY MAP



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CITY OF EAGLE — Live Here Elegantly — LANDSCAPE ARCHITECT — 6535

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FOUNTAIN PARK SUBDIVISION

LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.

PHASE 2 FINAL PLAT LANDSCAPE PLAN

DATE ISSUED	5-13-25
PROJECT NO.	JBA-2318
DWG. FILE	Fountain Park.dwg
SCALE	AS SHOWN
DRAWN BY	KCS
CHECKED BY	KCS

L2
SHEET 03 OF 06

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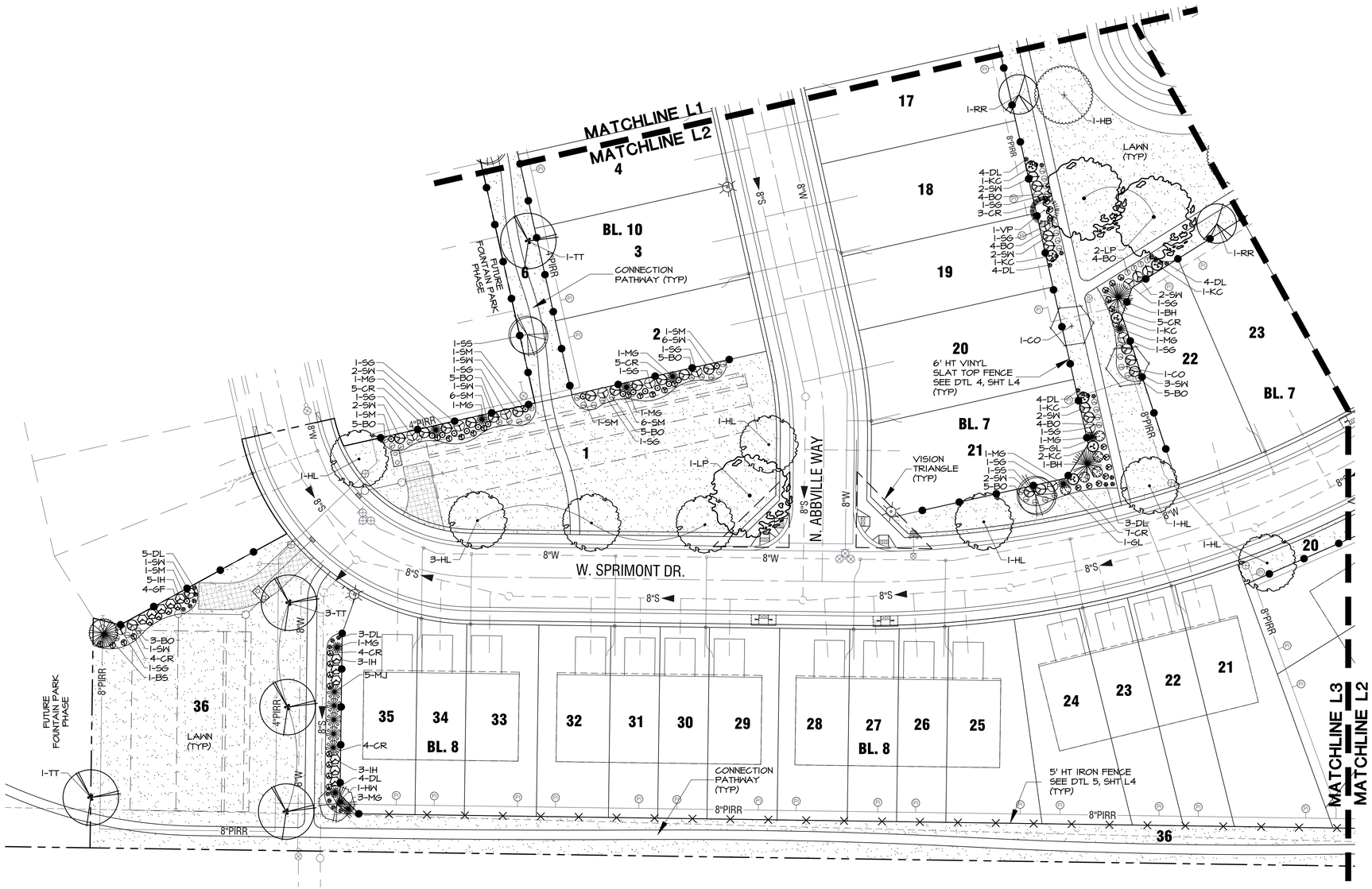

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SEE NOTE 11, SHT L4

5' VINYL SLAT TOP FENCE.
SEE DTL 4, SHT L4. (TYP)

5' OPEN VISION IRON FENCE
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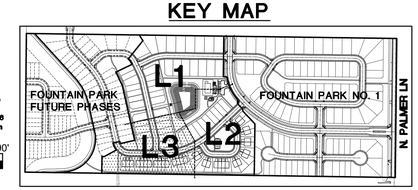

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STATE OF IDAHO — Louis Stelly — Elizabeth — 6535 — LANDSCAPE ARCHITECT

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

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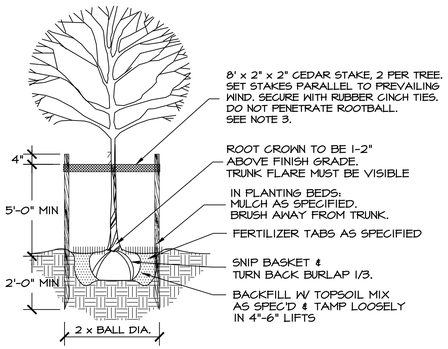
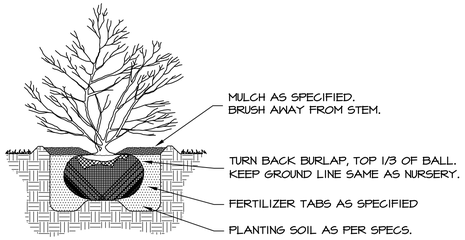


NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE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

(1) TREE PLANTING/STAKING

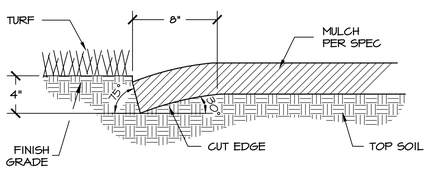
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

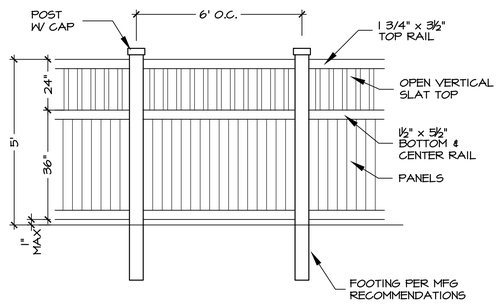
(2) SHRUB PLANTING

NOT TO SCALE



(3) PLANTER CUT BED EDGE

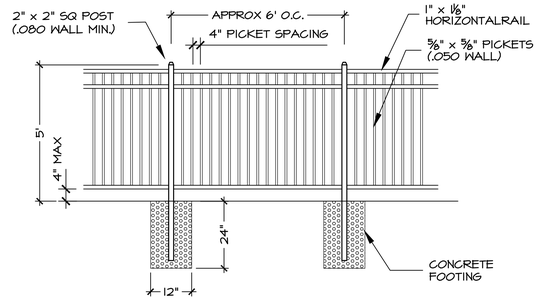
NOT TO SCALE



NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

(4) 5' VINYL SLAT TOP FENCE

NOT TO SCALE



NOTES:
1. WROUGHT IRON FENCE STYLE MAY VARY SLIGHTLY.
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

(5) 5' IRON FENCE

NOT TO SCALE

LANDSCAPE CALCULATIONS

LOCATION	PROVIDED
COMMON OPEN SPACE	178 TREES
TOTAL NUMBER OF TREES:	178 TREES

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
BH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
BS	HOOP'S BLUE SPRUCE	PICEA PUNGENS 'HOOPSII'	6-8' HT B&B
KC	KARL FUCHS CEDAR	CEDRUS DEODARA 'KARL FUCHS'	6-8' HT B&B
MJ	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE TREES (CLASS III)			
LP	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
SO	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
CO	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B&B
HB	HIMALAYAN BIRCH	BETULA UTILIS var. JACQUEMONTII	2" CAL B&B
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
PS	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B&B
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
CC	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
HA	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT. MULTI-STEM
RR	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KW5'	2" CAL B&B
SS	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
BO	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
DG	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL
DL	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
GF	GOLD FLAME SPIRAEA	SPIRAEA x BUMALDA 'GOLDFLAME'	3 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
HR	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA K.F.	1 GAL
MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
SG	SPRING GLORY FORSYTHIA	FORSYTHIA x INTERMEDIA 'SPRING GLORY'	5 GAL
SM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL
SW	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL

LAWN SOD
SEE NOTE 11, THIS SHT

5' VINYL SLAT TOP FENCE.
SEE DTL 4, THIS SHT. (TYP)

5' OPEN VISION IRON FENCE
SEE DTL 5, THIS SHT. (TYP)

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF STAR CODE. REFER TO SHEET L5 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L5 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. ACCESS TO INLETS AND OUTLETS OF ACHD DRAINAGE AREAS SHALL NOT BE PLANTED WITH TREES, SHRUBS, OR ANY LANDSCAPING THAT WOULD IMPEDE HEAVY EQUIPMENT VEHICLE ACCESS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS. LANDSCAPING WITHIN ACHD STORMWATER BASINS AND SWALES MUST COMPLY WITH THE ACHD VEGETATION GUIDANCE MANUAL AND SECTION 8200 OF THE ACHD POLICY MANUAL.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
8. PLAYGROUND, PICNIC STRUCTURE, AND AMENITIES ARE SHOWN SCHEMATICALLY. FINAL DESIGN BY OTHERS. AMENITIES MAY VARY SLIGHTLY IN FINAL DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
9. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
10. THERE ARE NO EXISTING TREES IN THIS PHASE. EXISTING TREES ADJACENT TO DRAINS IN FUTURE PHASE SHALL BE RETAINED.
11. TURF GRASS TO BE PLACED IN THE BOTTOM AND SIDES OF SWALES OR BASINS FACILITIES TO BE WASHED SOD OR SOD GROWN IN SANDY SOILS TO ENSURE PROPER INFILTRATION. BARRIERS SHALL BE USED TO PROTECT THE INFILTRATION AREAS FROM OTHER SODDED AREAS UNTIL VEGETATION IS ESTABLISHED.

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SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

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

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

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

1.4 SUBMITTALS
A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING
A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
D. Do not remove container-grown stock from containers until planting time.
E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS
A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING
A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY
A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL
A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen.
Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%

3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

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

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

2.3 SOIL AMENDMENTS
A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
2. Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
3. Commercial fertilizer "C" for lawn areas three to four weeks after planting sod. Organic Fertilizer Milorganite (6-0-2) type or equal.
C. Herbicide: Pre-emergent for topical application in planting beds. Oxiadiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS
A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS
A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from the The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
B. Mulch: Rock mulch for planting beds to be: Crushed Stone Perma Bark - dark color. 1/2" max size. 3" thick in all areas. Provide samples of rock mulch for approval by architect and ownership group prior to installation. Rock mulch to be placed over woven weed barrier fabric installed per manufacturer's instructions.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL
A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
Compost: Lawn Areas: 1/4 compost, : 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacture's recommendations.
C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS
A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

3.4 PREPARATION OF PLANTING BEDS
A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS
A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacture's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
1. Provide 3 inches thickness of mulch.
E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
H. Guy and stake trees immediately after planting, as indicated.
I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.6 SODDING NEW LAWNS
A. General: Install lawn sod in all areas designated on the drawings.
B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
4. Add fertilizer "B" at the manufacturer's recommended application rate.
E. Water sod thoroughly with a fine spray immediately after planting.
F. Sodded Lawn Establishment
1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE
A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

3.8 CLEANUP AND PROTECTION
A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.9 INSPECTION AND ACCEPTANCE
A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:
A. General and Supplementary Conditions, and Division 1 General Requirements.

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

1.3 SUBMITTALS
A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
C. Record Drawings: At completion of this work, submit to the Contractor:
1. Record Drawings; reproducible and five prints.
2. Operations and Maintenance information (2 copies), including:
a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
b. Operation, adjustment of system and components instructions.
c. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.
f. Submit five copies.

1.4 GUARANTEE
A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE
A. Contractor shall be licensed in the State in which this work is being performed.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

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

1.7 EXTRA EQUIPMENT
A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
2. Wrench for each sprinkler head cover type.
3. Two (2) sprinkler head bodies of each size and type.
4. Two (2) nozzles for each size and type used.
B. Store above items safely until Substantial Completion.
C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS
A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
a. Pressure lines: Schedule 40 solvent weld.
b. Lateral lines: Class 200 pvc.
c. Sleeving: Class 200 pvc.
2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
4. Solvent: NSF approved solvent for Type I & II PVC.
B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
2. Fittings: Schedule 80 PVC.
3. Clamps: Stainless Steel.
C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS
A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM
A. General; Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING
A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber valve if not connected to potable water.
2. Drip Control Zone Kit: Hunter PCZ-101.
C. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.
D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
2. Size: 3/4 inch.
E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
G. Filter: Netafim Model DF075-120, 3/4" filter; one per drip zone.
H. Air Relief Valve: Netafim Model TLAVRV,

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

PART 3 - EXECUTION

3.1 GENERAL
A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
C. Install system and components in strict accordance with manufacturer's recommendations.
D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS
A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

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

3.4 TRENCHING AND BACKFILLING
A. Trenching and backfilling shall be per applicable ISPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
C. Surround lines with 2 inches of clean rock-free material on all sides.

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

3.6 CIRCUIT VALVES
A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION
A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

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

D. Techline Drip Line: Place in shallow furrow at 1"-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS
A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch
2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION
A. Bury wires beside or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER
A. Install on site as approved. Verify location with Owner Representative.
B. Install typewritten legend inside controller door.

3.11 TESTING
A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.
5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance.
6. Provide required testing equipment and personnel.
7. Repair leaks, and retest until acceptance by the Architect.
C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage.
D. Final inspection:
1. Clean, adjust, and balance all systems. Verify that:
a. Remote control valves are properly balanced;
b. Heads are properly adjusted for radius and arc of coverage;
c. The installed system is workable, clean and efficient.
E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

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FOUNTAIN PARK SUBDIVISION
LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.

PHASE 2 FINAL PLAT LANDSCAPE PLAN

NO.	DESCRIPTION	REVISIONS	DATE	BY

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DATE ISSUED	5-13-25
PROJECT NO.	JBA-2318
DWG. FILE	Fountain Park.dwg
SCALE	AS SHOWN
DRAWN BY	KCS
CHECKED BY	KCS

L5
SHEET 06 OF 06

X:\PROJECTS\2020\2099 - FOUNTAIN PARK PRE-PLAT\ORIGINAL\FOUNTAIN PARK PRE-PLAT LANDSCAPE.DWG USER: JOSH LAST MODIFIED: 04/26/2021

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-25-09

Development Name/Section Fountain Park No.2 CDH File # _____

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☒ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

☒ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water

☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☐ 14. _____

_____

_____

_____ Reviewed By: Rob Bay Date: 7/22/25

3/22 lb

CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: **August 19, 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:
Antonio Conti
Ackerman-Estvold
7661 W. Riverside Drive
Garden City, Idaho 83714

APPLICANT:
Carmen Weber
Ackerman-Estvold
7661 W. Riverside Drive
Garden City, Idaho 83714

OWNER:
Graybird LLC
710 West 100 South
Smithfield, Utah 84335

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 Original 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 8,496 square foot park that will have a gazebo with park benches. The original approval included a total of 22,757 square feet (.52 acres), or approximately 15.4% total open space, including 18,640 square feet (.43 acres), or approximately 12.8% usable open space.**

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.

Streets – The street into the subdivision was originally approved as a public street during the preliminary plat approval. The applicant has indicated that the street was built as a private street, although it was built to public street standards. Unless the applicant receives approval from City Council, the street shall be public and meet all requirements of ACHD and the City.

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. **The street within the subdivision shall be a public street, unless the City Council separately approves a private street application. If Council does approve the private street, all requirements and standards for private streets shall be included as part of these conditions of approval. Final plat will not be signed until the street issue is resolved and inspections are completed.**
2. **All individual lots shall retain drainage on-site and shall not drain onto adjacent residential lots or adjacent properties.**
3. **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.**

4. **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.
5. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signing the final plat**.
6. **Prior to signature of final plat, the applicant shall provide approval from the Star Postmaster for the location of mailbox cluster.**
7. **Prior to signature of final plat, the applicant shall provide a fencing plan for Staff review/approval. Fencing shall be consistent throughout the development.**
8. **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.**
9. **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).**
10. 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

PRELIMINARY 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.

JUNE 2022 SCALE: 1" = 20' SHEET 1 OF 1

N

1/2 1/4 0 1/2 Full

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 24" x 36".

Scale: 1" = 20'

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

PRELIMINARY PLAT DATA

TOTAL SITE AREA	3.39 ACRES
SINGLE-FAMILY RESIDENTIAL (64.60%)	2.19 ACRES
RIGHT-OF-WAY (26.84%)	0.91 ACRES
COMMON AREA (15.34%)	0.52 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	6.78 DU/ACRE
NET RESIDENTIAL DENSITY (EXCLUDES PUBLIC STREET & OPEN SPACE)	10.50 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 16001C0130J 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 19, 25, AND 26 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY STARDALE PLACE HOME ASSOCIATION OR ITS ASSIGNS.
9. LOTS 25 AND 26 WILL CONTAIN UNDERGROUND SEEPAGE BEDS FOR DRAINAGE OF THE SUBDIVISION.

OWNER OF RECORD
FRANK ROWE
343 N CENTER STREET
STAR, ID 83669

FREMANTLE DEVELOPMENT
784 S CLEARWATER LOOP STE B
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

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
STC DEVELOPMENT LLC
N Center St
Stardale Place

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 3660 SF
lot 22 3671 SF
lot 23 3682 SF
lot 24 3871 SF
lot 25 2068 SF
lot 26 2075 SF
Block 1 147738 SF
Road 39553 SF
10158 SF

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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
#	--/--/----
#	--/--/----
#	--/--/----

Project No. R21227

PRELIMINARY PLAT

1.0

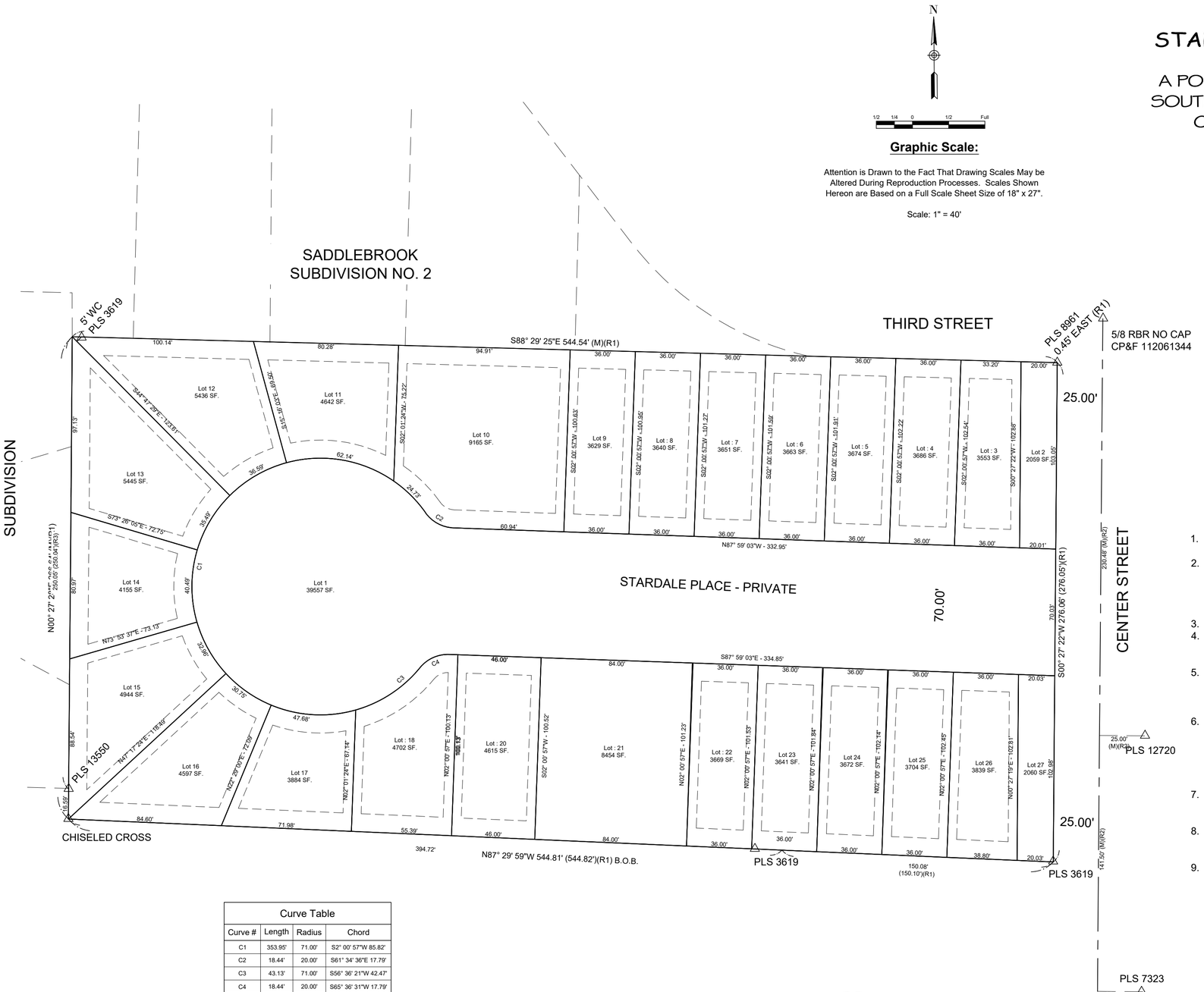
PROFESSIONAL LAND SURVEYOR REGISTERED 18350 STATE OF IDAHO ANTONIO M. CONTI

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'

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

REFERENCES

R1 UNFILED SURVEY BY BRIGGS ENGINEERING
R2 ROS 12158
R3 ENDSELY COURT SUBDIVISION

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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

PROFESSIONAL LAND SURVEYOR LICENSED 18350 STATE OF IDAHO ANTONIO M. CONTI

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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.

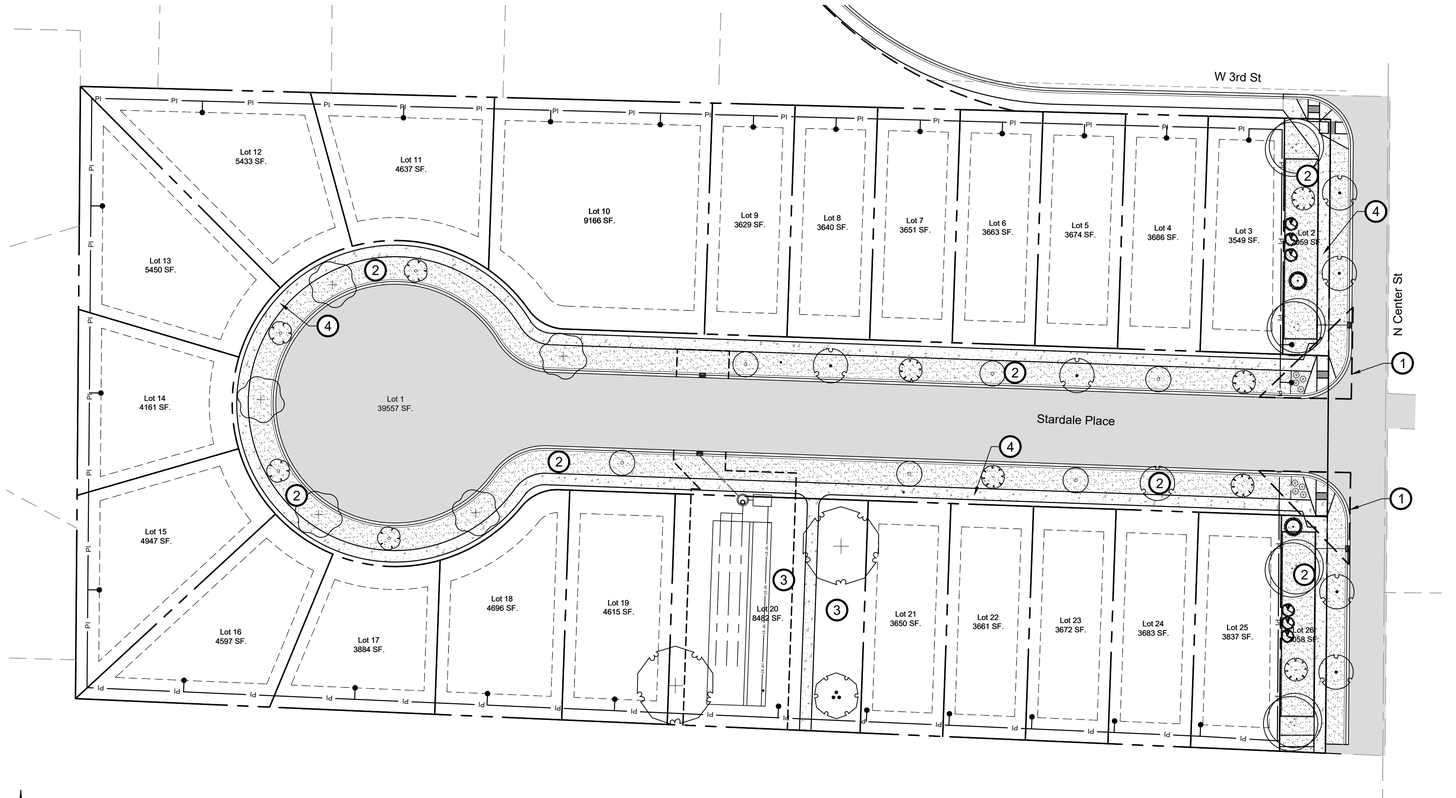
FERTILIZATION

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

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 23534 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 DEVELOPMENT
+ LAND PLANNING
+ URBAN DESIGN
+ 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 MEMO

TO: Mayor & Council

FROM: City of Star – Planning & Zoning
MEETING DATE: **August 19, 2025**
FILE(S) #: TE-25-05 Time Extension Stardale Place Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Antonio Conti
Ackerman-Estvold
7661 W. Riverside Drive Suite 201
Garden City, ID 83714

REQUEST

Request: The Applicant is seeking approval of a time extension for Stardale Place Subdivision, consisting of 22 residential lots. The subject property is generally located on the southwest corner of N. Center Street and W. 3rd Street.

SUMMARY

The original preliminary plat (PP-22-03) was approved by Council on July 19, 2022. An administrative time extension was approved by the Zoning Administrator on November 6, 2024 for one year with a new expiration date of July 19, 2025. On July 14, 2025, the applicant filed a time extension for an additional year to submit a final plat for the development. The applicant has requested an additional 1-year time extension that must be approved by the City Council. The new expiration date for signature of the final plat by the City Engineer is July 19, 2026.

PRELIMINARY 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.

JUNE 2022 SCALE: 1" = 20' SHEET 1 OF 1

N

1/2 1/4 0 1/2 Full

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 24" x 36".

Scale: 1" = 20'

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

PRELIMINARY PLAT DATA

TOTAL SITE AREA	3.39 ACRES
SINGLE-FAMILY RESIDENTIAL (64.60%)	2.19 ACRES
RIGHT-OF-WAY (26.84%)	0.91 ACRES
COMMON AREA (15.34%)	0.52 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	6.78 DU/ACRE
NET RESIDENTIAL DENSITY (EXCLUDES PUBLIC STREET & OPEN SPACE)	10.50 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 16001C0130J 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 19, 25, AND 26 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY STARDALE PLACE HOME ASSOCIATION OR ITS ASSIGNS.
9. LOTS 25 AND 26 WILL CONTAIN UNDERGROUND SEEPAGE BEDS FOR DRAINAGE OF THE SUBDIVISION.

OWNER OF RECORD
FRANK ROWE
343 N CENTER STREET
STAR, ID 83669

FREMANTLE DEVELOPMENT
784 S CLEARWATER LOOP STE B
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

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
STC DEVELOPMENT LLC
N Center St
Stardale Place

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 3660 SF
lot 22 3671 SF
lot 23 3682 SF
lot 24 3871 SF
lot 25 2068 SF
lot 26 2075 SF
Block 1 147738 SF
Road 39553 SF
10158 SF

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

STARDALE PLACE SUBDIVISION
385 N CENTER STREET
STAR, IDAHO

DRAWN BY: CDJ
CHECKED BY: AMC

DATE: 06/13/2022

REVISIONS	
	DATE
#	--/--/----
#	--/--/----
#	--/--/----

Project No. R21227

PRELIMINARY PLAT

1.0

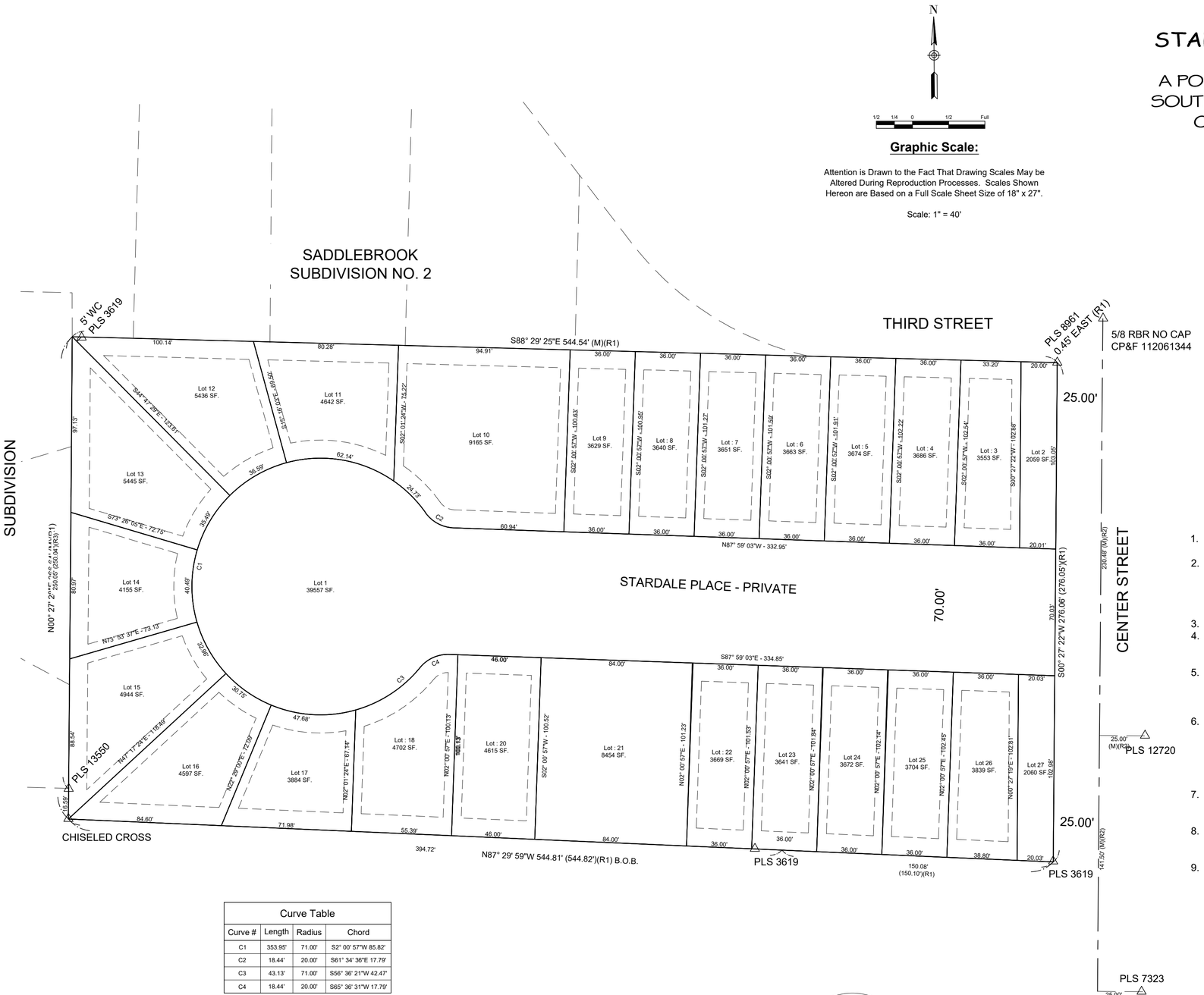
PROFESSIONAL LAND SURVEYOR REGISTERED 18350 STATE OF IDAHO ANTONIO M. CONTI

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'

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

REFERENCES

R1 UNFILED SURVEY BY BRIGGS ENGINEERING
R2 ROS 12158
R3 ENDSELY COURT SUBDIVISION

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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

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

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.

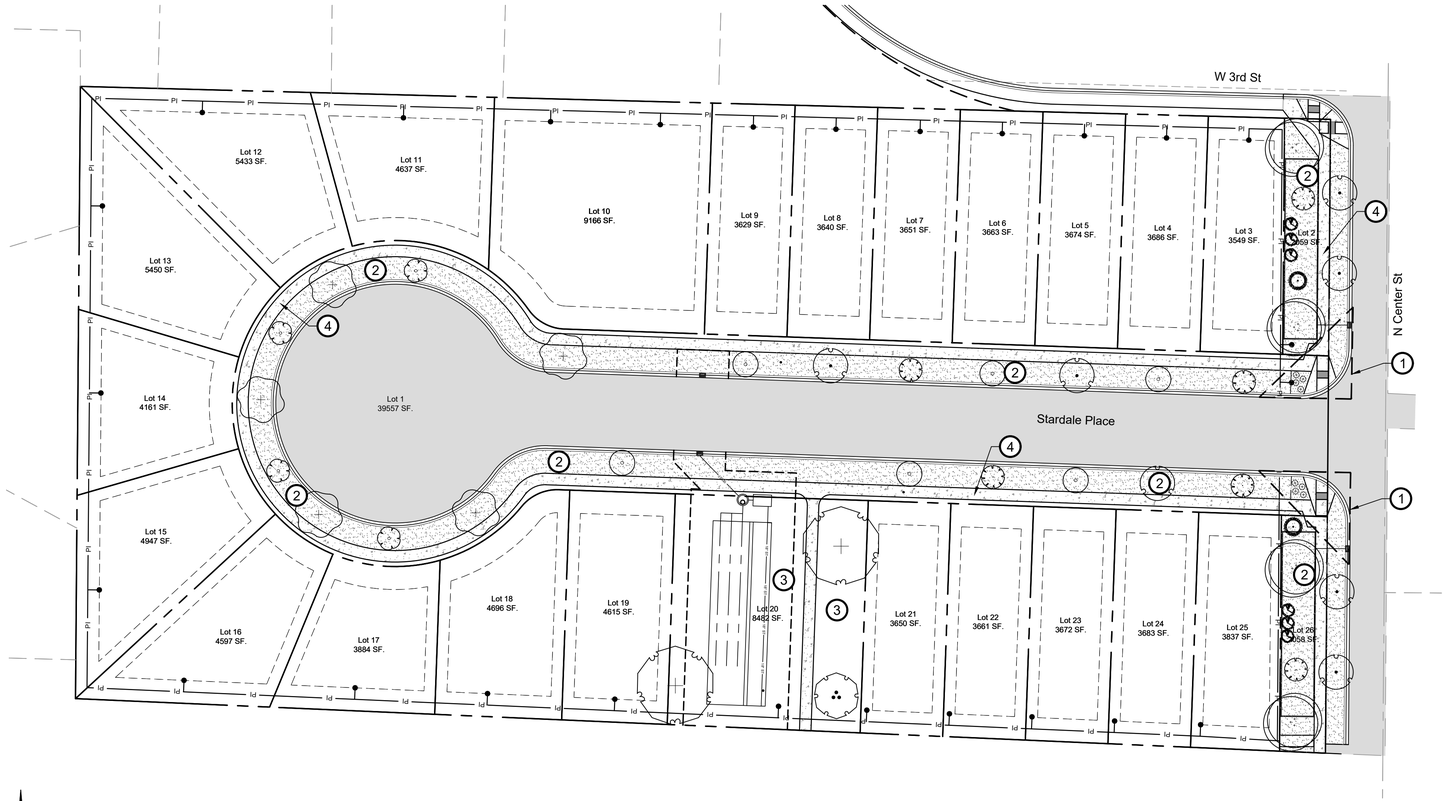
FERTILIZATION

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 + GIS SERVICES + 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: August 19, 2025

FILE(S) #: VAC-25-01- Vacation of Utility Easements located on Lots 9, 10, 11 & 12, Block 5 of Cresta Del Sol Subdivision #3

OWNER/APPLICANT/REPRESENTATIVE

APPLICANT/REPRESENTATIVE:
Kyle Prewett
Toll Brothers
3103 W Sheryl Dr Suite 100
Meridian, Idaho 83642

OWNER
Toll West Inc
1140 Virginia Drive
Fort Washington, PA 19034

REQUEST

Request: The Applicant is seeking approval of a vacation of existing utility easements for Lots 9, 10, 11 & 12, Block 5 of Cresta Del Sol Subdivision #3. The easements being vacated are permanent easements for public utilities, pressure irrigation and lot drainage. Once vacated, the lot lines will be modified through the lot-line adjustment process.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the north side of W. Beacon Light Road, west of N. Pollard Lane in Star, Idaho.

APPLICATION REQUIREMENTS

Application Submitted & Fees Paid	July 11, 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

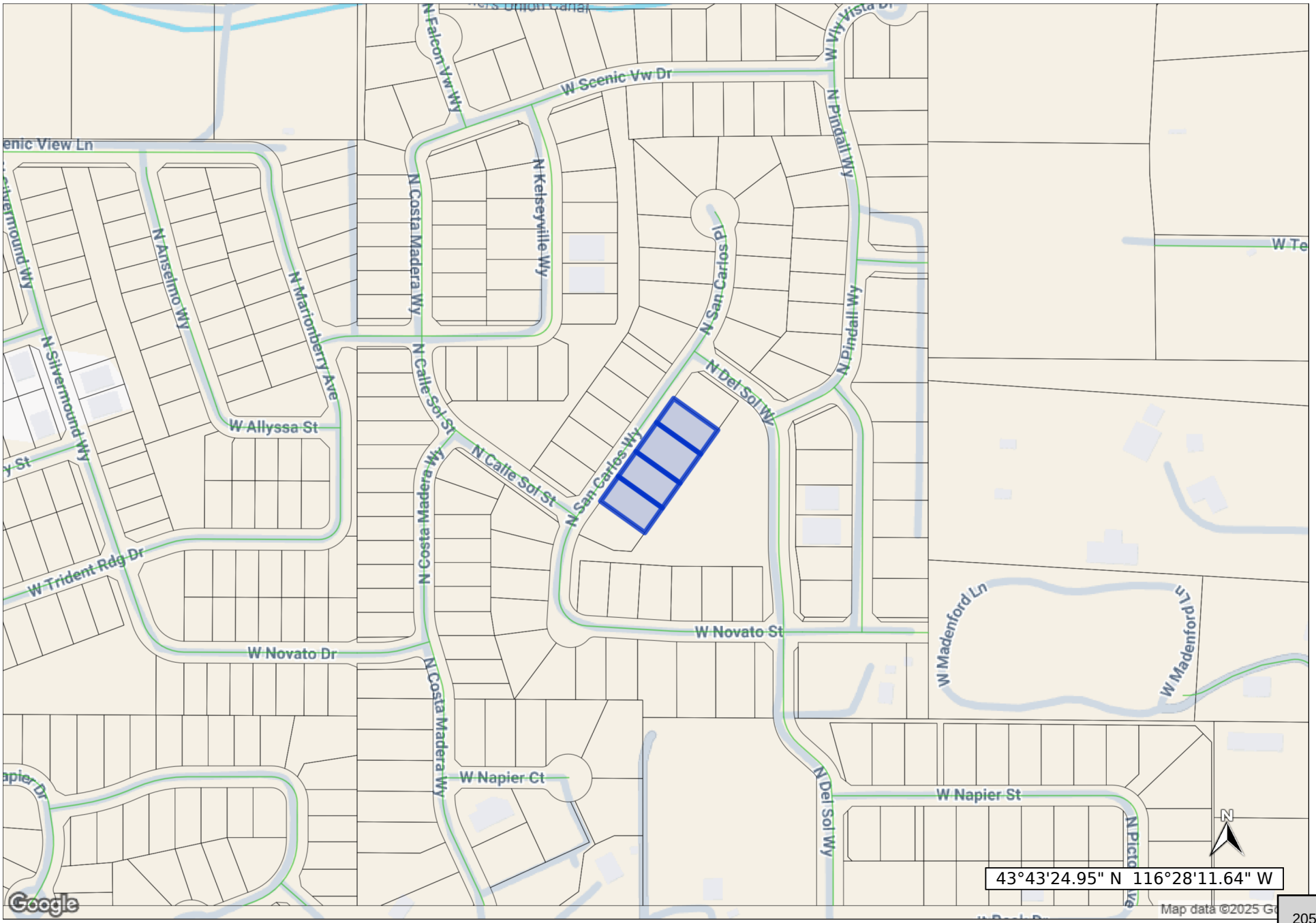
1. The applicant shall comply with all requirements of the City Engineer.
2. The applicant shall comply with any requirements of the Star Sewer & Water District.

COUNCIL DECISION

The Star City Council _____ File VAC-25-01 Easement Vacation for Lots 9, 10, 11, & 12, Block 5 of Cresta Del Sol Subdivision #3 on _____ ____, 2025.

Cresta Del Sol No. 3 - Vacation

Lots 9, 10, 11, & 12 - Block 5



Jan 06, 2025 - landproDATA.com
Scale: 1 inch approx 300 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

Toll Brothers®
LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

January 6, 2024

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

RE: Cresta Del Sol Subdivision No. 3 – Lots 9, 10, 11, & 12, Block 5 – Vacation Application

Dear Planning Staff,

Attached for your review is a Vacation application for Cresta Del Sol Subdivision. The easements to be vacated are the five-foot permanent easements on the interior side lot lines for public utilities, pressure irrigation, and lot drainage encumbering Lots 9, 10, 11, and 12, Block 5 of Cresta Del Sol Subdivision No. 3. 'Parcel 1' (Lot 9, 3700 N San Carlos Way; R1608120660), 'Parcel 2' (Lot 10, 3714 N San Carlos Way, R1608120680), 'Parcel 3' (Lot 11, 3726 N San Carlos Way, R1608120700), and 'Parcel 4' (Lot 12, 3740 N San Carlos Way, R1608120720).

Lots 9 (NE easement) and 12 (SW easement) will have one easement vacated and Lots 10 and 11 will have both easements vacated. All subject lots are owned by Toll Southwest LLC. These easement vacations are being requested in order to accommodate for a subsequent lot line adjustment application which will be submitted in order to correct property pin installations which were installed in locations that do not match the recorded final plat.

If you have any questions or need further information, please don't hesitate to reach out to me at 208-576-3625 or kprewett@tollbrothers.com.

Respectfully Submitted,

Kyle Prewett

Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers

Ci
P
Star, Idaho 83669
P: 208-286-7247 F: 208-286-7569

VACATION APPLICATION

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

FILE NO.: VAC-25-01
Date Application Received: 01/08/2025 Fee Paid: $980.00
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ✓ Owner ___ Representative ___

Applicant Name: Kyle Prewett (Toll Brothers)
Applicant Address: 3103 W Sheryl Dr. STE 100, Meridian, ID Zip: 83642
Phone: 831.801.9724 Fax: _____ Email: kprewett@tollbrothers.com

Owner Name: Toll Southwest LLC
Owner Address: 3103 W Sheryl Dr., STE 100, Meridian, ID Zip: 83642
Phone: _____ Fax: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Same as Applicant Firm Name: _____
Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Property Information:

Site Location: 3700/3714/3726/3740 N San Carlos Way, Star, ID 83669
Parcel Number(s): R1608120660; R1608120680; R1608120700; R1608120720
Approved Zoning Designation: R-3

Application Requirements:

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

Applicant (√)	Description	Staff (√)
	~~Pre-application meeting with the Planning Department required prior to neighborhood meeting.~~	
	~~Copy of neighborhood meeting notice sent to property owners within 300' and meeting sign-in sheet. (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)~~	
✓	Completed and signed Vacation Application	N/A
✓	Fee	BN
✓	If the signature on this application is not the owner of the property, an **original** notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit this application is required.	BN

✓	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	BN
To be provided before application is approved	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	BN
✓	Copy of recorded deed. FINAL PLAT	
✓	One (1) 8 ½" X 11" vicinity map showing the location of subject property	
✓	Two (2) 11" X 17" copies of site plan or plat showing the proposed vacation	
	~~Names and addresses, printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office.~~	
✓	Two (2) Electronic versions of the site plan or plat showing the easement proposed to be vacated and vicinity map in PDF format submitted on disks with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.	BN
	~~Signed Certification of Posting with pictures.~~ ~~(see attached posting requirements and certification form)~~	
✓	Submit (1) 11" X 17" and (1) 18" X 24" **recorded** copy of Plat to the Star City Planning Department prior to any building permits being issued.	BN

FEE REQUIREMENT:

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

Kyle Prewett
_____
Applicant/Representative Signature

1/6/25
_____
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.

5/13/2025

Kyle Prewett
Land Entitlement Manager
Toll Brothers
3103 W Sheryl Dr
Meridian, Idaho

No Reservations/No Objections

SUBJECT: ROW Vacation East of S Bahnson Ave- Vacate/Abandon

To Whom It May Concern:

Quest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

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

If you have any questions, please contact Richard Hollis at 903-559-1095 or richard.hollis@lumen.com

Sincerely yours,

CenturyLink ROW Team

EASEMENT RELINQUISHMENT

By signing below, I hereby agree to the relinquishment of any and all interest in a portion of the easement described in the attached documents that was originally reserved by Cresta Del Sol Subdivision No. 3, recorded in Book 127 of Plats on Pages 20555 through 20559, records of Ada County, Idaho, by and for Public Utilities, Pressure Irrigation, and Lot Drainage, and certify that I have the vested authority to execute this request in the name of FARMERS UNION DITCH CO., LTD.

By: _____
ANDREW J. WALDERA

Title: ATTORNEY

Date: 6-18-25

State of IDAHO)
) SS
County of ADA)

On this 18th day of JUNE, 20 25, before me, the undersigned, a Notary Public in and for said state, personally appeared ANDREW J. WALDERA, known or identified to me to be the ATTORNEY of the Corporation known as FARMERS UNION DITCH CO, LTD., who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said Corporation's name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

KATIE R. KELLY
COMMISSION #37638
NOTARY PUBLIC
STATE OF IDAHO

_____
Notary Public for the State of Idaho

Oasis, ID
Residing at

2/20/2026
Commission Expires

EASEMENT RELINQUISHMENT

By signing below, I hereby agree to the relinquishment of any and all interest in a portion of the easement described in the attached documents that was originally reserved by Cresta Del Sol Subdivision No. 3, recorded in Book 127 of Plats on Pages 20555 through 20559, records of Ada County, Idaho, by and for Public Utilities, Pressure Irrigation, and Lot Drainage, and certify that I have the vested authority to execute this request in the name of

_____.

By: B Sessions

Title: President

Date: 5/27/25

State of Wyoming)
) SS
County of Lincoln)

On this 27th day of May, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Barbara Sessions, known or identified to me to be the President of the Corporation known as Silver Star Telephone Co. Inc., who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said Corporation's name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

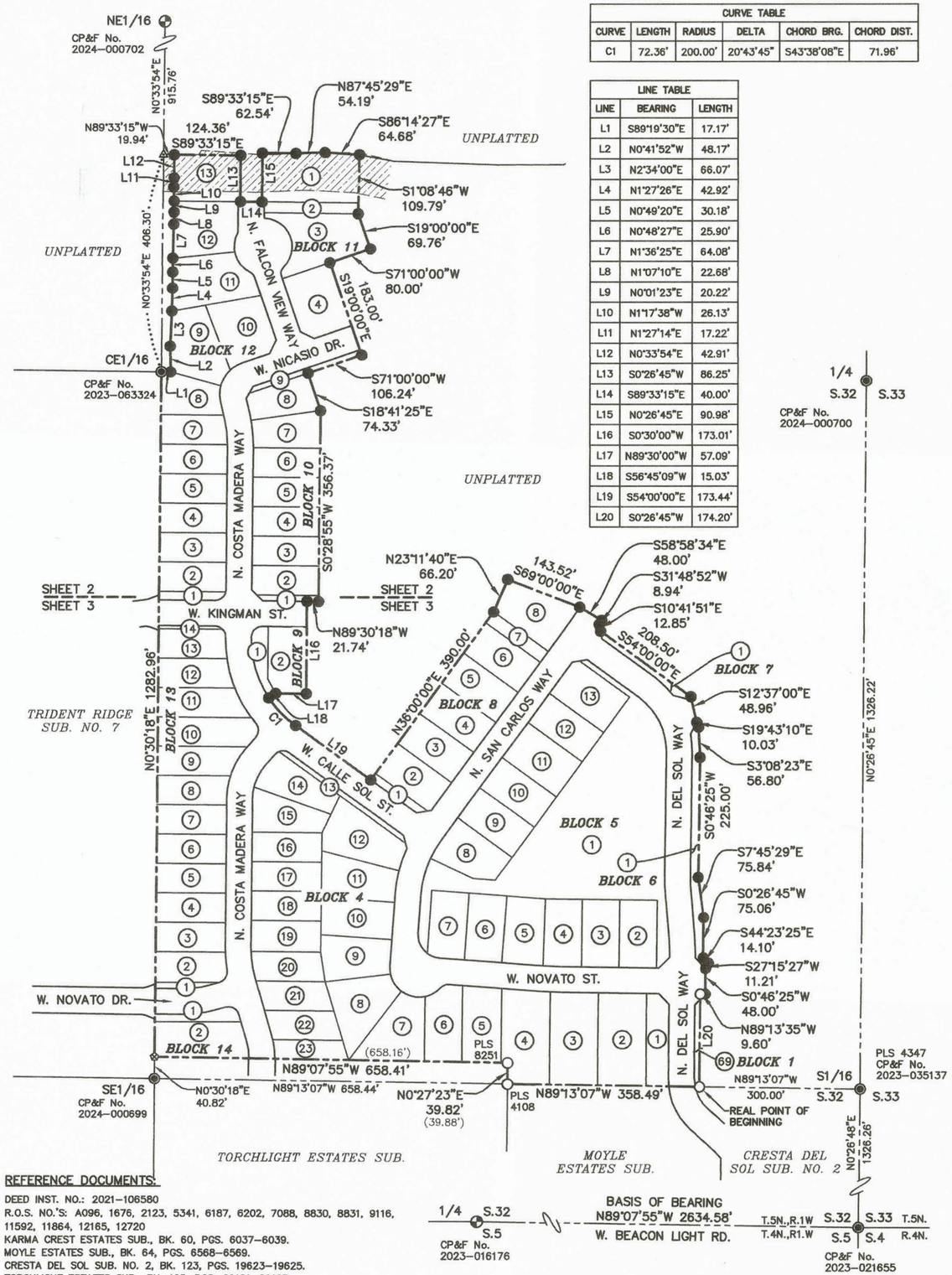
Nicole Astle
Notary Public - State of Wyoming
Commission ID 165888
My Commission Expires Aug. 10, 2027

Nicole Astle
Notary Public for the State of Wyoming

180 N. Main Thayne, Wy 83127
Residing at

Aug. 10, 2027
Commission Expires

BK 127 p. 20555



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	72.36'	200.00'	20°43'45"	S43°38'08"E	71.96'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°19'30"E	17.17'
L2	N0°41'52"W	48.17'
L3	N2°34'00"E	66.07'
L4	N1°27'26"E	42.92'
L5	N0°49'20"E	30.18'
L6	N0°48'27"E	25.90'
L7	N1°36'25"E	64.08'
L8	N1°07'10"E	22.68'
L9	N0°01'23"E	20.22'
L10	N1°17'38"W	26.13'
L11	N1°27'14"E	17.22'
L12	N0°33'54"E	42.91'
L13	S0°26'45"W	86.25'
L14	S89°33'15"E	40.00'
L15	N0°26'45"E	90.98'
L16	S0°30'00"W	173.01'
L17	N89°30'00"W	57.09'
L18	S56°45'09"W	15.03'
L19	S54°00'00"E	173.44'
L20	S0°26'45"W	174.20'

PLAT SHOWING

CRESTA DEL SOL SUBDIVISION NO.3

A PORTION THE NE1/4 OF THE SE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 32, T.5N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2024

NOTES

1. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SEVENTEEN (17) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL LOT LINES COMMON TO PRIVATE STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) 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 TWELVE (12) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE 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 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 FARMERS UNION DITCH COMPANY, LTD., IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER TO BE DELIVERED THROUGH A PRESSURIZED IRRIGATION SYSTEM, TO BE OWNED AND MAINTAINED BY THE CRESTA DEL SOL SUBDIVISION HOMEOWNER'S ASSOCIATION. ALL LOTS WITHIN THIS SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS BY THE FARMERS UNION DITCH COMPANY, LTD.
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 HOMEOWNER ASSOCIATION.
7. LOT 69, BLOCK 1; LOTS 1, 13 AND 23 BLOCK 4; LOT 1, BLOCK 5; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOTS 1 AND 7, BLOCK 8; LOT 1, BLOCK 9; LOTS 1 AND 9, BLOCK 10; LOTS 1 AND 2, BLOCK 11; LOTS 1 AND 13, BLOCK 12; LOTS 1 AND 14, BLOCK 13; LOT 1, BLOCK 14 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE CRESTA DEL SOL SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, 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. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR RECORDED AS INSTRUMENT NO. 2021-136161, RECORDS OF ADA COUNTY, IDAHO.
10. LOTS 1, 2, 22 AND 23, BLOCK 4; LOTS 1, 6, 7 AND 8, BLOCK 5; LOTS 6, 7 AND 8, BLOCK 8; LOTS 1, 2, 3 AND 4, BLOCK 12 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 AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT, RECORDED AS INSTRUMENT NO. 2023-056381, RECORDS OF ADA COUNTY, IDAHO.
12. LOT 1, BLOCK 11 AND LOT 13, BLOCK 12 IS SUBJECT TO AN IRRIGATION EASEMENT AS DELINEATED AND REFERENCED FOR THE BENEFIT OF THE FARMERS UNION DITCH COMPANY, LTD. FOR THE MAINTENANCE AND OPERATION OF THE FARMERS UNION CANAL. SEE LICENSE AGREEMENT'S INSTRUMENT NO. 2022-024463 AND INSTRUMENT NO. 2023-051287.
13. A PORTION OF LOTS 1-9 AND 11-13, BLOCK 12; LOTS 1-14, BLOCK 13; LOTS 1 AND 2, BLOCK 14 ARE SUBJECT TO AN EASEMENT AGREEMENT, RECORDED AS INSTRUMENT NO. 2022-096143, RECORDS OF ADA, COUNTY, IDAHO.
14. SEE ACHD PERMANENT EASEMENT- INSTRUMENT NO. 2024-001312 AND 2024-001313.
15. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FOR CRESTA DEL SOL SUBDIVISION AS INSTRUMENT NO. 2022-045942, RECORDS OF ADA COUNTY, IDAHO AND AS SUBSEQUENTLY AMENDED.

0 75 150 300 450

SCALE: 1" = 150'

N

LEGEND

○	FOUND 5/8" IRON PIN, PLS 4431, UNLESS OTHERWISE NOTED
⊕	FOUND BRASS CAP MONUMENT
◉	FOUND ALUMINUM CAP MONUMENT
○	FOUND 1/2" IRON PIN, REMOVED BY CONSTRUCTION, RE-SET 1/2" IRON PIN, PLS 11779
⊗	FOUND 5/8" IRON PIN, REMOVED BY CONSTRUCTION, RE-SET 5/8" IRON PIN, PLS 11779
●	SET 1/2" IRON PIN, PLS 11779
●	SET 5/8" IRON PIN, PLS 11779
◘	SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779"
△	CALCULATED POINT, NOTHING FOUND OR SET
———	SUBDIVISION BOUNDARY LINE
———	LOT LINE
———	SECTION LINE
———	RIGHT-OF-WAY LINE
———	CENTERLINE
———	EASEMENT LINE (NOTE 1 & 2)
- - - - -	EASEMENT LINE, AS NOTED
———	ACHD PERMANENT EASEMENT LINE (NOTE 14)
▨	ACHD STORM DRAIN EASEMENT (NOTE 10)
▨	IRRIGATION EASEMENT (NOTE 12)
▨	PRESSURE IRRIGATION EASEMENT (NOTE 13)
·····	SURVEY TIE LINE
X.XX	EASEMENT DIMENSION
(100.00')	RECORD DATA
(1)	LOT NUMBER

PROFESSIONAL LAND SURVEYOR LICENSE IN 11779 1/10/2024 STATE OF IDAHO CODY M. McCAMMON

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON AT THE REQUEST OF THE PROPERTY OWNER. THE PROPERTY IS AS CONVEYED BY A WARRANTY DEED RECORDED AS INSTRUMENT NO. 2021-106580 AND A PORTION OF A PARCEL AS SHOWN ON RECORD OF SURVEY NO. 7088, RECORDED AS INSTRUMENT NO. 105152515, RECORDS OF ADA COUNTY, IDAHO. THE PROPERTY IS ADJACENT TO MOYLE ESTATES SUBDIVISION AS FILED IN BOOK 64 OF PLATS AT PAGES 6568 AND 6569, CRESTA DEL SOL SUBDIVISION NO. 2 AS FILED IN BOOK 123 OF PLATS AT PAGES 19623 THROUGH 19625, TORCHLIGHT ESTATES SUBDIVISION AS FILED IN BOOK 125 OF PLATS AT PAGES 20121 THROUGH 20125 AND TRIDENT RIDGE SUB. NO. 7 AS FILED IN BOOK 127 OF PLATS AT PAGES 20519 THROUGH 20523, RECORDS OF ADA COUNTY, IDAHO. THE MONUMENTS FOUND PER THE ABOVE MENTIONED PLATS AND SURVEY ARE IN AGREEMENT AND WERE HELD AS CONTROLLING CORNERS.

THE RECORD BEARING OF NORTH 89°07'55" WEST BETWEEN FOUND MONUMENTS AT THE SECTION CORNER COMMON TO SECTIONS 4 AND 5, T.4N., R.1W., AND SECTIONS 32 AND 33, T.5N., R.1W., B.M. AND THE 1/4 CORNER COMMON TO SAID SECTIONS 5 AND 32, ADA COUNTY, IDAHO, WAS HELD FOR THE BASIS OF BEARINGS FOR THIS SUBDIVISION.

REFERENCE DOCUMENTS:

DEED INST. NO.: 2021-106580
R.O.S. NO.'S: A096, 1676, 2123, 5341, 6187, 6202, 7088, 8830, 8831, 9116, 11592, 11864, 12165, 12720
KARMA CREST ESTATES SUB., BK. 60, PGS. 6037-6039.
MOYLE ESTATES SUB., BK. 64, PGS. 6568-6569.
CRESTA DEL SOL SUB. NO. 2, BK. 123, PGS. 19623-19625.
TORCHLIGHT ESTATES SUB., BK. 125, PGS. 20121-20125.
GREENDALE GROVE SUB. NO. 2, BK. 127, PGS. 20502-20504.
TRIDENT RIDGE SUB. NO. 7, BK. 127, PGS. 20519-20523.

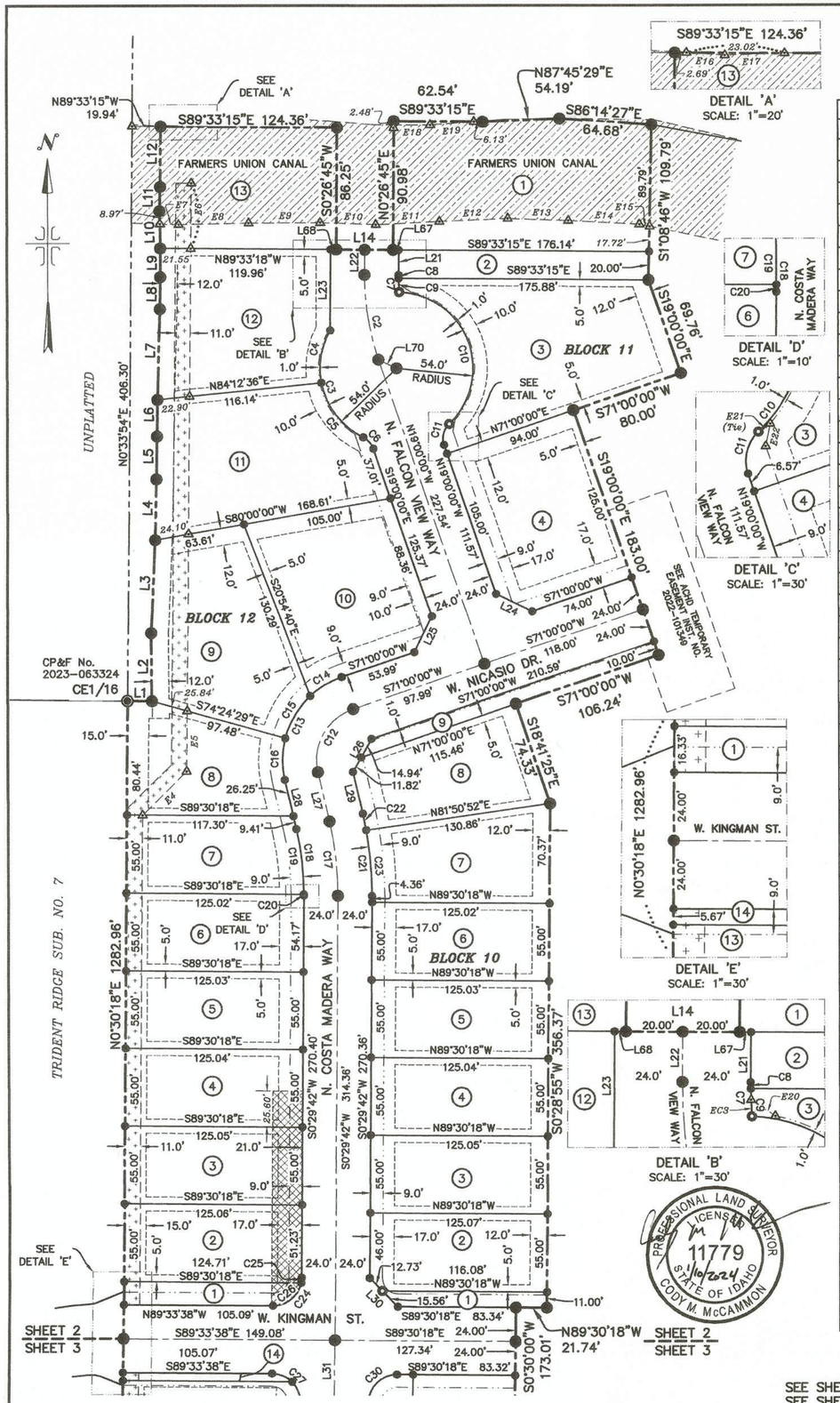
BOOK PAGE

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

JOB NO. 21-343-03
SHEET 1 OF 5

P:\Cresta Del Sol No. 3 21-343-03\dwg\Plat\Cresta Del Sol No 3 PLAT.dwg 1/10/2024 10:34:04 AM

CRESTA DEL SOL SUBDIVISION NO.3



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	72.36'	200.00'	20°43'45"	S43°38'08"E	71.96'
C2	61.09'	180.00'	19°26'45"	S9°16'38"E	60.80'
C3	88.58'	54.00'	93°59'10"	S17°06'22"E	78.98'
C4	38.42'	54.00'	40°45'59"	S9°30'14"W	37.62'
C5	50.16'	54.00'	53°13'11"	S37°29'21"E	48.37'
C6	11.02'	14.00'	45°05'57"	N41°32'58"W	10.74'
C7	12.06'	156.00'	4°25'41"	S1°46'06"E	12.05'
C8	2.29'	156.00'	0°50'21"	S0°01'34"W	2.29'
C9	9.77'	156.00'	3°35'20"	S2°11'16"E	9.77'
C10	126.98'	54.00'	134°42'41"	N20°40'17"W	99.67'
C11	16.05'	14.00'	65°41'03"	S13°50'32"W	15.19'
C12	55.71'	38.00'	84°00'00"	S29°00'00"W	50.85'
C13	90.90'	62.00'	84°00'00"	S29°00'00"W	82.97'
C14	26.14'	62.00'	24°09'10"	S58°55'25"W	25.94'
C15	35.00'	62.00'	32°20'40"	S30°40'30"W	34.54'
C16	29.76'	62.00'	27°30'10"	S0°45'05"W	29.48'
C17	52.76'	224.00'	13°29'42"	N6°15'09"W	52.64'
C18	47.11'	200.00'	13°29'42"	N6°15'09"W	47.00'
C19	46.28'	200.00'	13°15'31"	N6°22'14"W	46.18'
C20	0.83'	200.00'	0°14'11"	N0°22'37"E	0.83'
C21	58.41'	248.00'	13°29'42"	N6°15'09"W	58.28'
C22	11.80'	248.00'	2°43'33"	N11°38'13"W	11.80'
C23	46.61'	248.00'	10°46'09"	N4°53'22"W	46.54'
C24	31.40'	20.00'	89°56'40"	N45°28'02"E	28.27'
C25	3.79'	20.00'	10°52'08"	N5°55'46"E	3.79'
C26	27.60'	20.00'	79°04'32"	N50°54'06"E	25.46'
C27	31.60'	20.00'	90°30'57"	N44°18'10"W	28.41'
C28	15.60'	20.00'	44°42'12"	N67°12'32"W	15.21'
C29	15.99'	20.00'	45°48'45"	N21°57'04"W	15.57'
C30	31.17'	20.00'	89°18'05"	S45°50'40"W	28.11'
C31	213.05'	224.00'	54°29'42"	S26°45'09"E	205.11'
C32	193.59'	224.00'	49°31'02"	S24°15'49"E	187.62'
C33	19.46'	224.00'	4°58'40"	S51°30'40"E	19.45'
C34	175.41'	248.00'	40°31'28"	S19°18'25"E	171.77'
C35	40.77'	248.00'	9°25'08"	S3°45'15"E	40.72'
C36	57.22'	248.00'	13°13'12"	S15°04'25"E	57.09'
C37	63.36'	248.00'	14°38'20"	S29°00'11"E	63.19'
C38	14.05'	248.00'	3°14'48"	S37°56'45"E	14.05'
C39	120.30'	200.00'	34°27'53"	S16°02'19"E	118.50'
C40	28.12'	20.00'	80°34'09"	N0°42'55"E	25.86'
C41	29.67'	20.00'	85°00'00"	S83°30'00"W	27.02'
C42	20.94'	20.00'	60°00'00"	N84°00'00"W	20.00'
C43	8.73'	20.00'	25°00'00"	S53°30'00"W	8.66'
C44	87.66'	124.00'	40°30'18"	S20°44'51"W	85.85'
C45	104.63'	148.00'	40°30'18"	S20°44'51"W	102.46'
C46	60.33'	148.00'	23°21'23"	S29°19'18"W	59.91'
C47	44.30'	148.00'	17°08'55"	S9°04'09"W	44.13'
C48	70.69'	100.00'	40°30'18"	S20°44'51"W	69.23'
C49	47.24'	100.00'	27°04'07"	S27°27'56"W	46.81'
C50	23.45'	100.00'	13°26'11"	S7°12'47"W	23.40'
C51	64.49'	224.00'	16°29'42"	S7°45'09"E	64.27'
C52	42.90'	248.00'	9°54'44"	S4°27'40"E	42.85'
C53	8.72'	248.00'	2°00'55"	S0°30'46"E	8.72'
C54	34.18'	248.00'	7°53'49"	S5°28'08"E	34.15'
C55	57.58'	200.00'	16°29'42"	S7°45'09"E	57.38'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C56	6.91'	200.00'	1°58'46"	S0°29'41"E	6.91'
C57	50.67'	200.00'	14°30'56"	S8°44'32"E	50.53'
C58	28.77'	20.00'	82°25'02"	N31°47'29"E	26.35'
C59	35.70'	124.00'	16°29'41"	N7°45'10"W	35.57'
C60	28.79'	100.00'	16°29'41"	N7°45'10"W	28.69'
C61	42.61'	148.00'	16°29'41"	N7°45'10"W	42.46'
C62	8.44'	148.00'	3°16'04"	N14°21'58"W	8.44'
C63	34.17'	148.00'	13°13'37"	N6°07'07"W	34.09'
C64	31.42'	20.00'	90°00'00"	N61°00'00"W	28.28'
C65	56.11'	199.00'	16°09'16"	N82°04'38"E	55.92'
C66	49.34'	175.00'	16°09'16"	N82°04'38"E	49.18'
C67	62.87'	223.00'	16°09'16"	N82°04'38"E	62.67'
C68	26.06'	300.00'	4°58'34"	N33°30'43"E	26.05'
C69	23.97'	276.00'	4°58'34"	N33°30'43"E	23.96'
C70	143.40'	150.00'	54°46'25"	N26°36'48"W	138.00'
C71	78.54'	150.00'	30°00'00"	N39°00'00"W	77.65'
C72	64.86'	150.00'	24°46'25"	N11°36'48"W	64.35'
C73	120.45'	126.00'	54°46'25"	N26°36'48"W	115.92'
C74	51.30'	174.00'	16°53'28"	N45°33'16"W	51.11'
C75	35.42'	174.00'	11°39'52"	N5°03'31"W	35.36'
C76	52.80'	524.00'	5°46'25"	S2°06'48"E	52.78'
C77	50.38'	500.00'	5°46'25"	S2°06'48"E	50.36'
C78	55.22'	548.00'	5°46'25"	S2°06'48"E	55.20'
C79	30.80'	324.00'	5°26'45"	N2°16'38"W	30.78'
C80	28.51'	300.00'	5°26'45"	N2°16'38"W	28.50'
C81	33.08'	348.00'	5°26'45"	N2°16'38"W	33.06'
C82	16.62'	100.00'	9°31'28"	S4°18'59"E	16.60'
C83	16.43'	124.00'	7°35'22"	S1°42'30"E	16.41'
C84	16.83'	76.00'	12°41'09"	S5°53'50"E	16.79'
C85	35.14'	624.00'	3°13'35"	S87°36'48"E	35.13'
C86	36.49'	648.00'	3°13'35"	S87°36'48"E	36.49'
C87	20.39'	648.00'	1°48'12"	S88°19'29"E	20.39'
C88	16.10'	648.00'	1°25'23"	S86°42'42"E	16.10'
C89	33.79'	600.00'	3°13'35"	S87°36'48"E	33.78'
C90	106.81'	68.00'	90°00'00"	S41°00'00"E	96.17'
C91	69.12'	44.00'	90°00'00"	S41°00'00"E	62.23'
C92	25.35'	44.00'	33°00'20"	S69°29'50"E	25.00'
C93	43.77'	44.00'	56°59'40"	S24°29'50"E	41.99'
C94	17.95'	20.00'	51°25'50"	S68°17'05"W	17.36'
C95	134.53'	54.50'	141°25'50"	S66°42'55"E	102.88'
C96	33.68'	54.50'	35°24'11"	N60°16'16"E	33.14'
C97	46.83'	54.50'	49°14'07"	S77°24'35"E	45.41'
C98	39.13'	54.50'	41°08'26"	S32°13'19"E	38.30'
C99	14.89'	54.50'	15°39'06"	S3°49'33"E	14.84'
C100	125.11'	224.00'	32°00'00"	S20°00'00"W	123.49'
C101	8.84'	224.00'	2°15'41"	S34°52'10"W	8.84'
C102	116.26'	224.00'	29°44'19"	S18°52'10"W	114.96'
C103	89.29'	248.00'	20°37'45"	S14°18'53"W	88.81'
C104	44.36'	248.00'	10°14'57"	S19°30'17"W	44.30'
C105	44.93'	248.00'	10°22'48"	S9°11'24"W	44.87'
C106	111.70'	200.00'	32°00'00"	S20°00'00"W	110.25'
C107	73.30'	200.00'	21°00'00"	S14°30'00"W	72.89'
C108	38.40'	200.00'	11°00'00"	S30°30'00"W	38.34'
C109	71.48'	68.00'	60°13'40"	S26°06'50"E	68.23'
C110	35.33'	68.00'	29°46'20"	S71°06'50"E	34.94'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°19'30"E	17.17'
L2	N0°41'52"W	48.17'
L3	N2°34'00"E	66.07'
L4	N1°27'26"E	42.92'
L5	N0°49'20"E	30.18'
L6	N0°48'27"E	25.90'
L7	N1°36'25"E	64.08'
L8	N1°07'10"E	22.68'
L9	N0°01'23"E	20.22'
L10	N1°17'38"W	26.13'
L11	N1°27'14"E	17.22'
L12	N0°33'54"E	42.91'
L13	S0°26'45"W	86.25'
L14	S89°33'15"E	40.00'
L15	N0°26'45"E	90.98'
L16	S0°30'00"W	173.01'
L17	N89°30'00"W	57.09'
L18	S56°45'09"W	15.03'
L19	S54°00'00"E	173.44'
L20	S0°26'45"W	174.20'
L21	N0°26'45"E	17.71'
L22	N0°26'45"E	17.71'
L23	S0°26'45"W	57.20'
L24	N64°00'00"W	28.28'
L25	S26°00'00"W	28.28'
L26	N29°00'00"E	26.77'
L27	N13°00'00"W	35.66'
L28	S13°00'00"E	35.66'
L29	S13°00'00"E	30.26'
L30	N44°30'18"W	28.28'
L31	N0°29'42"E	46.20'
L32	N41°00'00"E	26.36'
L33	S41°00'00"W	27.15'
L34	S16°00'00"E	13.28'
L35	S74°00'00"W	60.81'

LINE TABLE		
LINE	BEARING	LENGTH
L36	S74°00'00"W	18.93'
L37	S74°00'00"W	16.81'
L38	N89°50'44"W	53.57'
L39	N89°50'44"W	53.42'
L40	N89°50'44"W	53.71'
L41	N16°00'00"W	54.28'
L42	N0°29'41"E	1.77'
L43	N0°29'41"E	1.61'
L44	N0°29'41"E	1.92'
L45	N81°00'00"E	28.28'
L46	S14°41'07"E	25.34'
L47	N45°36'35"E	28.42'
L48	S0°26'45"W	5.75'
L49	S0°26'45"W	50.04'
L50	S44°20'20"E	28.23'
L51	S89°13'35"E	43.75'
L52	N44°52'46"E	14.30'
L53	S44°23'25"E	28.15'
L54	S5°00'00"E	73.05'
L55	S5°00'00"E	73.05'
L56	S5°00'00"E	73.05'
L57	N27°33'16"E	24.87'
L58	N66°00'00"E	43.78'
L59	S66°00'00"W	9.66'
L60	S75°33'16"E	24.87'
L61	N10°41'51"W	14.58'
L62	N36°00'00"E	23.63'
L63	N81°00'00"E	28.28'
L64	N28°28'29"W	30.77'
L65	S86°00'00"E	41.17'
L66	S0°26'45"W	6.25'
L67	S89°33'15"E	4.00'
L68	S89°33'15"E	4.00'
L69	N33°46'20"E	7.52'
L70	S64°00'00"E	14.14'

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
EC1	16.47'	126.00'	007°29'22"	S01°39'29"E	16.46'
EC2	4.71'	18.00'	015°00'00"	N07°03'15"W	4.70'
EC3	5.85'	156.00'	002°08'50"	S02°54'31"E	5.85'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E1	N00°26'45"E	15.88'
E2	N14°33'15"W	24.68'
E3	S63°22'20"W	32.60'
E4	N45°30'43"E	43.95'
E5	N00°33'22"E	42.70'
E6	N00°33'22"E	46.09'
E7	N87°57'06"W	13.22'
E8	S88°52'25"W	49.37'
E9	S89°38'39"W	50.50'
E10	N87°55'46"W	38.99'
E11	S87°22'25"W	44.91'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E12	S87°36'12"W	48.18'
E13	N87°56'22"W	42.74'
E14	N87°03'13"W	49.91'
E15	N78°17'03"W	7.39'
E16	S86°08'06"E	9.00'
E17	N88°15'21"E	14.05'
E18	S89°35'30"E	25.57'
E19	N85°52'26"E	30.93'
E20	S56°05'22"E	10.29'
E21	N55°36'40"E	5.01'
E22	N11°15'43"E	8.06'

SEE SHEET 1 FOR LEGEND
SEE SHEET 1 FOR NOTES

SCALE: 1" = 60'

JOB NO. 21-343-03
SHEET 2 OF 5

BOOK PAGE

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

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CRESTA DEL SOL SUBDIVISION NO.3

SCALE: 1" = 60'

SEE SHEET 1 FOR LEGEND
SEE SHEET 1 FOR NOTES
SEE SHEET 2 FOR CURVE AND LINE DATA TABLES

DETAIL 'F' SCALE: 1"=5'

DETAIL 'I' SCALE: 1"=5'

DETAIL 'H' SCALE: 1"=30'

DETAIL 'G' SCALE: 1"=30'

SEE ACHD STORM DRAIN EASEMENT INST. NO. 2022-101350

BLOCK 13 BLOCK 9 BLOCK 8 BLOCK 7 BLOCK 5 BLOCK 6 BLOCK 4 BLOCK 14 BLOCK 1

W. KINGMAN ST. W. CALLE SOL ST. N. SAN CARLOS WAY W. NOVATO DR. W. NOVATO ST. N. COSTA MADERA WAY N. DEL SOL WAY

TRIDENT RIDGE SUB. NO. 7 CRESTA DEL SOL SUB. NO. 2 TORCHLIGHT ESTATES SUB. UNPLATTED

SE1/16
CP&F No.
2024-000699

JOB NO. 21-343-03
SHEET 3 OF 5

BOOK PAGE

IDAHO SURVEY GROUP, LLC
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CRESTA DEL SOL SUBDIVISION NO.3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 4 AND 5, TOWNSHIP 4 NORTH, RANGE 1 WEST AND SECTIONS 32 AND 33, TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M., FROM WHICH THE 1/4 CORNER COMMON TO SAID SECTIONS 5 AND 32, BEARS NORTH 89°07'55" WEST, 2,634.58 FEET; THENCE NORTH 0°26'48" EAST, 1326.26 FEET TO THE SOUTH 1/16 CORNER COMMON TO SAID SECTIONS 32 AND 33; THENCE ON THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, COINCIDENT WITH THE NORTH BOUNDARY LINES OF MOYLE ESTATES SUBDIVISION AS FILED IN BOOK 64 OF PLATS AT PAGES 6568 AND 6569 AND CRESTA DEL SOL SUBDIVISION NO. 2 AS FILED IN BOOK 123 OF PLATS AT PAGES 19623 THROUGH 19625, RECORDS OF ADA COUNTY, IDAHO, NORTH 89°13'07" WEST, 300.00 FEET TO THE REAL POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTH BOUNDARY LINES, NORTH 89°13'07" WEST, 358.49 FEET TO THE EXTERIOR BOUNDARY LINE OF TORCHLIGHT ESTATES SUBDIVISION AS FILE IN BOOK 125 OF PLATS AT PAGES 20121 THROUGH 20125, RECORDS OF ADA COUNTY, IDAHO;
THENCE ON SAID EXTERIOR BOUNDARY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:
NORTH 00°27'23" EAST, 39.82 FEET;
NORTH 89°07'55" WEST, 658.41 FEET TO THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, COINCIDENT WITH THE EAST BOUNDARY LINE OF TRIDENT RIDGE SUBDIVISION NO. 7 AS FILED IN BOOK 127 OF PLATS AT PAGES 25019 THROUGH 25023, RECORDS OF ADA COUNTY, IDAHO
THENCE ON SAID EAST BOUNDARY LINES, NORTH 00°30'18" EAST, 1,282.96 FEET TO THE CENTER-EAST 1/16 CORNER OF SAID SECTION 32;
THENCE LEAVING SAID EAST BOUNDARY LINE, SOUTH 89°19'30" EAST, 17.17 FEET;
THENCE NORTH 00°41'52" WEST, 48.17 FEET;
THENCE NORTH 02°34'00" EAST, 66.07 FEET;
THENCE NORTH 01°27'26" EAST, 42.92 FEET;
THENCE NORTH 00°49'20" EAST, 30.18 FEET;
THENCE NORTH 00°48'27" EAST, 25.90 FEET;
THENCE NORTH 01°36'25" EAST, 64.08 FEET;
THENCE NORTH 01°07'10" EAST, 22.68 FEET;
THENCE NORTH 00°01'23" EAST, 20.22 FEET;
THENCE NORTH 01°17'38" WEST, 26.13 FEET;
THENCE NORTH 01°27'14" EAST, 17.22 FEET;
THENCE NORTH 00°33'54" EAST, 42.91 FEET;
THENCE SOUTH 89°33'15" EAST, 124.36 FEET;
THENCE SOUTH 00°26'45" WEST, 86.25 FEET;
THENCE SOUTH 89°33'15" EAST, 40.00 FEET;
THENCE NORTH 00°26'45" EAST, 90.98 FEET;
THENCE SOUTH 89°33'15" EAST, 62.54 FEET;
THENCE NORTH 87°45'29" EAST, 54.19 FEET;
THENCE SOUTH 86°14'27" EAST, 64.68 FEET;
THENCE SOUTH 01°08'46" WEST, 109.79 FEET;
THENCE SOUTH 19°00'00" EAST, 69.76 FEET;
THENCE SOUTH 71°00'00" WEST, 80.00 FEET;
THENCE SOUTH 19°00'00" EAST, 183.00 FEET;
THENCE SOUTH 71°00'00" WEST, 106.24 FEET;
THENCE SOUTH 18°41'25" EAST, 74.33 FEET;
THENCE SOUTH 00°28'55" WEST, 356.37 FEET;
THENCE NORTH 89°30'18" WEST, 21.74 FEET;
THENCE SOUTH 00°30'00" WEST, 173.01 FEET;
THENCE NORTH 89°30'00" WEST, 57.09 FEET;
THENCE SOUTH 56°45'09" WEST, 15.03 FEET;
THENCE 72.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 20°43'45" AND A LONG CHORD WHICH BEARS SOUTH 43°38'08" EAST, 71.96 FEET;
THENCE SOUTH 54°00'00" EAST, 173.44 FEET;
THENCE NORTH 36°00'00" EAST, 390.00 FEET;
THENCE NORTH 23°11'40" EAST, 66.20 FEET;
THENCE SOUTH 69°00'00" EAST, 143.52 FEET;
THENCE SOUTH 58°58'34" EAST, 48.00 FEET;
THENCE SOUTH 31°48'52" WEST, 8.94 FEET;
THENCE SOUTH 10°41'51" EAST, 12.85 FEET;
THENCE SOUTH 54°00'00" EAST, 208.50 FEET;
THENCE SOUTH 12°37'00" EAST, 48.96 FEET;
THENCE SOUTH 19°43'10" EAST, 10.03 FEET;
THENCE SOUTH 03°08'23" EAST, 56.80 FEET;
THENCE SOUTH 00°46'25" WEST, 225.00 FEET;
THENCE SOUTH 07°45'29" EAST, 75.84 FEET;
THENCE SOUTH 00°26'45" WEST, 75.06 FEET;
THENCE SOUTH 44°23'25" EAST, 14.10 FEET;
THENCE SOUTH 27°15'27" WEST, 11.21 FEET;
THENCE SOUTH 00°46'25" WEST, 48.00 FEET;
THENCE NORTH 89°13'35" WEST, 9.60 FEET;
THENCE SOUTH 00°26'45" WEST, 174.20 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 24.052 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE SEWER AND WATER 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.

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

RYAN HAMMONS, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO)
) S.S.
COUNTY OF ADA)

ON THIS 5th DAY OF January, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RYAN HAMMONS, KNOWN OR IDENTIFIED TO ME TO BE THE DIVISION PRESIDENT OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT TOLL SOUTHWEST LLC EXECUTED THE SAME.

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

7/7/2028
MY COMMISSION EXPIRES

KYLE PREWETT
Notary Public - State of Idaho
Commission Number 20223246
My Commission Expires Jul 7, 2028

NOTARY PUBLIC FOR IDAHO
RESIDING IN Boise, IDAHO

CERTIFICATE OF SURVEYOR

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

PROFESSIONAL LAND SURVEYOR LICENSED 11779 1/4/2024 STATE OF IDAHO CODY M. McCAMMON

CODY M. McCAMMON — P.L.S. NO. 11779

BOOK PAGE

JOB NO. 21-343-03
SHEET 4 OF 5

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

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CRESTA DEL SOL SUBDIVISION NO.3

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE STAR SEWER AND WATER DISTRICT AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

CENTRAL DISTRICT HEALTH ADA COUNTY

Robin Badley EHS 9.20.2023
CENTRAL DISTRICT HEALTH DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 27 DAY OF Nov, 2023.

ADA COUNTY HIGHWAY DISTRICT SEAL

27 Nov 23
ACHD PRESIDENT DATE

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS 4 DAY OF January, 20 24, HEREBY APPROVE THIS PLAT.

Ryan W. Morgan PE 11621
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 15th DAY OF August, 2023, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

THE SEAL OF THE CITY OF STAR IDAHO

Barbara Cowles on behalf of Jacob Qualls 1/10/24
CITY CLERK, STAR, IDAHO DATE

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

COUNTY SURVEYOR
11 JANUARY 2024
PLS# 20920

CERTIFICATE OF COUNTY TREASURER

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

Jan 11 2024
DATE

ADA COUNTY TREASURER

Elizabeth Mahn
COUNTY TREASURER
signed by Deputy: Alexandra Wyatt

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
) S.S.
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Toll Southwest AT 32 MINUTES PAST 3 O'CLOCK P .M. ON THIS 11 DAY OF January, 2024, IN BOOK 127 OF PLATS AT PAGES 20555-20559.

INSTRUMENT NO. 2024-001836

DEPUTY

Trent Tripple
EX-OFFICIO RECORDER

PROFESSIONAL LAND SURVEYOR LICENSED 11779 9/4/2023 STATE OF IDAHO CODY M. McCAMMON

BOOK PAGE

JOB NO. 21-343-03
SHEET 5 OF 5

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

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CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **August 20, 2023 – PUBLIC HEARING**

FILE(S) #: AZ-25-03 – Annexation & Zoning
DA-25-05 – Development Agreement
CU-25-03 – Conditional Use Permit Cellars at Rivers Edge

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Owner:
Denise & Scott Smith
6390 Schmidt Lane
Star, Idaho 83669

Representative:
Mike Walker
Mansions & Makeovers
P.O. Box 1621
Eagle, Idaho 83616

REQUEST

Request: The Applicant is requesting approval of an Annexation & Zoning (Commercial C-2), a Development Agreement, and a Conditional Use Permit for an Event Center. The property is located at 6926 Highway 44, Star, Idaho, Canyon County and consists of 2.02 acres.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the north side of Highway 44 east of Blessinger Road. Canyon County Parcel Number R340170000.

Existing Site Characteristics: The property has been used as single family residential and agricultural with outbuildings.

Irrigation/Drainage District(s): Middleton Irrigation Association Inc.
Middleton Mill Ditch Company
P.O. Box 848
Middleton, Idaho 83644

Flood Zone: This property is not located in a Special Flood Hazard Area.

Special On-Site Features:

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

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	April 17, 2025
Neighborhood Meeting Held	April 17, 2025
Application Submitted & Fees Paid	July 11, 2025
Application Accepted	July 22, 2025
Residents within 300' Notified	July 30, 2025
Agencies Notified	July 22, 2025
Legal Notice Published	August 2, 2025
Property Posted	August 8, 2025

HISTORY

The city does not have any previous land use history for this parcel.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Agricultural (Canyon County)	Commercial/Industrial Corridor	Single Family Residential/Ag
Proposed	General Commercial District (C-2)	Commercial/Industrial Corridor	Wine Bar/ Speakeasy/Event Center
North of site	Commercial (C-2)/Residential (R-5-PUD-DA)	Estate Urban Residential	Bare Ground/Ag Approved as Rooster Hollow (Now a developing Sports Complex)
South of site	Commercial (C-1)	Commercial	Single Family Residential/Ninja Kitty Fireworks
East of site	Agricultural (Canyon County)	Agricultural (Canyon County)	Single Family Residential
West of site	Agricultural (Canyon County)	Agricultural (Canyon County)	Single Family Residential

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

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

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

1. The map amendment complies with the applicable provisions of the comprehensive plan;

2. The map amendment complies with the regulations outlined for the proposed district;

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

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.

5. The annexation (as applicable) is in the best interest of city.

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

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:

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

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	**C-2**
Bar/Tavern/Lounge/Drinking Establishment	P
Events/Entertainment Facility, public or private (indoor/outdoor) 1	C
Retail Store/Retail Services	P

Notes:

1. Indicates uses that are subject to specific use standards in accord with chapter 5 of this title.

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**
C-2	35'/60'[5]	20'	5'	0' [4]	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.

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

B. Standards: The following standards shall apply for off street vehicle parking for nonresidential uses:

Event/Entertainment Facility	Indoor Facility – 1 per 200 square feet of gross floor area; Outdoor Facility – 1 per 8 seats or as otherwise required with conditional use permit
Food and Beverage Sales	1 per 250 square feet of gross floor area
Offices, Business and Professional	1 per 250 square feet of gross floor area
Restaurants, Dining Rooms, Taverns, Nightclubs, etc.	1 per 150 square feet of gross floor area; plus 1 per 35 square feet of dance floor

8-1B-4: CONDITIONAL USES:

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

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers

of standards, other than use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

C. Process:

1. The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a conditional use.

2. A neighborhood meeting shall be held by the applicant pursuant to Section 8-1A-6C of this title.

3. An application and appropriate application fees shall be submitted to the City on forms provided by the city.

4. Prior to issuing the conditional use permit, the administrator may require additional information, including studies, concerning the social, economic, fiscal or environmental effects of the proposed conditional use. Traffic studies may be required by the transportation authority prior to acceptance of an application.

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

1. Minimize adverse impact of the use on other property.

2. Control the sequence and timing of the use.

3. Control the duration of the use.

4. Assure that the use and the property in which the use is located is maintained properly.

5. Designate the location and nature of the use and the property development.

6. Require the provision for on site or off-site public facilities or services.

7. Require more restrictive standards than those generally required in this title.

8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

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

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

2. That the proposed use shall meet the intent of the Star comprehensive plan and be in compliance with the requirements of this title.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity.

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

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

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

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

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

8-5-15: EVENTS/ENTERTAINMENT FACILITY, PUBLIC OR PRIVATE:

A. General Standards:

1. All structures or outdoor event areas shall maintain a minimum setback from any residential districts as determined by Council.

2. Any outdoor speaker system and amplified sound associated with the event facility shall comply with the noise regulations of this code.

3. All outdoor activities and events shall be scheduled so as to complete all activity by ten o'clock (10:00) P.M. All illumination shall be terminated no later than one hour after conclusion of the event.

4. The site shall have access from a principal or minor arterial, unless otherwise approved by Council.

3. A six foot (6') sight obscuring fence, wall, and/or other screening may be required in the landscape plan for all property lines abutting a residential district.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Commercial
Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan.

8.3 Goal:

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

8.4 Objectives:

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

8.5.6 Policies Related Mostly to the Commercial Planning Areas:

A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights.

B. Encourage commercial facilities to locate on transportation corridors.

C. Locate neighborhood services within walking distance to residential development.

D. Discourage the development of strip commercial areas.

E. Maintain and develop convenient access and opportunities for shopping and employment activities.

F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.

G. Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

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.

PROJECT OVERVIEW

ANNEXATION & REZONE:

The annexation and zoning request to General Commercial District (C-2) on the applicant's property will allow for the development of the property in a manner that will be consistent with the current Comprehensive Plan. The intent of the applicant is to use the property as an event center that will include a wine bar, a bar/tavern that will be marketed as a "Speakeasy" type bar along with miscellaneous office and storage space. Sewer and Water services from Star Sewer and Water District are not currently available. The site is serviced by a well and septic. Future plans exist to have services in close to proximity to the property that will allow the applicant the opportunity to connect to sewer and water as appropriate.

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for the event center consisting of multiple buildings on the same parcel. Building #1 will be a two-story remodel of the existing home. The first floor will be the wine bar and consist of approximately 2,011 square feet. The second floor will be office space of approximately 1,300 square feet.

Building #2 will be used as a bar/tavern and consist of approximately 1,400 square feet. This will be a separate building from the wine bar or the event center. This building is existing and will be remodeled.

Building #3 will be one story, approximately 4,000 square feet and built to serve as the event center. All buildings when built will be open to the public and age restricted as appropriate. The applicant is also proposing a separate storage building of approximately 3,000 square feet (existing building), and a separate restroom facility of approximately 500 square feet (new building). There will also be multiple shade structures/areas.

The applicant has proposed specific types and number of events within their application narrative as follows:

> ***Events:*** *There will be a maximum number of guests on the premises of 250 at any given time. Events under 125 will be unlimited. Events between 126 and 250 will be limited to 24 annually. Events are defined as: Non-Operational activities that are either advertised and ticketed or are private. These are events for which the reason for attending is the event, not for the enjoyment of the wine bar or speakeasy. Events include but are not limited to concerts, fundraisers, car shows, Christmas parties, business meetings or team building events, fun runs, art shows, birthdays, weddings, engagement parties, etc.*

Section 8-5-15 Specific Use Standards for Events/Entertainment Facilities provides General Standards for this use including:

> 2. Any outdoor speaker system and amplified sound associated with the event facility shall comply with the noise regulations of this code.
>
> 3. All outdoor activities and events shall be scheduled so as to complete all activity by ten o'clock (10:00) P.M. All illumination shall be terminated no later than one hour after conclusion of the event.

Noise is always a concern with event centers, especially when adjacent to residential uses. Staff will request Council place conditions of approval to address noise and hours of operation on all events for the purpose of protecting the public from adverse impacts associated with the facility. These will include:

- Limiting the applicant to the number of events requested unless Council modifies the number;
- Requiring all events to conclude at 10pm to coincide with the City and County noise ordinances, unless further modified by Council.

The Unified Development Code (UDC) Section 8-4B-3 provides the parking guidelines for commercial uses. The office area and wine bar are required to have 1 parking space for every 250 square feet gross-floor area. The bar/tavern (speakeasy) requires 1 parking space for every 150 square feet of gross floor area. The event center calls for 1 space for every 200 square feet of gross floor area.

> Building #1
> Wine Bar and Office Space – 3,311 total s.f. / 250 = 14 spaces
>
> Building #2
> Bar/Tavern – 1,400 total s.f. / 150 = 10 spaces
>
> Building #3
> Event Center – 4,000 total s.f. / 200 = 20 spaces
>
> Total spaces required for all buildings = 44

The applicant is proposing 48 total parking spaces, 6 of which will be ADA accessible, exceeding the code requirement. The applicant is working on a plan to maximize parking on the property and add additional spaces. A concept plan has been included with the

application that will require working with Staff on compliance with code requirements. The number of overall allowed patrons on the property will be limited to the ability to park the facility at its maximum potential. Staff will draft conditions of approval to help facilitate the facility as it is developed in phases. The initial phase will have ample parking for the bar and retail, with small events. When the larger events are planned at the event center, additional parking, either shared with an adjoining parcel, or through bussing from an off-site location, will be conditioned to ensure that adequate parking is available to accommodate the desired amount of guests at the events.

Table 8-4B-2(a) requires parking stalls at a 90-degree angle to be nine feet (9') wide by twenty feet (20') long. The proposed site plan calls out correct dimensions on the parking stalls. UDC Section 8-4B-2(3)A states "when a vehicle bumper overhangs onto a sidewalk or landscape area, the parking stall dimensions may be reduced two (2) feet in length if two (2) fee is added to the width of the sidewalk or landscape area, and the additional area is planted in ground cover. The parking spaces next to the landscape strip are a minimum of twenty feet (20') deep, satisfying code.

UDC Section 8-4B-2 requires all drive aisles to be a minimum of twenty-five feet (25') wide or as required by the fire code…" All drive aisles meet or exceed the required width.

Staff is working with the applicant on the parking and circulation patterns within the development, including aisle widths, and will finalize approval during the zoning certificate/design review process. The applicant will meet all requirements of the Unified Development Code.

Unified Development Code Section 8-8C-2 discusses parking requirements and parking lot landscaping. Paragraph K section B-3 states "Provide a minimum five foot (5') wide perimeter landscaped strip between the property lines and the parking lot and plant a minimum of one shade tree per thirty-five (35') linear feet of perimeter, unless the adjacent project has required trees planted, as determined by the administrator." Staff has advised that the eastern property line should be densely planted to help buffer noise and light. The applicant will need to provide an updated landscape plan for review/approval during the zoning certificate process. Per Section 8-5-15 Specific Use Standards for Events/Entertainment Centers, a six-foot (6') sight obscuring fence, wall, and/or other screening may be required in the landscape plan for all property lines abutting a residential district. Council may consider this as a condition of approval.

Primary site access will come from Highway 44 at this time. There is a chance that future access may be restricted or removed, and access will need to come from the north of the property, once a future access road is built. ITD will have the responsibility of managing the access points for the property.

The applicant has provided exterior elevations and color renderings with this packet. The buildings associated with the events center, together with the bar/tavern and retail aspects of the use will need to go through the Design Review process as part of a Zoning Certificate, separate from this application.

The applicant has not asked for any setback waivers, and the site plan is compliant with the required Commercial setbacks.

The Applicant has not provided any specification on site or building lights. The Applicant shall work with Staff on a site lighting plan and obtaining approval on site/building lights.

The applicant has stated that the use of food trucks will be part of the overall concept for the facility. Staff will condition the event center to allow for food trucks, and will require an updated site plan to indicate the exact location.

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:

- Access to Site
- Landscaping and Fencing
- Land Uses within the Application
- Future Zoning Certificates and Design Review
- Noise
- Number of Events
- Hours of Operation
- Parking for Future Events
- Food Trucks
- Phasing of the Facility

AGENCY RESPONSES

Star Fire District	July 22, 2025
ITD	August 5, 2025

PUBLIC RESPONSES

No public responses have been submitted.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed annexation, development agreement and conditional use permit meets the requirements, standards and intent for development as they relate to the Unified Development Code and Comprehensive Plan.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

FINDINGS

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

ANNEXATION & ZONING FINDINGS:

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

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

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

The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council must find compliance with the Comprehensive Plan.

2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.

   The Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the Estate Residential District is to provide for development suitable primarily for residential use. Densities in this land use area are to range from 1 unit per acre to 3 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future. Clustering is encouraged to preserve open space.

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

   The Council must find that there is no indication from the material submitted by any political agency stating that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.

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

   The Council must find that it has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.

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

   The Council must find that this annexation is reasonably necessary for the orderly development of the City.

CONDITIONAL USE PERMIT FINDINGS:

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

   The Council must find that the site of the proposed use would be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.

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

   The Council must find that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development should meet the intent or purpose of the Mixed-Use District.

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

   The Council must find that the operation of the proposed use would be compatible with the other uses in the general area.

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

   The Council must find that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity.

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

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

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

   The Council must find that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community.

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

   The Council must find that the proposed use would involve activities that would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

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

CONDITIONS OF APPROVAL

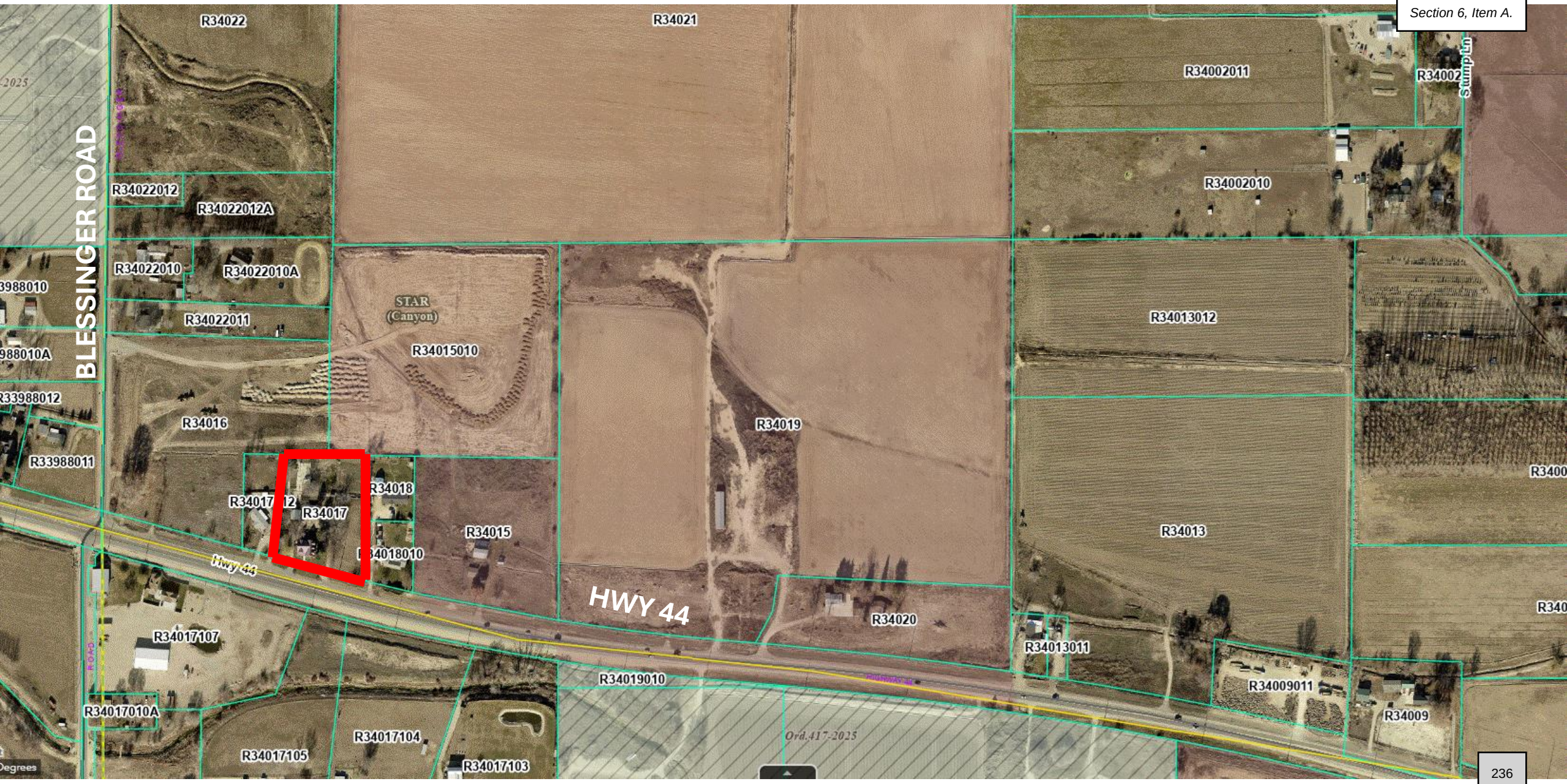
1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The following conditions shall apply to the approved event center and be included as part of the Council approvals:
    a) Phasing of the entire facility
    b) Hours of Operation for Events
    c) Compliance with Noise Ordinance
    d) Number of Events based on provided parking
    e) Requirement for future Zoning Certificates and Design Review for all buildings and future uses
    f) Revised Landscape & Site Plan showing lighting, parking, landscaping, fencing, food truck location
    g) Additional conditions as required by Staff and/or Council
3. Streetlights/Parking Lot lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight, site and building light design that meets city standards prior to Building Permit.**
4. **Applicant shall submit an application for Certificate of Zoning Compliance and go through the design review process separate from this application/review, prior to starting construction.**
5. **The applicant shall provide a final landscape and parking plan to Staff for review and approval as part of the Zoning Certificate process that complies with all code requirements.**
6. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
7. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through occupancy that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
8. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy or the unit.
9. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
10. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
11. Any additional Condition of Approval as required by Staff and City Council.
12. Any Conditions of Approval as required by Star Fire Protection District.

13. The property associated with this approved annexation and conditional use permit shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of the conditional use permit or building permit.
14. In the event that issues arise during operation of the event center regarding noise, lighting, parking or other items brought up by neighboring property owners or observed by Staff, the applicant shall work with Staff on reasonable remedies to these issues.

COUNCIL DECISION

The Star City Council _____ File Number AZ-25-03, DA-25-05, CUP-25-03, for Cellars at Rivers Edge on _____ _____, 2025.

VICINITY MAP



THE CELLARS AT RIVER'S EDGE
WINE BAR, SPEAKEASY, AND EVENT CENTER
ANNEXATION AND ZONING/REZONING,
MASTER SITE PLAN APPLICATIONS
WRITTEN NARRATIVE

Dated: 7/15/25
Introduction:
Scott and Denise Smith hereby file the following applications:

- Annexation and Zoning-Rezone Application
- Conditional Use Permit Application

All documents relate to one 2.02-acre parcel located at 6926 Highway 44, Star, ID. Future improvements include changes to the buildings and the addition of the event center. The Land Use Map Designation in the Star Comp Plan states that the parcel location is proposed for commercial/industrial. The parcel is located off the north side of Highway 44, approximately 3 miles west of Star Road. The property borders a currently undeveloped sports complex (Rooster Hollow) to the North, two residences to the East, one residence to the West, and Boise River Estates and Ninja Kitty Fireworks to the South.

Existing Use on the Property:
Property currently operates as a residence.

Comprehensive Plan and Surrounding Land Uses:
The City of Star's Land Use Map designates the area as Commercial/Industrial (C2). The applicant is requesting annexation and zoning to C2. The surrounding uses within the immediate area are as follows: North-R5-DA/R5-PUD-DA; East-Canyon County RR; West-Canyon County RR; South-Canyon County RR. State Highway 44 borders property along the South side. Additionally, High Desert Station is located .5 miles to the North. Strickland Stone is located .5 mile to the East. Ninja Kitty Fireworks is 500 yards to the Southwest, and Mid-Star Firearms is 3 miles to the West. New large projects including Rooster Hollow, Terramor Subdivision, and Boise River Estates surround the property. The property is in the proposed commercial corridor between the City of Star and the City of Middleton.

Annexation and Rezone:
The applicant is requesting annexation into the City of Star with zoning of C2. The property borders Rooster Hollow, which is currently annexed into the City of Star. Property will be used as described. Star's current comprehensive plan for Commercial/Industrial zoning in this area states that a commercial business is a permitted use. This area along Hwy 44 is one of the busiest corridors in the State of Idaho, and is very well set up for commercial and recreational businesses and activities.

Wine Bar Description:
The Cellars at River's Edge consists of 2.02 acres. The project as it currently exists, has a primary residence, detached 3-car garage, and milking barn. The project when completed will have a wine bar, speakeasy, and event center with outdoor seating and patio areas. The applicant shall phase the buildings and amenities as needed. The first building will start within one (1) year, however,

subsequent buildings will be built or renovated as required with no planned start date and could be as much as 5 years or longer between additional buildings.

Events: There will be a maximum number of guests on the premises of 250 at any given time. Events under 125 will be unlimited. Events between 126 and 250 will be limited to 24 annually. Events are defined as: Non-Operational activities that are either advertised and ticketed or are private. These are events for which the reason for attending is the event, not for the enjoyment of the wine bar or speakeasy. Events include but are not limited to concerts, fundraisers, car shows, Christmas parties, business meetings or team building events, fun runs, art shows, birthdays, weddings, engagement parties, etc.

Operational Wine Bar/Speakeasy Activities: Operational activities are activities that are part of the normal operations of a wine bar or speakeasy. They may be ticketed, for example, such as with wine tasting events or dinners, wine education classes, paint and sips, or industry-related events such as Savor Idaho or Wine Release activities. Other operational activities which may or may not be ticketed include but are not limited to Wine Club Releases, wine industry meetings or other holiday offerings and/or promotions, for example, special pairings which often coincide with holidays, 2 for 1's, and special tastings, etc.

Also included in operational wine bar/speakeasy activities are food trucks, pop-up vendors, and the hiring of musicians for the enjoyment of our guests. Operational Wine Bar and Speakeasy Activities are unlimited.

Personal Activities: Any activities that would normally be allowed by a resident are still permitted by the caretakers who maintain the property.

Landscaping and Buffering: Landscaping is shown on the master landscape plan. The property already includes extensive shrubs, bushes, trees and plants. A landscaped berm is proposed on the south side of the property along Highway 44, with additional landscaping planned along the north and west sides of the property. Any additional landscaping will be per the master landscape plan.

Road Materials: Road materials to be dustless products, but shall not be required to be paved except as required by ADA Code.

Sewer and Water Facilities:
The property currently operates with its own water and two septic systems. A single well provides both domestic, commercial, and agriculture purposes. The property does not currently access Star Sewer and Water. Once the city sewer and water are accessible, usage will be routed through the City of Star Sewer and Water Department for approval. Septic systems will be operated and installed in conjunction with Star Sewer and Water Department.

Transportation:
The project has been designed in compliance with the Idaho Transportation Department. A traffic study has not been completed at this time; however, in correspondence with ITD it has been requested that the horseshoe driveway usage be discontinued and a 40-foot approach off of Highway 44 be installed. Additionally, the City has provided information on future plans to include a road to the North of the current property that will connect with Blessinger Road. We have integrated

this information into our site plan with a new entrance/exit on the North side of the property. Once the road to the North is complete, we will redirect traffic from our Highway 44 entrance to the entrance on the North side of the property. This part of the project will be engineered in accordance with the City of Star.

Traffic Impact Study:
A traffic impact study will be prepared for the project prior to annexation and submitted to the Idaho Transportation Department for review and approval. Based on the proposed expansion of Highway 44 adjacent to the property, we do not anticipate River's Edge operations will have any significant impact on SH 44.

Irrigation And Drainage:
The property is currently operated from a single well. This well is used for all commercial, domestic, and irrigation purposes. A future well may be built at some time. All surface drainage and storm water will remain on the property.

Floodplain:
No portion of the project resides within a floodplain.

Amenities:
The property consists of approximately 2.02 acres of mature landscaping, two artisan water fed ponds, and will provide wine, beer and spirit consumption, club events, a serene, peaceful setting for weddings, concerts, and small group outings for the community. It is intended that the property remain a rural feeling landscape for the community to enjoy.

Master Site Plan:
Overall Master Site Plan Data:
Total Site Area: 2.02 acres
Proposed Zoning: C2
Wine Bar Use: Conditional
Speakeasy Use: Conditional
Event Center Use: Conditional
Office/Training Room Space: 2nd floor of Wine Bar 1300 sf
Wine Bar: 1st floor of Wine Bar 2011 sf
Speakeasy: 1 structure of up to 1400 sf
Event Center: 1 structure of up to 4000 sf
Additional Storage Building: 1 structure of up to 3,000 sf
Restroom Facilities: 1 structure of up to 500 sf
Gazebos and shade areas: multiple
General Parking: 59 spaces
Handicap Parking: 6 spaces
See Exhibit A for elevations for the proposed wine bar.

The property is designated as allowed use for commercial/industrial use. The project complies with the applicable provisions of the comprehensive plan, and with the regulations outlined for the proposed district. The project shall not be materially detrimental to the public, health, safety and welfare, and shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city of Star.

Annexation of 6926 Hwy 44 with its proposed usage will be a great attribute to the city of Star, bringing in much-needed recreational activities to the fast-growing community.

The proposed application for Annexation is consistent with the elements of the comprehensive plan, provide a commercial component consistent with the future growth and development of the city, is internally consistent with the goals, objectives and policies of the comprehensive plan and the comprehensive plan future land use map, is consistent with its unified development code, and is in the best interests of the city of Star.

Pertaining to our conditional use permit application, the site is large enough to accommodate the proposed use and meet all dimensional and development regulations. The proposed use meets the basic intent of the Star comprehensive plan, and as proposed, in compliance with it. The design, construction, operation and maintenance of property, currently and as proposed, is and will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity. The current and proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity. The current and proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police, fire protection, drainage structures, refuse disposal, water and sewer.

The current and proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community. The current and proposed use will not involve activities or processes, materials, equipment and conditions of operations that will be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance as determined by the City.

Thank you, in advance, for your review of these applications.

Scott and Denise Smith
6926 Hwy 44
Star, ID 83669
(937) 901-2620 (Scott)
(937) 901-3456 (Denise)

City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247

ANNEXATION & ZONING - REZONE - DEANNEXATION APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant X Owner ___ Representative ___

Applicant Name: Denise & Scott Smith
Applicant Address: 6390 Schmidt Lane Zip: 83669
Phone: 937-901-3456 Email: boodeesmith05@yahoo.com

Owner Name: Denise & Scott Smith
Owner Address: 6390 Schmidt Lane Zip: 83669
Phone: 937-901-3456 Email: boodeesmith05@yahoo.com

Representative (e.g., architect, engineer, developer):
Contact: Mike Walker Firm Name: Mansions & Makeovers
Address: PO Box 11621 Eagle Zip: 83616
Phone: 208-350-9045 Email: mansionsidaho@gmail.com

Property Information:

Site Address: 6926 Hwy 44 Parcel Number: R3401700000
Total Acreage of Site: 2.02
Total Acreage of Site in Special Flood Hazard Area: None
Proposed Zoning Designation of Site: Commercial

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Res	residential	Residential
Proposed	CA	commercial/industrial	Commercial
North of site	R5-DA/R-5-PUD-DA	estate urban res	———
South of site	Res	Commercial/industrial	———
East of site	Res	Commercial/industrial	———
West of site	Res	commercial/industrial	———

Special On-Site Features *(Yes or No – If yes explain)*:

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

Application Requirements:

(Applications are required to contain <u>one</u> copy of the following unless otherwise noted. ***When combining with other applications (Prelim Plat, CUP, etc.) please include one paper copy for all applications)***

Applicant (√)	Description	Staff (√)
✓	Pre-application meeting with the Planning Department required prior to neighborhood meeting. **Date of Pre-App Meeting:** Apr 17, 2025	
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. **(<u>Please contact the City for addresses & labels</u>)** ✓ (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.) **Date of Neighborhood Meeting:** Apr 17, 2025	
	Completed and signed Annexation & Zoning/Rezone Application	
✓	All Annexations & Rezones require a Development Agreement *Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: Derrick B. Smith	
✓	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. A hearing date before the Council shall not be scheduled until the traffic impact study has been approved and the transportation authority (ACHD, ITD, Highway District #4) has issued a staff report/review on the development application. Niki 208-334-8337 or 208-296-9750	
✓	If the Annexation & Zoning or Rezone request is accompanied by a preliminary plat and/or site plan, building elevations shall be included with the application.	
✓	Fee: (Include Development Agreement Fee). Please contact the City for current fees. 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.	
✓	Narrative fully describing the proposed project (must be signed by applicant)	
✓	Legal description of the property to be annexed and/or rezoned:	

✓	• Include a metes & bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet. • Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h. • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map. • Submit word.doc and pdf version with engineer's seal.	
✓	Recorded warranty deed for the subject property	
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.	
✓	Vicinity map showing the location of the subject property with minimum 1-mile radius	
✓	Copy of any associated applications (i.e. CUP/PUD Site Plan/Preliminary Plat). If this application is not accompanied by a plat or site plan, a conceptual development plan for the property is required.	
✓	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the entire property being considered as shown on record in the County Assessor's office. **Please contact the City to request addresses and labels (additional fee required).**	
✓	Electronic versions of all submitted application materials including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan or concept plan, irrigation district information, shall be submitted in original pdf format (no scans for preliminary plat/site, concept plans) on a thumb drive only (no discs) with the files named with project name and plan type.	
	Signed Certification of Posting with pictures (see attached posting requirements and certification form) – To be completed by applicant a minimum of 10-days prior to public hearing. Staff will notify applicant in writing of hearing and posting date.	
✓	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits, if applicable. Please contact SSWD for details at 208-286-7388.	

APPLICANT ACKNOWLEDGEMENT**:

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

Bruce R Smith
Applicant/Representative Signature

Jul 15, 2025
Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF _____)
) ss
COUNTY OF _____)

I _____, _____
(name) (address)

_____, _____ _____
(city) (state) (zip)

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

_____, _____ _____
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: _____

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

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

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

Type of application: _____

City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247

CONDITIONAL USE PERMIT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant X Owner ___ Representative ___

Applicant Name: Denise & Scott Smith
Applicant Address: 6390 Schmidt Lane Zip: 83669
Phone: 937-901-3456 Email: boodeesmith05@yahoo.com

Owner Name: Denise & Scott Smith
Owner Address: 6390 Schmidt Lane Zip: 83669
Phone: 937-901-3456 Email: boodeesmith05@yahoo.com

Representative (e.g., architect, engineer, developer):
Contact: Mike Walker Firm Name: Mansions & Makeovers
Address: PO Box 1621 Eagle Zip: 83616
Phone: 208-350-9045 Email: mansionsidaho@gmail.com

Property Information:

Site Address: 6926 Hwy 44 Parcel Number: R3401700000
Requested Condition(s) for Conditional Use: To establish a wine bar, speakeasy, and event center.

	Zoning Designation	Comp Plan Designation
Existing	RES	RES
Proposed	C2	Commercial
North of site	R5-DA | R5-PUD-DA	Estate Urban RES
South of site	RES	Commercial
East of site	RES	Commercial
West of site	RES	Commercial

Site Data:

Total Acreage of Site: 2.02

Proposed Percentage of Site Devoted to Bldg Coverage: approx 11,000sf 20%

Proposed Percentage of Site Devoted to Landscaping: 50%

Number of Parking spaces: Proposed 56 + 6 handicap Required 60

Requested Front Setback: 10' Requested Rear Setback: 10'

Requested Side Setback: 10' Requested Side Setback: 10'

Requested Side Setback: 10'

Existing Site Characteristics: mature trees, 2 ponds (artisan-fed) 3 existing blds, partially fenced

Number and Uses of Proposed Buildings: 4 bldgs - wine bar, speakeasy, storage, event center

Location of Buildings: see site plan

Gross Floor Area of Proposed Buildings: approx 11,000 sf

Describe Proposed On and Off-Site Traffic Circulation: traffic will enter off Hwy 44 & immediately be directed to the parking lot. Lot is primarily one way. Emergency access is located on west side of property

Proposed Signs – number, type, location: 4, 3'x5' attached to boulders at (include draft drawing) North and South entrances

Public Services (state what services are available and what agency is providing the service):

Potable Water - well

Irrigation Water - well

Sanitary Sewer - septic

Schools - Star

Fire Protection - Star

Roads - ITD

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

Subdivision/Project Name: _____ Phase: _____

Special Flood Hazard Area: total acreage _____ number of homes/structures

_____

N/A

a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.

b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: _____
FIRM effective date(s): mm/dd/year _____
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
Base Flood Elevation(s): AE____.0 ft., etc.: _____

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

Application Requirements:

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

Applicant (√)	Description	Staff (√)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting. Apr 17, 2025	
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. **(Please contact the City for addresses & labels)** (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.) Apr 17, 2025	
✓	Completed and signed Conditional Use Application	
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	
✓	Legal description of the property (word.doc and electronic version with engineer's seal):	
✓	Copy of recorded warranty deed.	
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.	
✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
✓	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	Vicinity map showing the location of the subject property	
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
✓	Building elevations showing construction materials	
✓	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, <u>shall be submitted in original pdf format (no scans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	

Site Plan (If applicable):

	The following items must be included on the site plan:	
✓	• Date, scale, north arrow, and project name	
✓	• Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan	
✓	• Existing boundaries, property lines, and dimensions of the lot	
✓	• Relationship to adjacent properties, streets, and private lanes	
✓	• Easements and right-of-way lines on or adjacent to the lot	
✓	• Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties	
✓	• Building locations(s) (including dimensions to property lines)	
✓	• Parking and loading areas (dimensioned)	
✓	• Traffic access drives and traffic circulation (dimensioned)	

✓	• Open/common spaces	
✓	• Refuse and service areas	
✓	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	
✓	• All on-site lighting proposed – Must Meet City "Dark Sky" Ordinances	

Landscape Plan (If applicable):

✓	**The following items must be included on the landscape plan:**	
	• Date, scale, north arrow, and project name	
✓	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	
✓	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	
✓	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	
✓	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	
✓	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	
	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	
✓	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size	
✓	• Proposed screening structures	
✓	• Design drawings(s) of all fencing proposed	
✓	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: ➢ Number of street trees and lineal feet of street frontage ➢ Width of street buffers (exclusive of right-of-way) ➢ Width of parking lot perimeter landscape strip ➢ Buffer width between different land uses ➢ Number of parking stalls and percent of parking area with internal landscaping ➢ Total number of trees and tree species mix ➢ Mitigation for removal of existing trees, including number of caliper inches being removed	

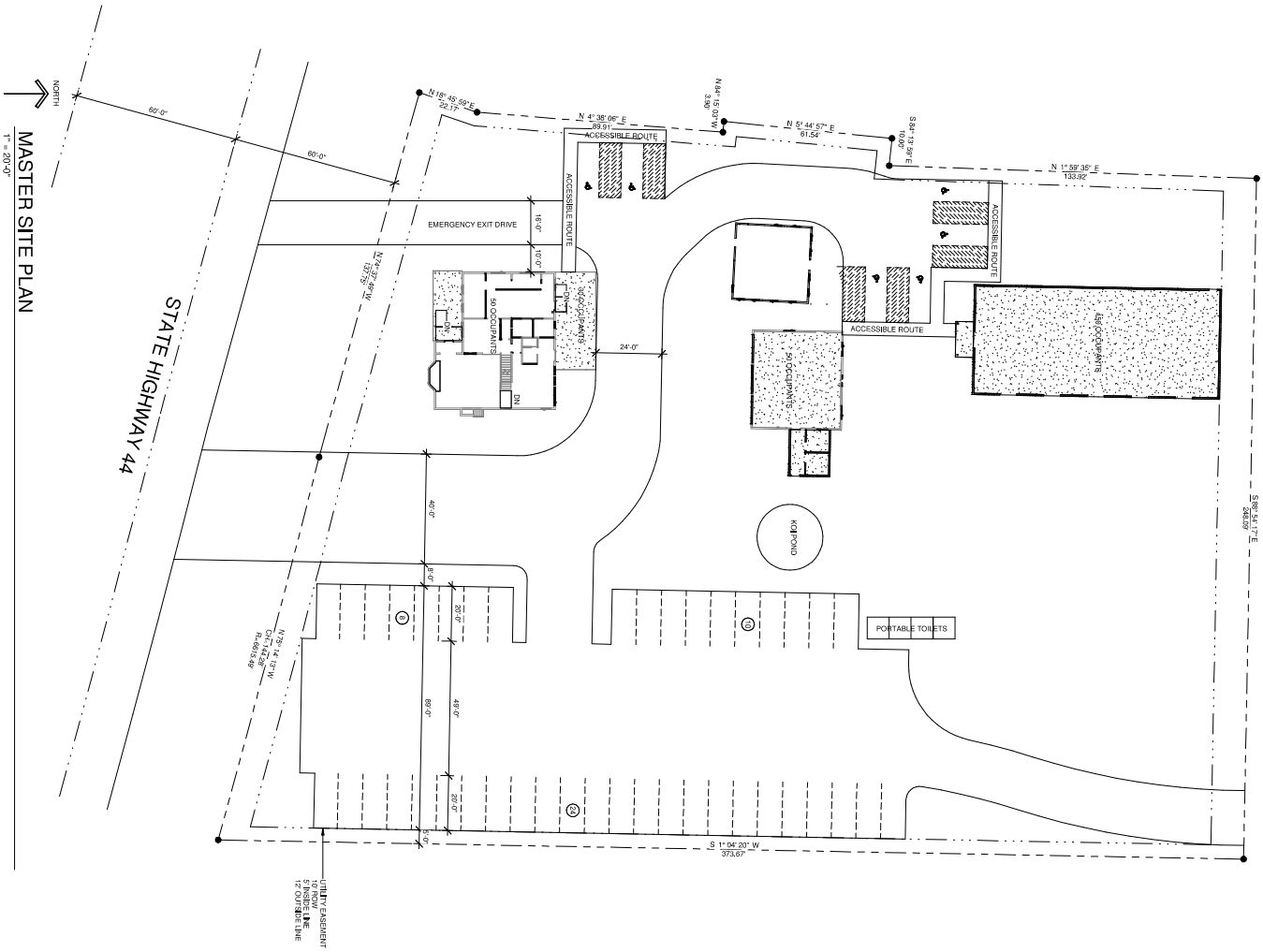
SIGNS (If applicable):

All signs will require separate submittal of a sign application.

FEE REQUIREMENT:

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

Dennis R Smith Jul 15, 2025



Sheet	Project	MASTER SITE PLAN PARCEL # 6926 HWY 44 CANYON COUNTY STAR IDAHO		CONTRACTOR	GARAGE					MAIN	SPACE
1	25-068										SQ. FT.
	Date	MASTER SITE PLAN									
	06.16.2025										

Countryside Design
9628 W. State Street
Star, ID 83669
Phone: (208) 286-0378

THIS DOCUMENT, INCLUDING THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF Countryside Design, LLC AND SHALL NOT BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF Countryside Design, LLC. COPYRIGHT 2025

CONCEPTUAL LANDSCAPE/SITE PLAN

Existing Trees		
Number	Species	Treatment
#1	Walnut	Preserve & Protect
#2	Walnut	Preserve & Protect
#3	Walnut	Preserve & Protect
#4	Silver Maple	Preserve & Protect
#5	Silver Maple	Preserve & Protect
#6	Silver Maple	Preserve & Protect
#7	Silver Maple	Preserve & Protect
#8	Silver Maple	Preserve & Protect
#9	Silver Maple	Preserve & Protect
#10	Silver Maple	Preserve & Protect
#11	Silver Maple	Preserve & Protect
#12	Silver Maple	Preserve & Protect
#13	Autumn Blaze Maple	Preserve & Protect
#14	Columnar Colorado Spruce	Preserve & Protect
#15	Russian Olive	Preserve & Protect
#16	Spruce	Preserve & Protect
#17	Pine	Preserve & Protect
#18	Pine	Preserve & Protect
#19	Tree of Heaven	Preserve & Protect
#20	Weeping Willow	Preserve & Protect
#21	Cherry	Preserve & Protect
#22	Apple	Preserve & Protect
#23	Apple	Preserve & Protect
#24	Apple	Preserve & Protect
#25	Apple	Preserve & Protect
#26	Apple	Preserve & Protect
#27	Apple	Preserve & Protect
#28	Apple	Preserve & Protect
#29	Apple	Preserve & Protect
#30	Apple	Preserve & Protect
#31	Apple	Preserve & Protect
#32	Apple	Preserve & Protect
#33	Apple	Preserve & Protect

LANDSCAPE LIGHTING LEGEND

SYMBOL	QUANTITY	PRODUCT
■	2	TRANSFORMER
▮	4	BULLET LIGHT
●	26	PATHWAY LIGHT

MATERIAL LEGEND

- EXISTING & PROPOSED LAWN — KENTUCKY BLUEGRASS/RYE SOD
- DRIVEWAYS & PARKING LOT — ¾" CHIPPED ROCK
- NATIVE GRASS AREA AROUND POND — CREEPING RED FESCUE
- PROPOSED WALKWAYS & PATIOS — FLAGSTONE
- PLANTER BEDS — MEDIUM BLACK AND TAN
- HANDICAP PARKING STALLS — ASPHALT

PLANT LEGEND

Qty	Plant ID	Common Name	Botanical Name	Mature Size	Sun Exposure	Size
		Trees				
1	AP	Bloodgood Japanese Maple	Acer palmatum 'Bloodgood'	15'-20' tall and wide	Partial to Full Sun	2" caliper
4	AF	Autumn Blaze Maple	Acer x freemanii 'Jeffsred'	50' tall x 40' wide	Full Sun	2" caliper
1	CE	Hybrid White Flowering Dogwood	Comus 'Eddie's White Wonder'	20' tall and wide	Partial Sun	2" caliper
5	MS	Spring Snow Crabapple	Malus 'Spring Snow'	15'-20' tall and wide	Partial Sun to Full Sun	2" caliper
1	PS	Snow Fountains Weeping Cherry	Prunus x 'Snowfozam'	8'-15' tall x 6'-8' wide	Full Sun	2" caliper
9	PC	Chanticleer Pear	Pyrus calleryana 'Glen's Form'	30-35' tall x 15' wide	Full Sun	2" caliper
1	SP	Prairie Cascade Willow	Salix pendula 'Prairie Cascade'	30'-40' tall and 30'-35' wide	Full Sun	2" caliper
4	CN	Weeping Alaskan Cedar	Chamaecyparis nootkatensis 'Pendula'	25-30' tall x 10' wide	Full Sun to Part Shade	7'-8' tall
2	PA	Cupressina Spruce	Picea abies 'Cupressina'	20'-30' tall x 4'-5' wide	Full Sun	7'-8' tall
8	PP	Baby Blue Eyes Spruce	Picea pungens 'Baby Blue Eyes'	15'-30' tall x 15' wide	Partial Sun to Full Sun	7'-8' tall
		Shrubs				
20	CA	Ivory Halo Dogwood	Comus alba 'Bailhalo'	5-6' tall and wide	Partial to Full Sun	5 gallon
17	EA	Dwarf Burning Bush	Euonymus alatus 'Compactus'	5'-7' tall x 6'-8' wide	Full Sun	5 gallon
70	HP	Little Lime Hydrangea	Hydrangea paniculata 'Jane'	3'-5' tall and wide	Partial to Full Sun	5 gallon
7	RR	Pink Double Knock Out	Rosa x 'Radtkopink'	3-4' tall and wide	Full Sun	2 gallon
9	SC	Canyon Blue Arctic Blue Leaf Willow	Salix purpurea 'Canyon Blue'	4-5' tall x 3-4' wide	Full Sun	5 gallon
		Perennials				
143	CK	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	3'-4' tall x 1.5'-3' wide	Full Sun	1 gallon
44	EP	Kim's Knee High Echinachea	Echinacea purpurea 'Kim's Knee High'	1-2' tall and wide	Full Sun to Part Shade	1 gallon
12	HS	Stella De Oro Daylily	Hemerocallis x 'Stella de Oro'	2-3' tall and wide	Partial Sun to Full Sun	1 gallon
2	HM	Blue Satin Rose of Sharon	Hibiscus syriacus 'Marina'	6-8' tall x 4'-6' wide	Full Sun	5 gallon
14	HF	First Frost Hosta	Hosta x 'First Frost'	16" tall x 36" wide	Full to Partial Shade	1 gallon
5	HJ	June Hosta	Hosta x 'June'	12" tall x 2.5' wide	Full Shade to Partial Sun	1 gallon
100	LA	Martha Roderick Lavender	Lavandula angustifolia 'Martha Roderick'	1.5' tall x 2.5' wide	Full Sun	1 gallon
7	MS	Maiden Grass	Miscanthus sinensis 'Gracillimus'	6'-8' tall x 3'-5' wide	Full Sun	1 gallon
71	PL	Little Bunny Grass	Pennisetum alopecuroides 'Little Bunny'	1'-2' tall and wide	Full Sun	1 gallon
32	CM	Ice Dance Japanese Sedge	Carex morrowii 'Ice Dance'	1' tall and wide	Partial Shade to Filtered Sun	1 gallon
		Vines				
6	PQ	Virginia Creeper	Parthenocissus quinquefolia	Indefinitely spreading vine	Full Sun	1 gallon

0' 10' 20' 60'

SCALE: 1' = 20'-0"

NOTE: THE LOCATION OF PLANT MATERIAL AND LANDSCAPE ELEMENTS IS APPROXIMATE. THE CONTRACTOR WILL DETERMINE THE OPTIMAL LAYOUT OF THE PLANTER BEDS AND PLACEMENT OF PLANT MATERIAL. PLANT SUBSTITUTES MAY BE REQUIRED IF THE PLANT SELECTION IS UNAVAILABLE.

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IDAHO 811

CONTACT DIGLINE
48 HOURS
BEFORE DIGGING
1-800-342-1585 (or 811)

REVISIONS:

NO.	DATE:	DESCRIPTION:

BOISE LANDSCAPE DESIGN
7633 W PRINCE ST
BOISE, ID 83714
(208) 918-2660

BLD

RIVER'S EDGE EVENT CENTER

LANDSCAPE PLAN

6926 HIGHWAY 44
STAR, ID 83669

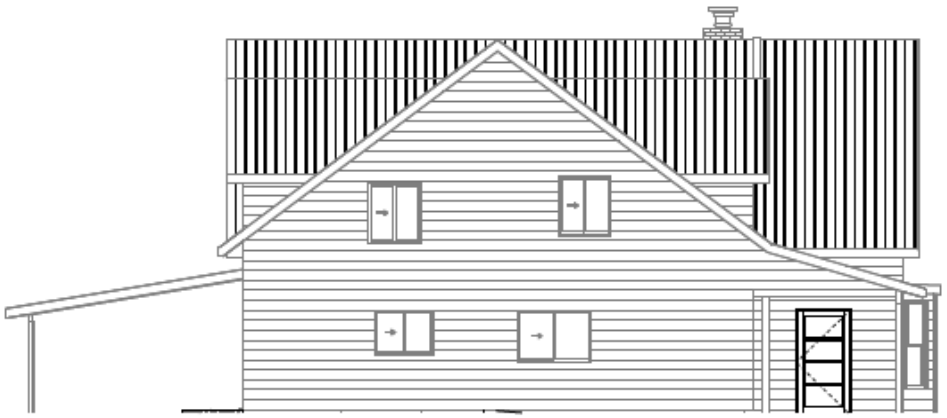
SHEET SIZE: ARCH E1 (30"x42")

SCALE:	1' = 20'-0"
DRAWN BY:	B. BENTLER
CHECKED BY:	B. BENTLER
DATE:	8/13/25
DATE OF PRINT:	8/13/25

SHEET NUMBER: L-1

REAR ELEVATION
1/4" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"

GARAGE SIDE ELEVATION
1/4" = 1'-0"

Countryside Design
9626 W. State Street
Star ID 83669
Phone: (208) 286-0378

SPACE	SQ. FT.
MAIN	1,826
BASEMENT	1,411
TOTAL	3,237
PATIO	
PORCH	
GARAGE	623

CONTRACTOR

RESIDENCE REMODEL
PARCEL #
6926 HWY 44
CANYON STAR IDAHO

EXTERIOR ELEVATIONS

Project	Date
25-068	05.13.2025

Sheet
A2

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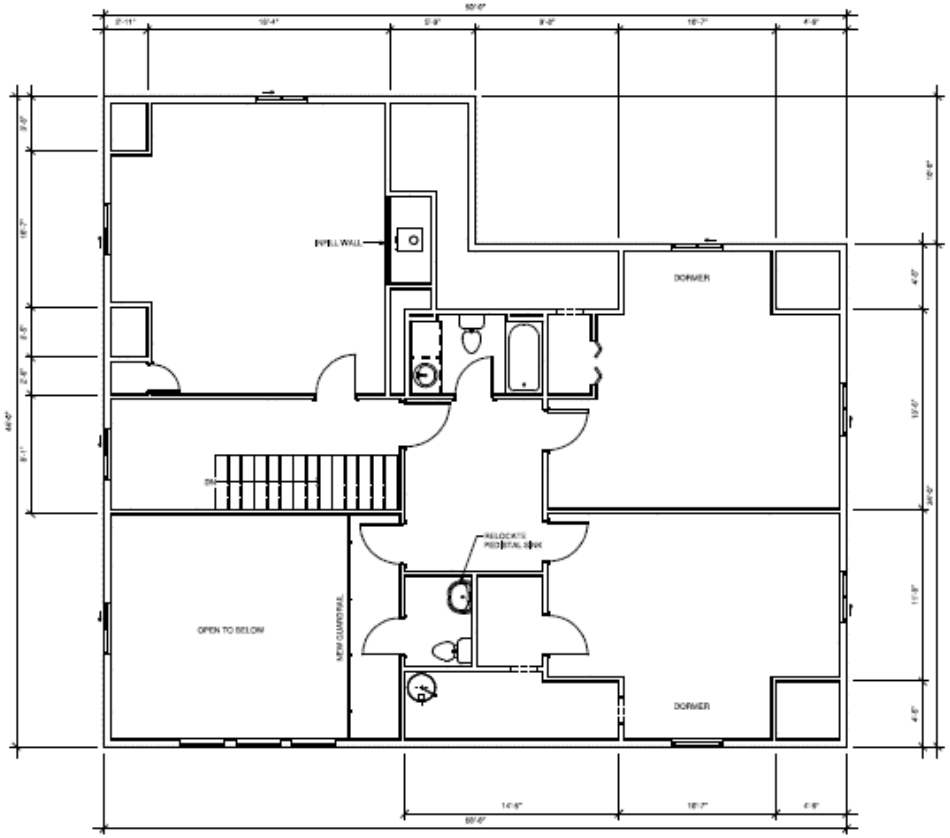
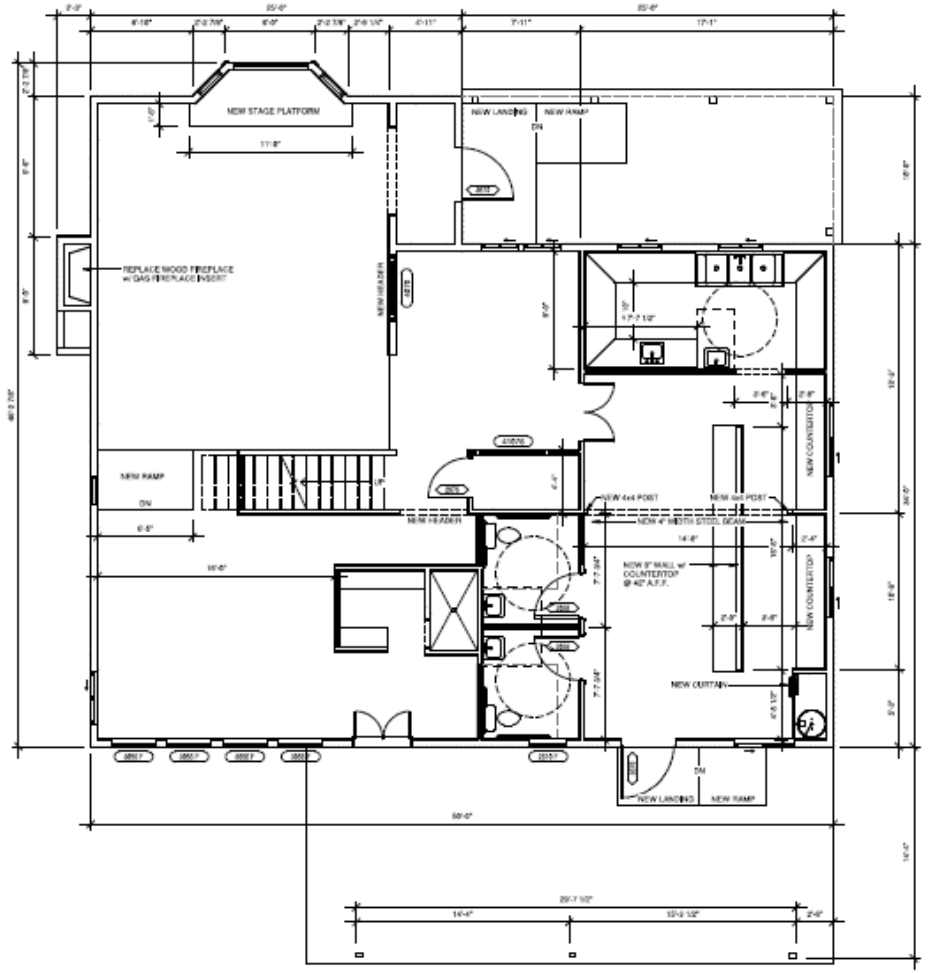


UPPER FLOOR PLAN
1/4" = 1'-0"



MAIN FLOOR PLAN
1/4" = 1'-0"

Gunnyside Design
9926 W. State Street
Star, ID 83669
Phone: (208) 286-0378

SPACE	SQ. FT.
MAIN	1,826
BASEMENT	1,411
TOTAL	3,237
PATIO	
PORCH	
GARAGE	623

CONTRACTOR

RESIDENCE REMODEL
PARCEL #
6926 HWY 44
CANYON STAR IDAHO

PROPOSED FLOOR PLANS

Project	Date
25-068	05.13.2025

Sheet
A1.3

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STAR FIRE PROTECTION DISTRICT
OFFICE OF THE FIRE MARSHAL

Date: July 22, 2025

To: City of Star Planning & Zoning

From: Victor Islas, Deputy Chief

Star Fire Protection District
Victor Islas, Deputy Chief
07/22/2025

Subject: Fire District Comments

File: The Cellars at River's Edge
AZ-25-03 Annexation & Zoning
DA-25-05 Development Agreement
CU-25-05 Condition Use Permit

The Star Fire Protection District reviewed documents provided by the City of Star on July 22, 2025 for the property located at 6926 Highway 44 in Star, Idaho (R340170000).

The Applicant is requesting approval of an Annexation and Zoning (Commercial C-2), Development Agreement and Conditional Use Permit for an Events Facility & Drinking Establishment, located at 6926 Highway 44 in Star, Idaho. The property contains 2.2 acres.

The Fire District has no objection to the application, provided the following conditions are met:

1. CODE OVERVIEW:
   1.1. This development can be serviced by the Star Fire Protection District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
   1.2. Any hazardous condition or violation of the International Building Code and/or International Fire Code that is not identified during this review shall not be construed as approval of such condition or violation.

2. FIRE COVERAGE:
   2.1. This development will be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is 1.7 miles with a travel time of 3 minutes under ideal driving conditions to the entrance of the development.

3. ADDITIONAL COMMENTS:
   3.1. For the safety of patrons, event attendees, and motorists traveling along State Highway 44, no parking shall be permitted along State Highway 44 at any time. All parking associated with normal business operations or special events must occur entirely on the property of the establishment. This requirement is in place to prevent traffic hazards and ensure safe access for emergency vehicles.
   3.2. A future entrance to the north shall be established and utilized once a connection is made. This will provide for safer entrance to the property.
   3.3. An additional review will be conducted during the site construction drawings and building permit phase of this project. At that time the project will comply with the current Fire Code and Codes set forth by the City of Star.
   3.4. It shall be the responsibly of the applicant to submit appropriate applications and supporting documents to the Fire District for review. Fire District review fees will apply.

CITY OF STAR

LAND USE STAFF MEMO

TO: Mayor & Council

FROM: City of Star Planning Department
MEETING DATE: **August 19, 2025 PUBLIC HEARING**
RE: Municipal Code Text Amendment

APPLICANT

City of Star

REQUEST

The following Sections of the Star Municipal Code will be reviewed for amendment:

- **TITLE 5: MOTOR VEHICLES AND TRAFFIC** CHAPTER 2, PARKING REGULATIONS
- **TITLE 1: PUBLIC SAFETY** CHAPTER 4, GENERAL PENALTLY, A ADMINISTRATIVE CITATION PROGRAM AND PROCESSES

APPLICATION REQUIREMENTS, NOTICING & MEETINGS

Legal Notice Published August 2, 2025

ZONING ORDINANCE STANDARDS

1-1-3: Amendments

Any ordinance amending the city code shall set forth the title, chapter and section number of the section or sections to be amended, and this shall constitute sufficient compliance with any statutory requirement pertaining to the amendment or revision by ordinance of

any part of this city code. All such amendments or revisions by ordinance shall be immediately forwarded to the codifiers, and the said ordinance material shall be prepared for insertion in its proper place in each copy of this city code. Each such replacement page shall be properly identified and shall be inserted in each individual copy of the city code.

8-1B-5: UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS:

A. Unified Development Code Amendment Initiated by A Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a unified development code text amendment. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Unified Development Code Amendment Initiated by the City: The city may initiate a code amendment with public notice as required herein.

C. Required Findings: In order to grant a text amendment to this unified development code, the council shall review the proposed text amendment at a public hearing and make the following findings:

1. The text amendment complies with the applicable provisions of the comprehensive plan;

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

3. The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including.

PROPOSED CODE AMENDMENTS

The following proposed Municipal Code amendments are submitted to Council for review and decision.

TITLE 5: MOTOR VEHICLES AND TRAFFIC

CHAPTER 2 PARKING REGULATIONS

5-2-1 : Definitions
5-2-2 : Manner Of Parking
5-2-3 : Disabled Persons Parking
5-2-4 : Parking Prohibited In

Specified Places 5-2-5:
Obstructing Traffic
5-2-6 : Parking In Alleys
5-2-7 : Extended Parking Prohibited
5-2-8 : Leaving Vehicle Unattended
5-2-9 :Restricted Parking Of
Trucks And Trailers
5-2-10: Residential and Special
Parking Districts:
5-2-~~10~~ 11: Parking Tickets And
Procedures
5-2-~~11~~ 12: Violations; Penalties

5-2-1 : Definitions

RESIDENTIAL PARKING DISTRICT: A geographical area of residential streets which are designated by resolution of the Star City Council for the purpose of managing parking issues specific to such area. Residents and businesses located within such designated area may apply for and, if qualified, receive permits which exempt their associated vehicle(s) from the parking time restrictions otherwise enforced in such area.

SPECIAL PARKING DISTRICT: A subset of a residential parking district which utilizes separate parking permits and has stricter parking limitations than the rest of the residential parking district.

5-2-10: Residential and Special Parking Districts:

5-2-10-1: Creation of Residential and Special Parking Districts:

A. Determination: The City Council may determine which areas, if any, of the City should be designated as either Residential Parking District (RPD) or Special Parking District (SPD) permit parking zones. A request to create or amend a parking district may come from the City or from a resident of the City. All requests shall be reviewed by the Zoning Administrator to determine whether to submit the request to the City Council for approval.

B. Public Hearing: The City Council shall conduct a public hearing concerning any proposed designation of an RPD or SPD. The public hearing shall be held only after notice thereof has been published in a newspaper of general circulation throughout the City and written notification has been distributed to all properties in the affected area at least ten (10) days prior to the date set for the hearing.

C. Approval of City Council: Upon approval, the City Council shall direct the Zoning Administrator to erect signs indicating that the designated area is an RPD or SPD permit zone and the time limits for parking.

D. Characteristics: The Zoning Administrator shall determine for all RPD and SPD permit zones:

1. The days of the week that the zone shall be in effect, and the hours of enforcement for the zone;

2. The design and proper posting requirement for all RPD and SPD permit zone signs;

3. The specific requirements for the parking permits used within RPD and SPD permit zones; and

4. The specific locations, if any, within an RPD or SPD permit zone in which parking must be further restricted to maintain public safety or previous commitments, such as, but not limited to, loading zones or no parking zones.

5-2-10-2: Residential and Special Parking District Permits; Specific Requirements:
A. Residency: In addition to the minimum parking permit application and requirements set forth in this section, all applicants for RPD or SPD parking permits shall also provide written proof of the applicant's residency within the applicable RPD or SPD zone, which may include documented proof that the applicant's vehicle is registered to a residence within the RPD or SPD zone.
B. Bona Fide Visitor Permits: The Zoning Administrator is hereby authorized and directed to create provisions for the issuance of temporary parking permits for bona fide visitors of residents within an RPD or SPD.
C. Authority To Regulate: In order to maintain the integrity of the neighborhoods and properly manage RPD and SPD zones, the Zoning Administrator may:

1. Limit the number of RPD or SPD parking permits issued per household;

2. Limit the number of temporary visitor parking permits issued per household;

3. Limit the total number of parking permits issued within an entire RPD or SPD zone;

4. Charge a fee for RPD, SPD or visitor parking permits before their issuance; and

5. Require RPD, SPD or visitor permits to contain information which the

Zoning
Administrator deems necessary.

D. Nonrefundable Fees: Any RPD, SPD or visitor's parking permit fees that are established by the City Council and listed on the most current City Clerk fee schedule shall accompany the application and are nonrefundable.

E. Display; Nontransferable: All issued RPD, SPD or visitor parking permits shall be displayed as directed by the Zoning Administrator and clearly visible at all times when parking pursuant to an RPD, SPD or visitor's parking permit. All RPD and SPD parking permits are specifically assigned to the vehicle listed on the permit application and are nontransferable, except by express written permission of the Zoning Administrator.

F. Term; Renewal: All RPD and SPD parking permits shall be issued for a one-year period and shall automatically expire at the end of such period. RPD and SPD parking permit holders must follow the permit renewal process as developed and implemented by the Zoning Administrator.

5-2-10-3: Use of Residential and Special Parking District Permits:
A. Zones Created: The designation of an RPD or SPD shall allow the Zoning Administrator to create zones for use by special groups with permits and shall limit the length of time that vehicles without such permits shall be allowed to park within such RPD or SPD.
B. Parking Authorized With Permit: Any vehicle with a valid and properly displayed RPD, SPD or visitor's permit for such RPD or SPD is entitled to park within the RPD or SPD to which the permit applies, without regard to the posted parking time limitations.
C. Applicability Of Permit: A parking permit for an RPD or SPD is specific to the RPD, visitors permit or SPD for which it is issued. An RPD, SPD or visitor's parking permit shall not authorize the holder thereof to park beyond the posted time limits in any RPD or SPD other than that to which the permit applies.
D. Surrender Upon Suspension Or Revocation: Upon written notification suspending or revoking an RPD, SPD or visitor's permit, the permittee shall immediately surrender the permit to the Parking Services Office.
E. Specific Limitations Of Parking Within A Residential Or Special Parking District: In addition to the qualifications, requirements and other standards set forth in this article which apply to both RPDs and SPDs, the following limitations and restrictions are specific to each type of district:

1. Residential Parking District Specific Use Limitations: Every vehicle parked within an RPD which properly displays a current RPD permit or visitor's permit must be parked within two (2) blocks of the residence listed on the permit application. The RPD permit code on the vehicle must correspond with the decal code displayed on the posted RPD signs. All vehicles without a valid RPD permit or visitor's permit which stop, stand or park within an RPD must be removed from that block face at the expiration of the posted time limit for parking for the remainder of that calendar day.
2. Special Parking District Specific Use Limitations: Businesses within an SPD shall be limited to the set number of SPD parking permits available. All vehicles without a valid SPD permit or visitor's permit which stop, stand or park within an SPD must be removed from the boundaries of the SPD at the expiration of the posted time limit for parking, for the remainder of that calendar day.

5-2-10-4: Residential and Special Parking District Unlawful Acts:

It shall be unlawful for any person to:

A. Park a vehicle without a properly displayed and valid RPD, SPD or visitor's permit past the expiration of the posted time limits for that RPD or SPD zone;
B. Fail to remove a nonpermitted vehicle from the same block face in an RPD zone at the expiration of the posted parking time limits for the remainder of that calendar day;
C. Fail to remove a nonpermitted vehicle from the boundaries of an SPD zone at the expiration of the posted parking time limits for the remainder of that calendar day;
D. Fail to park within two (2) blocks of the residence listed on the permit application of the vehicle displaying an RPD zone permit or visitor's permit;
E. Park a vehicle with an RPD, SPD or visitor's permit past the posted parking time limits in any other RPD or SPD zone to which the vehicle's permit does not apply; or
F. Fail to comply with any of the terms, conditions or restrictions placed on the issuance and use of an RPD, SPD or visitor's permit pursuant to this article and article B of this chapter.

5-2-10-5: Denial, Suspension or Revocation of Residential and Special Parking District Permit:

Failure to comply with the standards, requirements and qualifications established by the Zoning Administrator shall be the basis for the denial, suspension, or revocation of any parking permit regulated under this section. The denial, suspension or revocation of any parking permit under this article and any review thereof, is governed by this section.

5-2-10: Parking Tickets And Procedures

The law enforcement officials and any other individual designated by the city council shall have the authority to issue parking tickets as follows:

A. Issuance Of Ticket: It shall be the duty of the law enforcement officials or any other individual designated by the city council, upon observing a motor vehicle, or motor vehicle and trailer, parked, standing, or stopped in violation of the provisions of this chapter, to leave upon such vehicle a separate parking ticket every two (2) hours that such vehicle has been parked, standing, or stopped in violation of the provisions of this chapter. Such parking ticket shall bear the hour and date of leaving the same upon the vehicle, and make of the vehicle, the vehicle's license number, the specified city code section violated, and the amount of the fine for such violation. Each parking ticket shall instruct the operator of the vehicle to report to the city clerk at the city hall and within ten (10) days of the date in which the ticket was issued, pay the full amount designated on the ticket. Failure to pay the ticket within the time required may result in the imposition of a late fee.

B. Payment Of Fine To City Clerk: To avoid burdening the judicial system with parking violations and for the convenience of the public, each person receiving a parking ticket under this chapter shall report to city hall and pay the city clerk.

C. Fine Schedule: The fines for the parking violations in the city, including late fees, shall be charged in accordance with the rate schedule adopted by resolution of the city council, which may be amended from time to time.

D. Registered Owner: If any vehicle is found stopped, standing, or parked in violation of the provisions of this chapter, the fact that the vehicle is registered or leased to a person shall be

considered prima facie evidence that such person was in control of the vehicle at the time of such violation.

(Ord. 101, 5-4-2004)

5-2-11: Violations; Penalties

Any operator of a motor vehicle or a motor vehicle and trailer who shall stand, stop, or park such vehicle in violation of the provisions of this chapter shall be deemed to have committed a parking violation. In the event that a parking ticket is not paid in accordance with the administrative procedure set forth in this chapter, an infraction citation or a complaint for a parking violation may be filed in the magistrate division of the district court.

(Ord. 101, 5-4-2004)

CHAPTER 4A - ADMINISTRATIVE CITATION PROGRAM AND PROCESSES

1-4A-1 - FINDINGS AND SCOPE OF SECTION

A. The City Council of the City of Star has a significant interest in ensuring compliance with its laws and finds that there is a need for an alternative method for enforcement of violations of the Star City Code and for violations of orders or requirements imposed on any permit issued or approved by the City.

B. The City Council finds that adoption of an Administrative Citation program is an effective method for enforcement.

C. The primary purpose and intent of the City Council through adoption of this program is to:

1. Faster timely compliance with the law in order to protect public health, safety, and welfare;

2. Provide for a process that is open and fair and that allows for an imposition, review, and appeal of Administrative Citations and fines imposed;

3. Reduce the delay and expense of enforcing the Star City Code through the current options of criminal prosecution or civil litigation while still providing due process to Responsible Parties;

4. Avoid overloading criminal and civil courts with minor offenses related to the violation of City Code; and

5. Deter frivolous challenges to Administrative Citations and facilitate

prompt collection of fines.

D. The procedures herein are adopted pursuant to Idaho Code§ 50-302 which gives authority to the Council to enforce ordinances by fines as the Council may deem proper.

E. The determination by the City to impose, enforce, collect and provide administrative review of Administrative Fines pursuant to this Section is solely at the City's discretion and is only one option available to the City. Issuance of an Administrative Citation shall not be deemed a waiver of any other enforcement remedies available to the City. By adopting this Administrative Citation program, the Council does not intend to limit the ability of the City to use any other remedy, civil or criminal, which may be available in a particular case.

1-4A-2 - DEFINITIONS:

Administrative Citation means a notice of violation of Star City Code issued by an Enforcement Officer.

Administrative Costs means all direct and indirect costs the City incurs as a result of issuing an Administrative Citation, performing an informal review, or conducting an administrative citation hearing. Such costs include but are not limited to investigating violations, issuing an Administrative Citation, reviewing and processing documentation during an informal review, preparing and sending notice and decisions, scheduling hearings, and conducting an administrative citation hearing.

Administrative Fine means the fine or penalty imposed on the Responsible Person for a violation of this Code enforceable by an Administrative Citation. The amount of this fine may be set forth in the specific Chapter or Section of this code that a Responsible Party has violated, or where no specific penalty is set forth in the Chapter or Section violated, in an amount defined for Administrative Citations in Star City Code § 1-4-1.

Administrative Hearing Officer means a decision-maker selected and appointed by the Mayor. A City employee may serve in this capacity so long as (1) such employee was not personally involved in the process of investigating or issuing the Administrative Citation under review,
(2) the employee does not report to the Enforcement Officer who issued the Administrative
Citation, and (3) does not have a financial interest in the outcome of Administrative Citations.

Enforcement Officer means any police officer, inspector, Code Enforcement Officer, or other employee or agent of the City having the power to issue an Administrative

Citation.

Responsible Party means any person who can be categorized as follows:

A. A person who violates a provision of City Code;

B. A person who causes or materially contributes to the causation of violation of City Code;

C. A person who maintains or allows an ongoing or continuing violation of City Code by his or her action or inaction;

D. A person whose agent, employee, or independent contractor causes or materially contributes to the causation of violation of City Code;

E. An on-site manager of a business who is responsible for the activities occurring at the premises, and the business activities violate a provision of City Code;

F. A trustee or other person who is given the legal authority to manage property on behalf of another, and conduct or circumstances related to the management of the property result in a violation of a provision of City Code;

G. A person who is a parent or guardian having custody and control of a minor who contributes to the violation of City Code; or

H. A person who is the owner of, or who exercises control over, or any lessee or sub-lessee with the current right of possession of, real property where a property related violation of City Code occurs or continues to occur.

1-4A-3 - ISSUANCE OF AN ADMINISTRATIVE CITATION.

Whenever an Enforcement Officer determines that a violation of City Code has occurred or is occurring, the Enforcement Officer is authorized to issue an Administrative Citation to the Responsible Person(s). If the Responsible Person is a minor, the Enforcement Officer is authorized to issue an Administrative Citation to the parent(s) or guardian(s) having custody and control of the minor.

A. An Administrative Citation shall include the following information:

1. A reference to the applicable section of the Star City Code that has been violated;

2. A brief description of the action or inaction of the Responsible Party constituting the grounds for the citation and the date, time, and location of the violation;

3. The fine for the violation(s);

4. Notice that the fine must be paid within fourteen (14) days of receipt of the citation per Star City Code § 1-4A-5(1) and describe the available methods for payment.

5. Notice that the Responsible Party may request an informal review of the citation through City Clerk's Office, and identify the deadline for making such request; and

6. The date the citation is issued and the name and signature of the Enforcement Officer.

B. The City may dismiss an Administrative Citation at any time if it is determined to have been issued in error.

I-4A-4 - SERVICE PROCEDURES:

A. *Personal Service.* In any case where an Administrative Citation is issued to an individual, the Enforcement Officer shall:

1. Make reasonable efforts to locate the Responsible Party and personally serve the Administrative Citation on the Responsible Party or Parties. If the Responsible Person is a Minor, the Enforcement Officer shall serve the Administrative Citation on the parent(s) or guardian(s) having custody and control of the Minor, and attempt to provide a copy to the Minor.

2. Obtain the signature of the Responsible Party on the Administrative Citation. If the Responsible Party refuses or fails to sign the Administrative Citation, the failure or refusal to sign shall not affect the validity of the Administrative Citation and subsequent proceedings.

B. *Service by Mail.* If the Enforcement Officer is unable to locate the Responsible Party for the Administrative Violation, the Administrative Citation may be mailed to the Responsible Party by certified mail. If the Responsible Party is known to be a Minor, the Administrative Citation shall be mailed to the parent(s) or guardian(s) having custody and control of the Minor.

1. If the Responsible Party is the property owner where a property related Administrative Violation occurs, the Administrative Citation shall be sent to the last known address of the Responsible Party, and may also be posted at a prominent location (e.g. the primary entrance of a structure on the

property) on the property.

2. If the Responsible Party is the tenant or other possessor of property where a property related Administrative Violation occurs, the Administrative Citation shall be sent to the property address, and may also be posted at a prominent location (e.g. the primary entrance of a structure on the property) on the property.

C. *Service of Administrative Citations for Parking Offenses.* If the Administrative Citation relates to the parking of a vehicle, the Responsible Party shall be either: (1) the operator of the vehicle if the identity of such person is known to the Enforcement Officer at the time the Administrative Citation is issued; or (2) the registered owner of the parked vehicle. Service may be accomplished by:

1. Personally serving the Administrative Citation on the Responsible Party according to the process described in Subsection (A) of this Section; or

2. Placing the Administrative Citation on the illegally parked vehicle or mailing a copy the last known address of the registered owner as provided in Subsection (B) above of this Section.

D. *Effective Date.* Service pursuant to Subsection (A) of this Section shall be deemed effective at the time of personal delivery. Service pursuant to Subsection (B) of this Section shall be

E. deemed effective on the date the certified mailing is signed by the receiving party, or where the certified mailing is not accepted for any reason, five (5) calendar days following the date of mailing.

1-4A-5 - PROCESS FOLLOWING ISSUANCE OF AN ADMINISTRATIVE CITATION.

Upon receipt of an Administrative Citation, the Responsible Party has the following options:

A. *Comply with the Administrative Citation.* Upon receipt of an Administrative Citation, the Responsible Party shall:

1. Pay the fine within fourteen (14) calendar days after the effective date of service under Star City Code 1-4A-4(D); and

2. Remedy the conditions or conduct (e.g. clean up real property) that violate City Code. Payment of an Administrative Fine shall not excuse or discharge a failure to correct the conditions or conduct that led to the Administrative Citation nor shall it bar the Enforcement Officer from taking any other

enforcement action in response to a violation of City Code, including issuance of additional Administrative Citations.

B. *Request an Informal Review of the Administrative Citation.* A Responsible Party may contest the Administrative Citation by requesting an Informal Review. Requests for Informal Review must be actually received by the City within fourteen (14) calendar days of the effective date of service under Star City Code 1-4A-4(D) by personal delivery or by mail to Star City Clerk's Office at 10769 W. State Street, Star, Idaho 83669 Failure to timely make such a request shall constitute a waiver of the right to challenge the Administrative Citation. Submitted requests for Informal Review must be made on an official form provided by the City.

1. If, following the Informal Review, it is determined that the offense charged in the Administrative Citation did not occur, or that dismissal is in the interest of justice, the
Administrative Citation shall be dismissed and the Responsible Person notified by mail and/or an electronic method such as email.

2. If, following the Informal Review, the Administrative Citation is not dismissed, the Responsible Person shall be notified by mail and/or an electronic method such as email and informed of the reasons the Administrative Citation was not dismissed and his or her obligation to pay the Administrative Fine within seven (7) calendar days of the post-mark on the notice, and of his or her right to request an administrative hearing.

C. *Request an Administrative Citation Hearing to contest the Informal Review.* The Responsible Party may choose to challenge the outcome of the Informal Review by submitting a request for an Administrative Citation Hearing. Such request must be actually received by the City within seven (7) calendar days of the post-mark on the notice provided in subsection (8)(2) of this Section. Failure to timely make such a request, shall be deemed a waiver of the right to an Administrative Citation hearing. The Responsible Party must submit a written request on an official form provided by the City, requesting an Administrative Hearing. Said form, hereinafter referred to as a Request for Administrative Hearing.

D. Review fees, estimated Administrative Hearing costs, and the Administrative Fine, or written proof of financial hardship as specified in Paragraph (1) of this Subsection. A Responsible Party who fails to make the required deposit or provide written proof of financial hardship, will have waived the right to contest the Informal Review, and the Informal Review decision shall stand. The Responsible Party may also be responsible for actual administrative costs assessed under Star City Code § 1-4A-6(J)(2), including substitution of a hearing officer pursuant to Star City Code § 1-4A-7(C).

l. *Financial Hardship.* In lieu of the advance deposit required pursuant to this Subsection, written proof of financial hardship, which shall be in the form of a declaration signed by the Responsible Person under penalty of perjury, shall be filed with the City Clerk. The declaration shall state that the Responsible Person earned less than 50% of the median income for the City of Star area during the previous tax year, as reported on the Responsible Person's federal income tax return filed with the Internal Revenue Service. The median income for the applicable year shall be the median household income (or estimated median household income) as determined by the United States Department of Housing and Urban Development for the Boise Metropolitan Area.

2. Advance deposits will be held by the City in trust until the conclusion of the Administrative Hearing process. When the Responsible Party's challenge of the Administrative Violation is unsuccessful, the advance deposit will be forfeited to the City to pay the Administrative Fine and the informal review and Administrative Hearing fees. In the event the Responsible Party's challenge is successful, the advance deposit will be returned to the Responsible Party.

E. In the event a Responsible Party requests an Administrative Hearing to contest an Administrative Citation, the Responsible Party may also simultaneously request all evidence in the City's possession related to the specific Administrative Citation. Upon receipt of such a
request the City shall provide the Responsible Party with a copy of all evidence in the City's possession against him or her.

1-4A-6 -ADMINISTRATIVE CITATION HEARING PROCESS.

A. Powers of the Administrative Hearing Officer. The Administrative Hearing Officer in accordance with this Section has the following powers:

1. The Administrative Hearing Officer shall determine whether the City Code violation specified in the Administrative Citation occurred;

2. The Administrative Hearing Officer shall determine whether the assessed Administrative Fine is in accordance with the Administrative Fine schedules;

B. Qualifications of Administrative Hearing Officer. The officer(s) selected shall:

1. Be selected and appointed by the Mayor to serve as a City Hearing Officer.

2. All Hearing Officers shall make a written disclosure of any conflict of interest or bias in the hearing of any specific Administrative Citation, to the Responsible Party.

3. All Hearing Officers shall have a minimum of twenty (20) hours of training on topics relevant to the Administrative Hearing process. Training may be provided through any of the following:

    a. A program conducted by an accredited college or university;

    b. Programming or education conducted by the National Association of Hearing Officials;

    c. An organization established in arbitration or mediation training; or

    d. A program developed and implemented by the City.

C. *Request for Disqualification of Hearing Officer.* Any Responsible Party challenging a Hearing Officer for lack of impartiality may do so by making a request with the City Clerk or alternate hearing officer if the city clerk is the hearing officer whose disqualification is being requested. Such request shall be in writing and include: the Responsible Party's name, address, email address, Administrative Citation number, and an explanation of why the Hearing Officer should be disqualified. After reviewing the request for disqualification, the City Clerk or alternate hearing officer, shall determine and provide to the Responsible Party in writing whether the request for disqualification is granted and their reason therefore. If a substitute is required for a hearing officer due to disqualification or unavailability, a substitute shall be appointed by the Mayor or City Clerk, and the City Clerk shall issue notice of a new date for the Administrative Hearing. The cost of substitution of a Hearing Officer shall be included in the costs of an Administrative Hearing pursuant to Star City Code I-4A-7(J)(2) to be assessed against the Responsible Party.

D. *Time for Administrative Hearing.*

1. The Responsible Party shall be notified in writing of the date and time of the hearing by mail and/or an electronic method such as email to the address provided by the Responsible Party in the Request for Administrative Hearing.

2. The Responsible Party may request no more than one continuance, and the sole basis for the continuance shall be for unavailability. The request may be made as follows:

    a. The Responsible Party shall submit a written request to the City Clerk;

    b. The City Clerk must actually receive the request no less than 72 hours before the hearing; and

c. The request must state the reason why the Responsible Party is unavailable.

3. The Administrative Hearing Officer shall grant a continuance of the hearing date upon a request by the Responsible Party on a showing of good cause.

4. The City Clerk may initially notify the Responsible Party by electronic means, if necessary, to timely provide notice on whether the request was granted or denied. Such notice may be followed by written notice if requested by the Responsible Party.

5. Should the Administrative Hearing Officer be unavailable for the scheduled hearing, the Hearing Officer may order no more than one continuance before dismissing the Administrative Citation.

F. *Failure to Attend Administrative Hearing.* If the Responsible Party fails to attend the scheduled hearing, he or she shall be deemed to have waived his or her right to an Administrative Hearing. Under these circumstances, the Administrative Hearing Officer shall find the Responsible Party in default. A default under this Section shall constitute a forfeiture of the Administrative Fine, Administrative Hearing fee, and Informal Review fee deposited with the City, and a waiver of any right to challenge any additional assessed Enforcement Costs and Administrative Costs.

G. *Withdrawal of Challenge.* A Responsible Party who has been issued an Administrative Citation and who has requested an Administrative Hearing to challenge the citation as provided in this Title may request in writing that his or her challenge to the citation be withdrawn and the hearing cancelled. Upon receipt of a request to withdraw a challenge to the Administrative Citation, the City shall cancel the pending hearing. A withdrawal under this Subsection shall constitute a forfeiture of the Administrative Fine, Administrative Hearing fee, and Informal Review fee deposited with the City, and a waiver of any right to challenge the assessed Enforcement Costs and Administrative Costs.

H. *Effect of Financial Hardship on Failure to Attend Hearing or Withdrawal of Challenge.* If a financial hardship waiver was granted and the Responsible Party is in default as provided in
Paragraph E of this Subsection, or a challenge to the citation is withdrawn pursuant to Paragraph F of this Subsection, the Administrative Fine and Administrative Costs shall be due and payable by the Responsible Person(s) to the City within twenty (20) calendar days following the date that had been set for the administrative hearing.

I. *Procedures at the Administrative Hearing.*

1. Administrative hearings are informal and inquisitorial in nature, and rules of evidence and discovery do not apply. The proceedings shall be audio-recorded by the City.

2. The Responsible Party may be represented by an attorney licensed to practice in the State of Idaho.

3. The Responsible Party must establish that the Administrative Citation was issued without a rational connection between the facts and the Star City Code provision that was allegedly violated per the information on the Administrative Citation.

4. The Administrative Citation and any additional documents submitted by the Enforcement Officer prior to the hearing shall be accepted by the Administrative Hearing Officer as prima facie evidence of the respective facts contained in those documents.

5. The City Enforcement Officer may attend the hearing but is not required to do so.

6. The City Enforcement Officer, if present, shall have the first opportunity to testify and present witnesses and evidence in support of his or her case, including the officer's own testimony. The Responsible Party shall then have the same opportunity.

7. All witnesses are subject to questioning from the Enforcement Officer, Responsible Party (or their attorney), and from the Hearing Officer.

8. Nothing shall preclude the use of telephonic or other electronic means of communication as the venue for the Administrative Hearing if deemed appropriate by the Administrative Hearing Officer.

J. *Decision of the Administrative Hearing Officer.* After considering all of the testimony and evidence submitted at the hearing, the Administrative Hearing Officer shall, within fifteen (15) days thereafter, render a decision in writing. The decision rendered by the Administrative Hearing Officer is not exclusive and does not preclude or foreclose the City from pursuing any and all other remedies provided by law.

   l. *Contents of Decision.* The decision shall include the following determinations:

      a. Determine Whether it is more likely than not that the violation of Star City Code alleged in the Administrative Citation occurred and that the Responsible Party is in fact legally responsible for such violation.

      b. Determine whether the correct Administrative Fine was charged for the

Star City Code violation at issue. This includes a determination whether or not the offense at issue was a first, second, third, or subsequent offense pursuant to Star City Code 1-4-1.

c. For City Code violations that are on-going/continuing violations, determine whether or not the violation has been corrected as of the date of the hearing, and if not corrected order correction of the violation by a date certain. Such date certain shall not be more than fifteen (15) days after the written decision is issued.

2. *Service of Decision.* The Hearing Officer's decision shall be served on the Responsible Party by first-class mail, postage prepaid, at the address he or she provided in the Request for Administrative Hearing. The decision may be served on the responsible party by an electronic method such as email if such method had been requested by the responsible party.

K. *Deposit of Administrative Fines and Costs Following Decision.*

l. *Deposited Fines and Fees.* If the Administrative Hearing Officer upholds an Administrative Citation, the fines and fees deposited by the Responsible Party with the City prior to the hearing shall be immediately forfeited to the City. If the Hearing Office dismisses the Administrative Citation, the fines and fees deposited with the City prior to the hearing shall be promptly returned to the Responsible Party. If requested by the Responsible Party, the City shall include interest on any returned deposit, and interest shall be calculated at the legal rate of interest set forth in Idaho Code.

2. *Administrative Costs.* The Hearing Officer's decision shall assess whether the actual Administrative Hearing costs exceed the estimated fee deposited by the Responsible Party in accordance with Star City Code§ 1-4A-5(D). If the City's actual costs exceed the Responsible Party's deposit, the Hearing Officer's decision shall require the Responsible Party to pay the actual costs of the Administrative Hearing. The Responsible Person(s) shall pay such additional fees to the City within twenty (20) calendar days of receiving the Hearing Officer's decision. If the actual costs are less than the Responsible Party's deposit, the Hearing Officer's decision shall require the City to promptly refund to the Responsible Party the portion of the fee that exceeded the City's costs.

1-4A-7- WHEN FINES OR FEES DUE; PAYMENT OF FINE OR FEE; LATE PAYMENT PENALTY.

A. Fines or fees related to Administrative Citations shall be paid to the City Clerk's office.

B. Interest shall accrue at the legal rate of interest set in Idaho Code for any Administrative Citation fine, Informal Review fee, or Administrative Citation Hearing fee which remains unpaid for ten (10) or more days after the due date, which interest shall be added to the fine or fee amount.

C. All fines and fees shall be payable to the City and deposited in the City's general fund, unless the payment is made pursuant to an ordinance that provides otherwise. Additionally, fines and fees deposited with the City prior to an Administrative Hearing challenging an Administrative Citation shall be held by the City in trust, in a separate account from other City funds, until the conclusion of Administrative Hearing process.

1-4A-8-FAILURE TO PAY ADMINISTRATIVE CITATION FINE OR ADMINISTRATIVE COSTS

A. Any Administrative Citation Fine or Administrative Cost unpaid past sixty (60) days shall be sent to collections and will be subject to additional penalties.

B. If a person has unpaid fines owing to the City at the time said person applies for a license, permit, or any other registration issued by the City, the City may deny the approval of such license, permit, or registration until the fine is paid in full, unless State law provides otherwise.

Section 3: Severability Provision

This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Section 4: Directing the City Clerk

The City Clerk is directed to file this Ordinance in the official records of the City and to provide a conformed copy to the Planning and Zoning Director.

Section 5: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

STAFF REVIEW FOR COUNCIL

Staff has provided Council with highlights of the sections of the municipal code proposed for revision. The proposed revisions are a result of Staff review of the existing Titles, and input from the Mayor, Star Police Chief, Star City Engineer, and Legal Council.

Staff has provided Council with the following information:

1. **Sections from each Title being revised.**

NOTICE OF REQUEST FOR QUALIFICATIONS
CITY OF STAR
REQUEST FOR CONSTRUCTION MANAGEMENT SERVICES
RFQ NO. STAR25-01
STATUTORY PROCEDURE: I.C. § 67-2320

PLEASE TAKE NOTICE that the City of Star, City Council intends to select and contract for the construction management of a new Star Events Center, Freedom Hall, approximately 10,000 square feet, located at 946 S Main Street in Star, Idaho, Ada County Parcel R1842701320, approximately 1.0 acres.

Interested parties may obtain the RFQ STAR 25-01 packet, which includes qualification requirements, evaluation criteria and submission procedures to be used in evaluating submitted qualifications for the construction management of building the Events Center. RFQ STAR 25-01 Packets are available for pickup at the City of Star, City Clerk's Office, located at 10769 W State St. (2nd Floor), Star, Idaho, 83669, and may be picked up between 8:00 a.m. and 5:00 p.m. MST., Monday through Friday or may be downloaded at **www.staridaho.org/rfps**. Contact Mayor Trevor A. Chadwick at 208-869-0426, tchadwick@staridaho.org, with any questions.

All qualifications must be submitted to the City of Star. Additional material to clarify and support qualifications may be submitted. All RFQ STAR 25-01 materials submitted shall be contained in a sealed envelope(s). Mark the envelope: "*Qualification of [Insert name of Bidder} Submitted in response to City of Star, Freedom Hall, Request for Qualification STAR 25-01*". Responses must be delivered either by mail or hand delivered no later than **12:00 p.m. MST, October 1, 2025.** Qualifications will be evaluated by the City based on the criteria outlined in the RFQ packet. A recommendation will then be presented to the Star City Council for final selection. Qualifications received after the deadline will be returned unopened and will not be considered.

Hand Delivered to:	**Mailed to:**
Freedom Hall RFQ	Freedom Hall RFQ
Star City Clerks Office	Star City Clerks Office
10769 W State Street	PO Box 130
Star, ID 83669	Star, ID 83669

RFQ STAR 25-01 OPENING AND EVALUATION: All qualifications timely delivered will be opened October 1, 2025, at 12:15 p.m. at City of Star, Public Meeting Room at Star City Hall, 10769 W State St., Star, Idaho 83669, by the City of Star Mayor, together with the City Clerk, who shall keep a record of the opening of the qualifications and no person will be denied the right to be present for the opening of the Responses. Qualifications will be evaluated later by the City in accordance with the qualification criteria for recommendation to the Star City Council.

Reservation of right to not proceed to contract: The City of Star reserves in its discretion to not proceed to enter into a contract for construction management services herein requested.

Publication: September 17, 2025, and again September 24, 2025, Idaho Press by Shelly Tilton, City Clerk, City of Star. Per [I.C. §§ 67-2320(2)(h) and 67-2805(2)] 2 publications with the 1st at least 2 weeks before the date of RFQ-STAR 25-01 submittal deadline and the 2nd notice at least 7 days before.

CRITERIA AND PROCEDURE FOR THE SELECTION OF CONSTRUCTION MANAGEMENT SERVICES CITY OF STAR, FREEDOM HALL REQUEST FOR QUALIFICATIONS NO. STAR 25-01

I. REQUEST FOR QUALIFICATIONS

Sealed Qualifications **must be delivered** in a sealed envelope with a precise statement on the outside stating: "*Qualification of [Insert name of Bidder] submitted in response to City of Star, Freedom Hall, Request for Qualification STAR 25-01"* **either by mail or hand delivered by 12:00 p.m. on October 1, 2025.** It is strongly recommended to hand deliver the qualification packet to assure acceptance by due date and time.

Hand Delivered to:	**Mailed to:**
Freedom Hall RFQ Star City Clerk's Office 10769 W State St. Star, ID 83669	Freedom Hall RFQ Star City Clerk's Office PO Box 130 Star, ID 83669

This RFQ will be publicly advertised in accordance with Idaho procurement law, including publication in a newspaper of general circulation and posting on the City of Star's official website.

Qualifications received after the deadline will be returned unopened and will not be considered.

City of Star City Council intends to select and secure a contract for professional construction management services for the construction of Freedom Hall located at 946 S. Main Street, Star, Idaho. Ada County Parcel R1842701320.

The City of Star has completed the design and engineering phases of this project and has enclosed a complete set of plans (USB flash drive enclosed) for the proposed Freedom Hall or you may download the plans from **www.staridaho.org/rfps**. The City of Star intends to utilize valued engineering, common sense and fiscal responsibility to construct a high-quality event center. The successful Construction Manager will be expected to work closely with the Mayor and his designee to obtain efficient and cost-effective processes. It is the intent of the City of Star for the cost of the total project build not to exceed a budget of three million seven hundred fifty thousand ($3,750,000.00) dollars.

II. CRITERIA FOR QUALIFICATION EVALUATION

Responses should provide information addressing the following criteria:

1. **License Required:**
   - Required verification to show that responder has a valid license to provide public works construction management services pursuant to the Public Works Construction Management Licensing Act of 1998 (Chapter 45 Title 54 Idaho Code) in the state of Idaho; and

2. **Insurance Coverages Required:** A verification is required to show that the responder has all the following insurance coverages:
   - Professional Liability Insurance coverage with minimum coverage of One Million Dollars ($1,000,000.00) per claim and a minimum aggregate limit of One Million dollars ($1,000,000.00).
   - Commercial General Liability Insurance coverage with minimum coverage of Two Million dollars ($2,000,000.00) on occurrence basis (rather than a claims-made bases).
   - Automobile Insurance with minimum coverage of One Million Dollars ($1,000,000.00) per occurrence for owned, non-owned and hired vehicles.
   - Worker's Compensation Insurance in an amount as required by statute.

3. **Responder's Background and Experience:** Identify all of the following:
   - Location of Responder's offices which will perform the services requested.
   - The number of years as a licensed construction manager.
   - Identify the construction management personnel who will be assigned to this Project.
   - Responder must have been the construction manager for at least one (1) prior and completed public works construction project for a government subdivision of the state of Idaho.
   - Verification of prior experience in construction management of completed public works construction projects and similar projects.
   - Identification for at least one (1) similar project with client references.
   - Identify those projects where the responder has served as the construction manager for government subdivisions of the state of Idaho, and the percentage of projects that were completed on time and within budget.
   - Time overruns in previous projects.
   - Cost overruns in previous projects.

4. **Responders Contract Management Levels of Services:** Identify (with explanation) whether or not the Responder provides the following construction management services:
   - Working with the design, engineering, and architectural team.
   - Required bid process and evaluation to assist with the selection of contractors.
   - Permitting process.
   - Strategic plan development.
   - Accounting and document management.
   - Construction activity oversight.
   - Facilitating communication between the client and vendors.

5. **Responders Process of Services Communications:**
   - Description of how Responder communicates and coordinates services with the client and the other stakeholders involved with the completion of the Project.
   - Practices for maintaining relationships with clients.

6. **Responder's Technical Resources:**
   - Total number of technical staff and administrative staff.
   - Quality and experience of key personnel.
   - Available equipment and software.

7. **Responder's Management Capabilities:**
   - Number and experience of management staff.
   - The Project's impact on current workload.
   - Time management practice.

8. **Responder's Project Approach and Process** that will be followed for providing professional services to complete this Project.

III. SELECTION PROCESS

This RFQ is issued pursuant to Idaho Code 67-2320, which mandates a qualifications-based selection process for professional services.

Step No. 1: All qualifications will be opened as provided in the notice and shall be reviewed by the City of Star for preliminary recommendation to the Star City Council of the top three (3) ranking submittals, which will be received by the Star City Council at the next meeting of the City Council on October 7, 2025.

Step No. 2: The Star City Council will then review the qualifications and the preliminary report of the City and assign a final ranking and determine if the City Council, then wishes to proceed to negotiate a contract for services. The Star City Council "may elect" to do in person interviews of the top 3 candidates (if necessary for criteria #9).

Step No. 3: In the event the Star City Council determines to proceed to negotiate a contract for services, it will first proceed to negotiate with the highest-ranking submitter at a price determined by the Star City Council to be reasonable and fair to the City of Star after considering the estimated value, scope, complexity, and the nature of the services for which this request is made.

Step No. 4: In the event the Star City Council is unable to negotiate a satisfactory contract or agreement with the highest-ranking submitter, it may then elect to proceed or not to proceed to negotiate a satisfactory contract or agreement with the next highest-ranking submitter.

Step No. 5: In the event the Star City Council is unable to negotiate a satisfactory contract or agreement with the second highest ranking submitter, it will follow the same above referenced procedure.

IV. CITY OF STAR SCORING AND RANKING

The City will determine required criteria for compliance. The City shall then score and rank only the complying Responders responses to Criteria 3-8 using the following scoring: 4 strong / 3 good / 2 fair / 1 poor/ 0 for failure to respond to Criteria. As described in Appendix A

Required Criteria Compliance [X identifies compliance or non-compliance]

RESPONDER	*Criteria 1 Compliance*	*Criteria 1 Non- Compliance*	*Criteria 2 Compliance*	*Criteria 2 Non- Compliance*

Complying Responder Scoring

RESPONDER	*Criteria 3*	*Criteria 4*	*Criteria 5*	*Criteria 6*	*Criteria 7*	*Criteria 8*	*TOTAL SCORE*

Based upon my review as above referenced, I do hereby make the following recommendation to the Star City Council of the ranking of the responses for your determination of the final assigned ranking of respondents.

RESPONDERS	*MAYOR QUALIFICATION RANKING*

V. STAR CITY COUNCIL SCORING AND RANKING

The Star City Council will score and rank only the complying Responder's responses to Criteria 3-8 using the City's scoring and ranking which will become final unless the City Council (in Step No. 2 in the Selection Process described above) determines to interview the top three (3) Responders and conduct a further investigation or review. The Star City Council will score Criteria 9 from 1–10 with the highest score being a 10. That score will then be added to the Criteria 3-8 scoring of the top three (3) Responders for the final ranking. In the event the Star City Council (in Step No. 2 in the Selection Process described above) does not determine to interview the top three (3) Responders and conduct a further investigation or review the letters N.A. will appear in Criteria 9.

RESPONDER	*Criteria 3*	*Criteria 4*	*Criteria 5*	*Criteria 6*	*Criteria 7*	*Criteria 8*	*Criteria 9*	*TOTAL SCORE*

RESPONDERS	*STAR CITY COUNCIL FINAL QUALIFICATION RANKING*

APPENDIX A – EVALUATION SCORING RUBRIC

Criteria 3–8: Scored 0–4

Score	Description
4 – Excellent	Exceeds all requirements; provides strong evidence of capability, experience, and resources.
3 – Good	Meets all requirements; provides solid evidence of qualifications and relevant experience.
2 – Fair	Meets most requirements; some areas lack detail or clarity.
1 – Poor	Meets few requirements; lacks sufficient detail or relevant experience.
0 – Non-Responsive	Did not address the criterion or failed to provide required information.

Criterion 9 (Project Approach & Process): Scored 1–10

Score	Description
9–10	Innovative, highly detailed, and tailored approach; demonstrates deep understanding of project needs.
7–8	Clear and well-structured approach; aligns with project goals.
5–6	Adequate approach; some areas could be more detailed or specific.
3–4	Vague or generic approach; lacks project-specific planning.
1–2	Minimal or unclear approach; does not demonstrate readiness.

CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Ryan B. Field, Assistant City Planner
MEETING DATE: **August 19, 2025 – PUBLIC HEARING**
FILE(S) #: PR-25-02 Private Street for Stardale Place Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Antonio Conti
Ackerman-Estvold
7661 W. Riverside Drive Suite 201
Garden City, ID 83714

REQUEST

Request: The Applicant is seeking approval of a Private Street to access the previously approved Stardale Place Subdivision.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the southwest corner of N. Center Street and W. 3rd Street, Star, Idaho.

CODE DEFINITIONS

UNIFIED DEVELOPMENT CODE:

8-4D-1: PURPOSE:

The purpose of this article is to provide better circulation and safety within commercial, industrial, mixed use, multi-family and certain low-density residential (R-1 or lower) developments by allowing private streets to provide frontage and access to properties that do not have internal public streets, when clear emergency vehicle travel lanes and name addressing for the properties are established. It is not the intent to approve private streets for single-family, duplex and/or townhouse developments in higher density residential developments (R-2 or

higher, M-U) unless they are part of a planned unit development or development agreement, where creative design elements including, but not limited to, mixed uses, common area mews, live/work concepts and/or distinctive open spaces are designed within the development. **The applicability may be extended where the administrator finds it necessary to provide private streets, and Star Fire District determines that private streets will maintain or enhance the safety of a development.** All private streets within a new subdivision shall be approved by the Star Fire District and City Council. Private streets within a minor land division or parcel division may be approved by the Administrator, with Fire District approval. Any private street necessary to provide access and/or frontage in association with a public utility or infrastructure facility and does not provide access to any dwellings shall be exempt from Council approval but is still subject to fire approval.

8-4D-2: APPLICABILITY:

The provisions of this section shall apply to any eligible property that does not have frontage on a public street or where frontage is not required. **A private street shall not deny the ability to provide access or connectivity to adjacent properties, as determined by the Administrator, emergency services and/or Transportation Agencies.**

8-4D-3: STANDARDS:

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

A. Design Standards:

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

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

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

4. Gates: Private gates or other obstacles shall not be allowed, unless approved by Council and the Fire District.

B. Construction Standards:

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

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

3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the

city of Star based on plans submitted by a certified engineer.

4. Street Width and Construction: The private street may be constructed within an easement for low density developments of R-1 or less with a Fire District approved base and width of no less than 28'. All other residential developments shall be constructed within a common lot and shall have a 36' street width, and shall meet ACHD/CHD4 construction standards, unless otherwise determined by the Council and Star Fire District.

5. Sidewalks: A minimum five foot (5') detached sidewalk shall be provided on at least one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists. Residential private streets in some lower density developments may request a modification or waiver of sidewalks to be approved by Council. All other residential developments shall have a minimum 5' detached sidewalks on both sides of the street and shall further meet the requirements of 8-4A-17 of this title.

6. All private streets shall be paved unless a waiver is obtained by Council. Waivers for paving shall only be considered in low density developments of R-1 or less. Any unpaved streets shall be required to meet all Highway District standards for paving the approaches onto public streets.

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

8. Permits shall not be issued for any structure using a private street until the private street has been approved and inspected by the City Engineer and Fire District, and the transportation authority has signed off on all permits associated with access to a public street.

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

1. Private Street Reserve Study Requirements.
    a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private street components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall

consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.

b. The study required by this section shall at a minimum include:
    i. Identification of the private street components that the association is obligated to repair, replace, restore, or maintain.
    ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
    iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
    iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
    v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private street components.
c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

8-4D-4: REQUIRED FINDINGS:

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

A. The design of the private street meets the requirements of this article;
B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and
C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

PROJECT OVERVIEW

The applicant is requesting approval of a private street to access the previously approved Stardale Place Subdivision (PP-22-03), approved by Council in July 2022. The original preliminary plat was approved with a public street to access the 22 residential lots within the subdivision. The property was partially constructed before being taken back by the bank after the original developer faulted on the loan. After sitting vacant for several years, a new developer is in the process of completing the development. Construction was completed and a Final Plat has been submitted for approval by Council. During review of the Final Plat, staff discovered that the roadway was built as a private street, although built to public street standards, including curb, gutter, detached sidewalks and a 36' road width. The applicant has stated that confusion due to the history of the approval of development and bank ownership, along with ACHD indicating in their review that a private street was approved, is the reason for that the street was built as a private street

instead of a public street. The applicant requests that Council approve the completed roadway as a private street.

AGENCY RESPONSES

None

PUBLIC RESPONSES

There have been no public responses to this application.

STAFF RECOMMENDATION

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

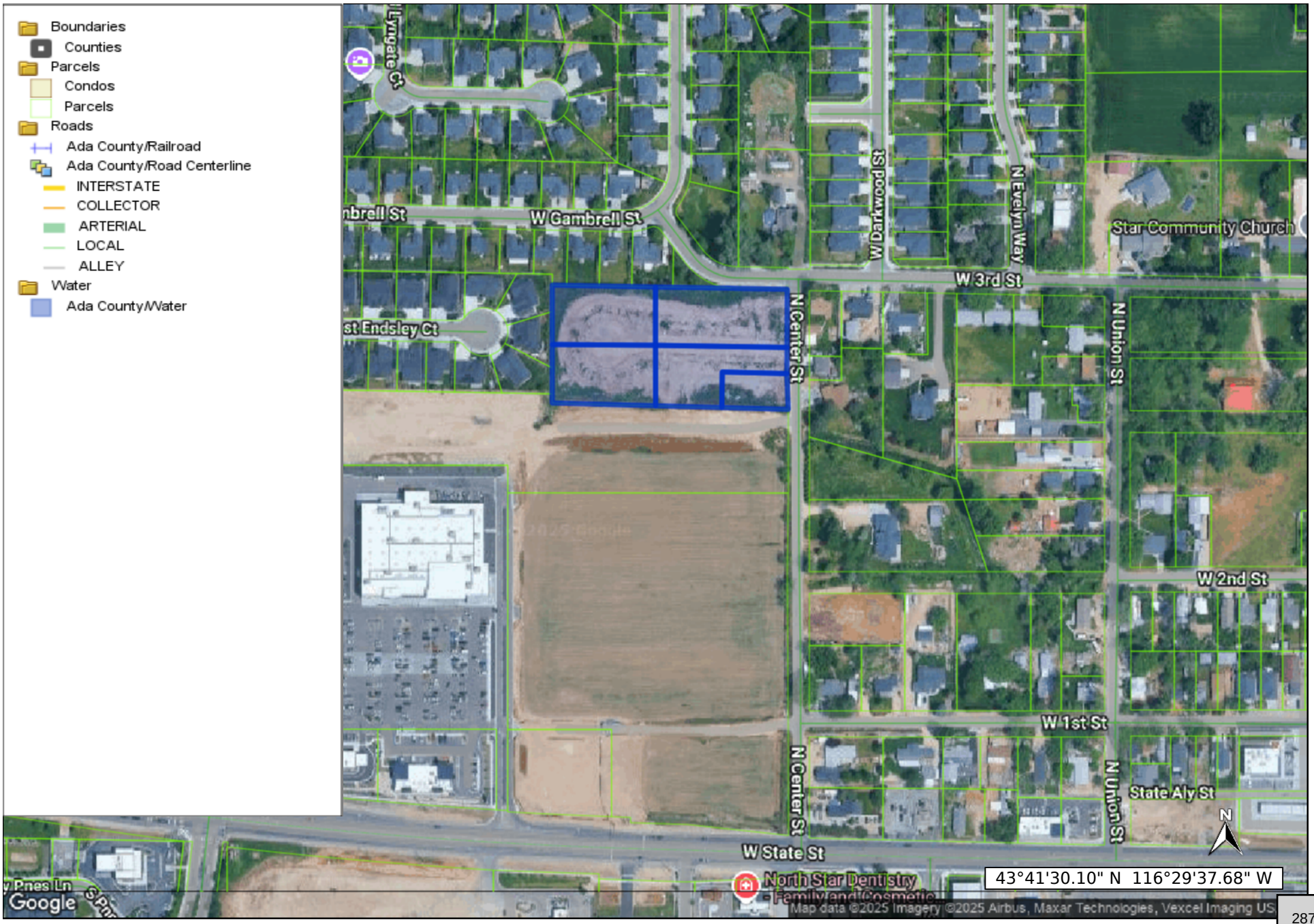
PROPOSED CONDITIONS OF APPROVAL

1. TDB

COUNCIL DECISION

The Star City Council _____ File #PR-25-02 for Private Street on _____ ___, 2025.

STARDALE PLACE



Jul 18, 2025 - landproDATA.com
Scale: 1 inch approx 300 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

ACKERMAN ESTVOLD

WWW.ACKERMAN-ESTVOLD.COM

July 17, 2025

City Of Star

Please find enclosed request for a private road for the Stardale Place Subdivision.

Endlsey Court was approved and constructed under the assumption that it was intended to be a private road. This was confirmed through a conversation with Greg Korask, ACHD Plan Checker.

In ACHD's purview the reason for the road to be private is that it cannot be extended in the future and it does not provide a benefit to the public to own and maintain a road not benefitting the public at large.

The application originally submitted to the City did not identify the street as a private road.

The road as currently constructed meets the requirements of a public road both for width and road section.

We cordially request the Council to approve this request.

Respectfully submitted

Graybird, LLC

Brayden Sparrow, Manager

PRIVATE STREET APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X___

R8

Applicant Name: Graybird, LLC
Applicant Address: 710 W 100 S, Smithfield, UT Zip: 84335
Phone: _____ Fax: _____ Email: beej15@gmail.com

Owner Name: Graybird, LLC
Owner Address: 710 W 100 S, Smithfield, UT Zip: 84335
Phone: _____ Fax: _____ Email: beej15@gmail.com

Representative (e.g., architect, engineer, developer):
Contact: Antonio Conti Firm Name: Ackerman-Estvold
Address: 7661 W Riverside Dr., Ste 201, Garden City, ID Zip: 83714
Phone: 208.853.6470 Fax: _____ Email: antonio.conti@ackerman-estvold.com

Property Information:

Subdivision Name: Stardale Subdivision
Site Location: SW corner N center st. and W 3rd Street

Application Requirements:

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

Applicant (√)	Description	Staff (√)
	Pre-application meeting with Planning Department required prior to neighborhood meeting	
	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
AMC	Completed and signed Private Street Application	
	Fee	
	Narrative (Letter of Intent) fully describing the proposed project (must be signed by applicant)	
	Recorded warranty deed for the subject property	
	Legal description of the private street easement (with surveyor's seal)	
	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.	

	One (1) 8 ½" X 11" vicinity map showing the location of the subject property	
	One (1) Full-sized, drawn to scale and One (1) 8 ½" X 11" copy of the Preliminary Plat or Site Plan showing all existing and proposed private streets, easements, property lines, structures, and existing and proposed connection to a public street.	
	Names and addresses, printed on one (1) set of address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office.	
	Identify which of the following is being processed: _X_ New Private Street ___ Other _____ New Private Gate ___ Extension of a Private Street ___ Existing Private Street to be Widened & Paved (Access to more than four properties)	
	Identify users of the private street.	
	Identify if the private street currently has an easement, and if any restrictions are placed on said easement.	
	Number of Properties that will use the Private Street 22	
	Number of properties that the Private Street will provide frontage and Access to.	
	Private Street is/will be in: ___ Easement X Separate Lot	
	Private Street Cross Section, including the following information: ___ Show the intersection of the proposed private street with a public street. ___ Turnaround configuration at terminus of private street. ___ Grade of proposed private street ___ Length of proposed private street ___ Width of private street ___ Easement width (Inside City Limits or Area of Impact: 50') ___ Detailed description of proposed paving materials.	
	Gate (only for exceptional circumstances – to be approved by Council only). Submit evidence for an exceptional circumstance necessary to improve safety or to halt environmental degradation in the area. Including the following information: ___ Dimensions of proposed gate and opening ___ Include traffic direction and proposed locking device(s) ___ Include letter of approval from Fire District	
	Draft Maintenance Agreement (must be submitted at time of application submittal)	
	Draft Maintenance Fund (**See UDC Section 8-4D-3C) –** Include in Letter of Intent	
	Proposed Street Name W ENDSLEY COURT	
	One (1) Electronic version of submitted application including signed Private Street application, legal description of property, recorded warranty deed, affidavit of legal interest, vicinity map, preliminary plat map or site plan, names and addresses of property owners within three hundred feet (300') in word document format, copy of letter of intent in word document format.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed and submitted prior to public hearing	

FEE REQUIREMENT:

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

I further agree that if this request is granted the Star Fire and Police Department shall be given access codes for this gate and under no circumstances shall the access codes be changed without first granting them to the Star Fire & Police Department.

Applicant/Representative Signature

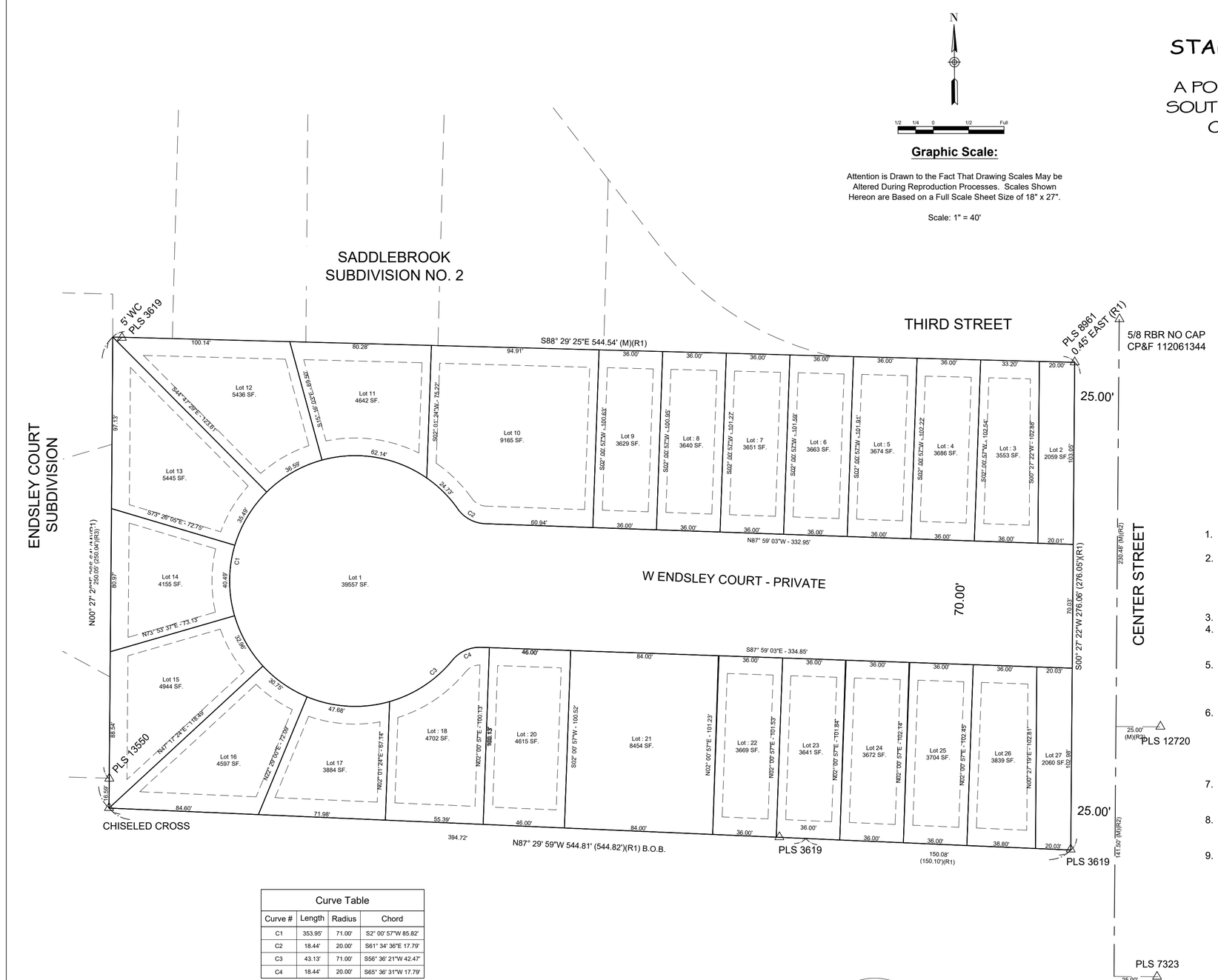
7/22/25
Date

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'

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

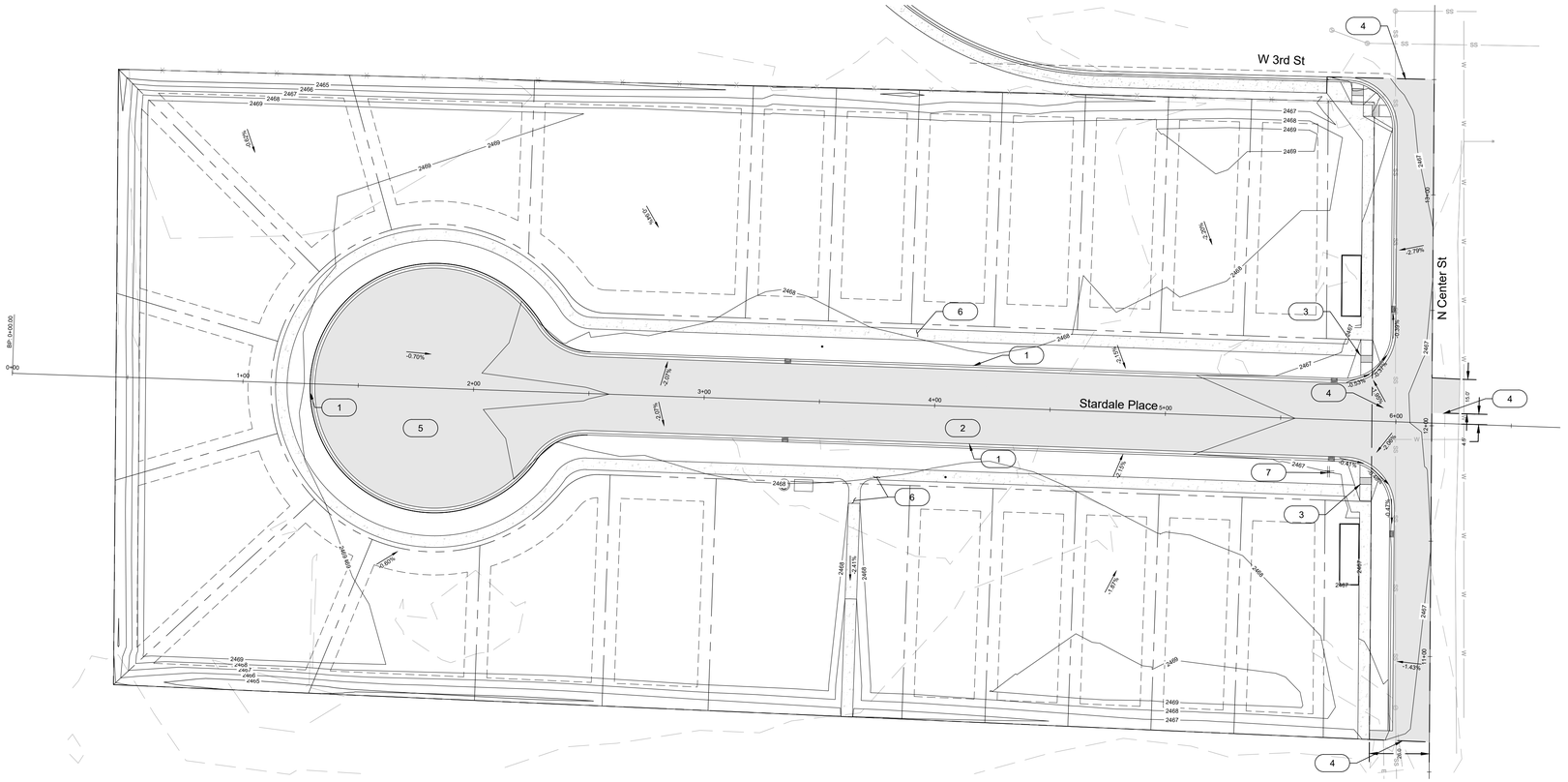
NOTES:

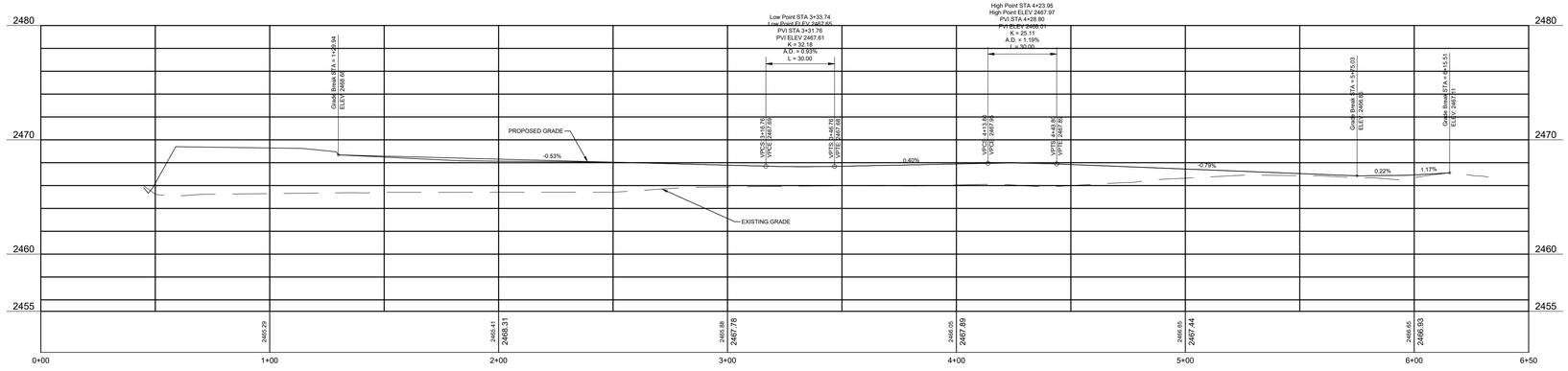
1. BASIS OF BEARING: SOUTH LINE OF SUBJECT PARCEL BEING N87°29'59"W AS ESTABLISHED BETWEEN FOUND MONUMENTS
2. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF THE ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY 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

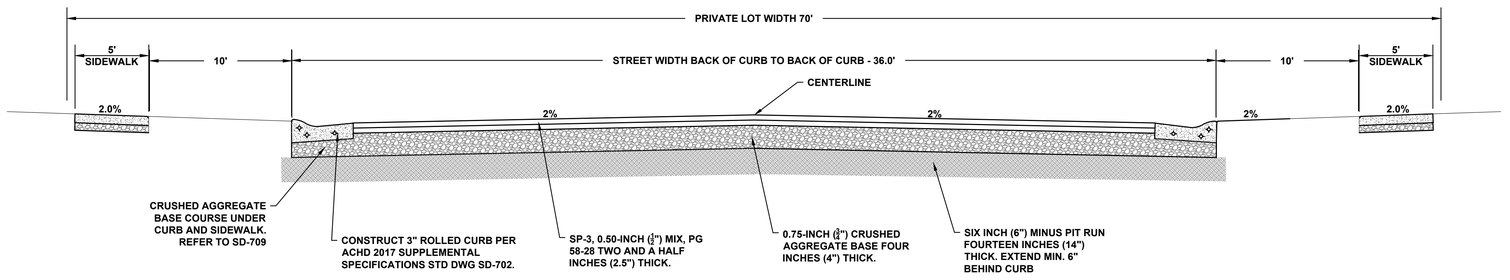
REFERENCES

R1 UNFILED SURVEY BY BRIGGS ENGINEERING
R2 ROS 12158
R3 ENDSELY COURT SUBDIVISION

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







TYPICAL ROAD SECTION: PRIVATE ROAD

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 24" x 36".

Scale: 1" = 30'

STREET IMPROVEMENT KEY NOTES

1. CONSTRUCT 3" ROLLED CURB & GUTTER PER ACHD SUPPLEMENT TO ISPWC SD-702
2. CONSTRUCT ASPHALT ROADWAY SECTION ON PRIVATE DRIVE PER TYPICAL SECTION BELOW
3. CONSTRUCT ACCESSIBLE RAMP PER ACHD SUPPLEMENT TO ISPWC SD-712H. TRUNCATED DOMES SHALL BE RIGID INSERTS WET-SET INTO CONCRETE AND COLORED TRAFFIC YELLOW (PER SD-712). CONCRETE STAMP AND ADHESIVE MATS ARE NOT ALLOWED. CONTRACTOR SHALL VERIFY THAT CROSS SLOPE DOES NOT EXCEED 1.75% ±0.25%.
4. SAWCUT INTO EXISTING ASPHALT 2' MIN. TO MAINTAIN SMOOTH TRANSITION. REPAIR PER ISPWC SD-301, SD-303, SD-806.
5. CONSTRUCT CUL-DE-SAC PER ACHD SUPPLEMENT TO ISPWC SD-805
6. CONSTRUCT SIDEWALK PER ACHD SUPPLEMENT TO ISPWC SD-709
7. INSTALL STREET SIGN WITH "STOP SIGN" (MUTCD R-1)

ACKERMAN ESTVOLD
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208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

STARDALE PLACE SUBDIVISION
385 N CENTER STREET
STAR, IDAHO

DRAWN BY: CDJ
CHECKED BY: AMC

DATE: 05/10/2023

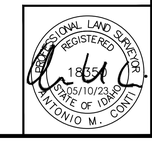
REVISIONS

	DATE
#	--/--/----
#	--/--/----
#	--/--/----

Project No. R21227

PLAN & PROFILE - PRIVATE DR.

C5.0



CITY OF STAR

LAND USE STAFF MEMO

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **August 19, 2025 COUNCIL AGENDA – REQUEST FOR RECONSIDERATION**

FILE(S) #: **CU-23-05 Conditional Use Permit for Dude DeWalt Cellars Winery & Event Center**

OWNER/APPLICANT/REPRESENTATIVE

Application Property Owner/Applicant:
Trae & Johnna Buchert
5446 Hwy 16
Star, Idaho 83616

Reconsideration Request Petitioner:
Keith Hill
8602 W. High Ridge Lane
Eagle, Idaho 83616

REQUESTED RECONSIDERATION SUMMARY

On May 20, 2025, a District Court Judgement remanded the original Conditional Use Permit to Star City Council to provide reasoned statements consistent with the Court's Decision. The revised Findings of Fact, Conclusions of Law were re-approved by Council on June 17, 2025. The originally approved Conditional Use Permit (CU-23-05), was approved by City Council on July 18, 2023.

The City of Star received a request on June 27, 2025 for reconsideration of the Council decision approving the Dude DeWalt Cellars Winery & Event Center Conditional Use Permit from Keith Hill (Petitioner). A copy of the Petitioners request is included as an attachment to this memo.

The requesting party has provided the following information to Staff as part of their Request for Reconsideration, as per Section 8-1A-9 of Code:

- The request was presented in writing to the Planning Department within 14 calendar days after the Council action and final decision was rendered;
- The request states the basis for the reconsideration request with a brief statement of issues and decision that the requesting party is asking to be reconsidered;
- The requesting party has provided relevant information that they believe was not previously presented and is in response to something brought up at the previous hearing, and the information was not previously available.

The Council should follow the procedures below when considering the request for reconsideration:

Section 8-A-9A. Unified Development Code: Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days, as required by Idaho Code 67-6535.

To request reconsideration, an applicant or affected person must meet the following criteria:

1. The requesting party must have been a party in the underlying action in one of the following: the city; the property owner of the subject property; the applicant for the project; or other affected party; and

2. The request must be in writing, accompanied by the appropriate fee, and presented to the City no more than fourteen (14) calendar days after the council action and final decision have been rendered; and

3. The request must state a basis for the request and a brief statement of issues and decision that the requesting party is asking to be reconsidered; and

4. The request must include but is not limited to: the party requesting reconsideration has relevant information; and the relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available.

Section 8-A-9B. ***Consideration:*** *The council will consider the request and provide a written decision to the requesting party within sixty (60) days of receipt of the request for reconsideration.*

Section 8-A-9BD. ***If The City Council Approves The Request****: The requesting party must pay the fee for a new public hearing within ten (10) calendar days of council's reconsideration. If the payment is not made to the city clerk within the specified time frame, the city council shall be notified at their next regularly scheduled meeting and the request for reconsideration shall be rescinded.*

Staff recommends that the Council review the documents provided as attachments to this memo when deliberating on a decision regarding this reconsideration request. Should the **Counci**l **vote to approve** the request for reconsideration, staff will place the item on an upcoming City Council agenda. Should the **Council vote to deny** the request for reconsideration, the existing Findings of Fact, Conclusions of Law previously approved by Council on June 17, 2025 will apply.

Attachments:

1. Request for Reconsideration.
2. Approved Findings of Fact, Conclusions of Law

RECONSIDERATION OF CU 23-05 REVISED FINDINGS AND FACTS JUNE 17, 2025
BY KEITH HILL 8602 W HIGH RIDGE LANE, EAGLE, IDAHO 83616

BACKGROUND

My property adjoins that of the subject property owned by Trae and Johnna Buchert and operated as a winery named Dude DeWalt Cellars. They applied for their first CUP early in 2020. It was to use the existing barn as a tasting room and to add 6 parking spaces for the winery. They were afforded 12 events of not more than 35 people. Their next CUP asked for multiple buildings including a new tasting room within 50 feet of our property line. Despite appeals and reconsideration with Ada County they were granted a CUP that afforded them 83 parking spaces, 24 events of 50 people. In 2022 they applied again asking for Social Hall status. They were granted unlimited events of 100 people, 24 events of 250 people and 150 parking spaces.

Keep in mind my property is Rural Residential and so is the subject property. Yet, they have a commercial business in this rural residentially zoned area with more parking than most businesses in Star have in commercially zoned areas.

Reconsideration Request #1 HOURS OF OPERATION. LLUPA requires that your reasoned statements be based upon relevant standards. I see the City of Star has not cited standard hours of Winery Operations from City Code. Your reasoned statements must be based upon relevant standards, otherwise your choice of hours is “arbitrary and capricious.”

Reconsideration Request #2. SETBACKS. LLUPA requires that your reasoned statements be based upon relevant standards. I see the City of Star has not cited standard setbacks for Wineries or Events Centers from Churches or 100% rural residential areas. Your reasoned statements must be based upon relevant standards, otherwise your choice of hours is “arbitrary and capricious.”

Reconsideration Request #3. PARKING. LLUPA requires that your reasoned statements be based upon relevant standards. I see the City of Star has not cited standards for parking at Wineries or Events Centers. Your reasoned statements must be based upon relevant standards, otherwise your choice of parking allowances is “arbitrary and capricious.”

Reconsideration Request #4. SIZE OF THE TASTING ROOM. LLUPA requires that your reasoned statements be based upon relevant standards. I see the City of Star has not cited standards for the size of tasting rooms. Nor a definition of the allowance of service of alcohol outside of the tasting room. Your reasoned statements must be based upon relevant standards, otherwise your choice of parking allowances is “arbitrary and capricious.” The lack of definition that alcohol must be served in the tasting room only or that it could be served outside and why are not defined by standards or explained.

Reconsideration Request #5

Star's Land Use Maps (8.2.3) are designed to help preserve Star's rural feel. How does 150 parking spaces preserve the "rural feel"? How does 125 daily and 250 people 24 times a year feel "rural"? How do car shows and concerts with 150 to 250 people in attendance preserve a "rural feel"? If I said, "you can expect to see a rural feeling place in Star" and then took you to Dude DeWalt with 150 people outside drinking wine and talking loudly much like a crowded restaurant (think what it sounds like inside the Crave restaurant). Would you think that's "a rural feel"? We believe the number of parking spaces should be truncated to 50 spaces, and be north of the residence and existing tasting room. And that all activities be inside to protect the "rural feel".

The City of Star must have "standards" used in CUPs according to LLUPA. While we see the minimum of 35 feet as the standard in most written code you have afforded us 125 feet set back from the property line, just as Ada County had done. We the neighbors were not happy with the 125 feet, as it was decided in an "***arbitrary and capricious manner."*** We believe that the City of Star MUST adopt "standard(s)" for Wineries and Social Halls in order to comply with LLUPA. I have offered up my suggested table of standards in the "Acres of Land" document I provided prior to the original hearing on this CUP. By not having in place standards like this I believe the City of Star would be instructed in a Judicial Review that failure to have these kinds of standards required by LLUPA means that you must go back and adopt standards and rework this CUP (and others).

Reconsideration Request #6

Since they currently have 3,354 feet of tasting room (could grow to 3700) we request that this CUP have added as a condition that all "tastings" and "serving and consumption of alcohol be INSIDE the tasting room. The use of outdoor patios leads to loud intoxicated patrons that we can here from our property. Outside alcohol is something many bars never do. And considering that this is a conditional use permit to protect us the neighbors from undue adverse impacts we request that any outside activities happen after a 1000-foot set back. Outside alcohol north of the residence and existing tasting room tent would be acceptable. However, in that first 1000 feet it subjects us to loud boisterous crowds (up to 250 people) in this a rural residential area. All we ask is the 1000-foot setback for outside alcohol.

Reconsideration Request #7

Star's Land Use Maps (8.2.3) are designed to help preserve Star's rural feel. How does 150 parking spaces preserve the "rural feel"? How does 125 daily and 250 people 24 times a year feel "rural"? How do car shows and concerts with 150 to 250 people in attendance preserve a "rural feel"? If I said, "you can expect to see a rural feeling place in Star" and then took you to Dude DeWalt with 150 people outside drinking wine and talking loudly much like a crowded restaurant (think what it sounds like inside the Crave restaurant). Would you think that's "a rural feel"? We believe the number of parking spaces should be truncated to 50 spaces, and be north

of the residence and existing tasting room. And that all activities be inside to protect the "rural feel".

Reconsideration Request #8

The Star Comprehensive Plan calls for conditions that promote the health, safety and general welfare of the city and impact area. Then why is a condition that hours be limited on Mondays and Tuesdays to 6pm a good idea and that Wednesdays, Thursdays, Fridays, Saturdays, and Sunday operations till 10pm is allowed? Why truncate Monday and Tuesday to 6pm? Ada County did it as a false shield of protection for the neighbors. There is little doubt that servicing alcohol makes it much more likely that some patrons will leave Dude DeWalt with a blood alcohol content that will be elevated, and some patrons will leave driving with DUI levels in their blood. In the winter it gets dark between 4 and 5pm. It would enhance the "safety and welfare" of Star and the immediate area if a 6pm end of operations was to be conditioned in this CUP. Mixing alcohol and darkness on highway 16 in December is a real and present safety peril. We the neighbors ask for a uniform 6pm cut off of the service of alcohol and social hall activities.

Reconsideration Request #9

We appreciate the condition that 6ft tall trees be planted around the existing parking lot. However, we know the Buchert's well. One of the reasons they never actually got to the point of getting the benefits of Social Hall Status from Ada County is that they failed to meet over 40 plus conditions in the CUP. Without a specific deadline to have planted those trees the Buchert's will take all ten years of this CUP to even begin to plant trees. We request that those 6-foot-tall trees to screen the existing parking lot be in place no later than March 1, 2024. Further that the trees provide screening from the south line of the parking lot and the west line of the entire parking lot. Otherwise, it would be useless.

Reconsideration Request #10

The Council "finds that the proposed use would involve activities that would not be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise…etc." No, the council simply rubber stamped the existing Ada County conditions with the many increases in building, more people in attendance. If you came to my property, you would actually find that the noise is excessive. Further there is simply no way that allowing 150 parking spaces and events of 250 people would not cause an excessive production of traffic. This so called "finding" is ***clearly erroneous*** and a prima facia falsehood. The City of Star leaves itself wide open to civil litigation once a fatality on route 16 occurs with a DUI Dude DeWalt patron involved. We ask that if the Social Hall part of this CUP were to remain (1500 feet north of the property line from the neighbors, that it be conditioned to have hours ending at 6pm, and that no more than 50 people be allowed for these 24 events. (Ada County definition of a Winery limits events to 24 events of no more than 50 people)

Reconsideration Request #11

Remove the Social Hall designation, reduce parking to 50 spaces and allow only the winery designation with 24 events of no more than 50 people. Reduce the tasting hours to noon to 6pm. Why? What Ada County did before and what the City of Star has done with this CUP is they have subverted the designation of Rural Residential by bootstrapping a commercial business on the location. When you look at the scope of 150 parking spaces and up to 250 people on site you have created one of Star's five largest commercial businesses. McDonalds, Dickey's Bar B Q, 208 Bike Shop all appear to have parking of about 20-25 cars. Star City Hall has fewer parking spaces that what you have authorized for Dude DeWalt. There are only three businesses in Star that rival the scope of parking of Dude DeWalt. Albertsons, Ridleys, and Bi-Mart. These are three retail stores with huge inventories of food and merchandise. They also are all in "commercially zoned" areas. In fact, well over 95% of the businesses that are in commercially zoned areas in the City of Star have fewer that 50 parking spaces. Why authorize such a large scope in a Rural Residential Area? The mistake the City of Star is making is that it is simply parroting the conditions the county had authorized. There remained the opportunities of judicial review and appeals regards the CUP from Ada County. The reason for reconsideration of this issue is it creates negative impacts on the neighbors and an undue burden on traffic when egress happens after an event or closing time at Dude DeWalt. When the City of Star states that it is a "finding" and "fact" that this CUP does not negatively impact the neighbors AND that it does not negatively impact "safety and welfare" of the community, you the City of Star are wrong. Add to all those problems with this CUP the City of Star further adds to the negative impacts by allowing "weddings, car shows and concerts." What The City of Star has done is create an "Outdoor Ford Center with Alcohol." I see no prohibitions that would prevent a circus on this site via this CUP. The intention of Ada County and Star goals has been to further agriculture. You will note I have no concerns in regards to the winery being a winery. Is this a recreational activity within walking distance? No. The inclusion of 150 parking spaces clearly makes the case that you don't expect anyone to walk here. Is getting drunk and rowdy outside a recreational use of this property? Yes. However, is it one the City of Star wants to authorize directly adjacent to rural residential? This CUP as currently written allows Star's largest outdoor bar, largest outdoor music venue, largest car show venue, and largest parking lot on a rural residential zoned parcel in the state of Idaho. Plus, the City of Star thought they were simply affirming what Ada County had authorized. That's not the case. While Ada County had written the scope of the operations, they could only be obtained if the Buchert's / Dude DeWalt Cellars complied with the conditions. They did not comply, and Ada County had rolled back the scope of Dude DeWalt's operations to not include Social Hall status. The conditions that Dude DeWalt has been under (even when they applied to City of Star) has been and continues to be that of a Winery, 83 Parking Spaces, and no more than 24 events of 50 people. What the Buchert's did was get the scope of authorization for Social Hall, unlimited events of 100 people and 24 larger events that were essentially capped at 92 people for a set time event and no more than 200 people for an all-day 10am and 10pm event with never more than 100 onsite at a time. Dude DeWalt did not complete the building of parking lots, comply with setbacks, did not comply with hours specified, used an unauthorized tent to double the size of their tasting room and more. As a result, Ada County had taken Dude DeWalt Cellars back to the 2021 CUP for Winery

only. Then they applied to Star and showed you the CUP that they never earned, never did the things needed to fully obtain its authorizations and scope. You were tricked.

Reconsideration Request #12

The decisions by the City of Star CUP are not explained by reason as required by LLUPA. Counties and Cities are given great latitude in making decisions. They can only be found wrong in a Judicial review when they are, "arbitrary and capricious," "clearly erroneous," or operating "without standards." I was gob smacked when I heard the Council vote for this CUP. I now think I know why protections were not afforded to the neighbor homeowners. I had submitted many documents to Shawn Nickel prior to the City Council Meeting. I'm not sure he ever entered them into the record. From reading the CUP and brief conversation with the Council afterward, I do not believe you ever saw my submissions or if you did that they were even read. The City of Star violated "procedures" afforded to me as a citizen in LLUPA. While you did afford me three minutes, my submissions were never read. The recording of that Council Meeting will also show the members not listening to Sarah Keyes testimony. They were talking among themselves and not hearing the very poignant testimony of Miss Keyes. The larger number of citizens who spoke to advocate this zoning change were people the Buchert's had solicited via social media. You will note by a complete review of the record that those advocates spoke in favor the annexation into Star. We heard testimony by these citizens that claimed the good character of the Buchert's. You will note that no one spoke in advocacy for the scope of parking, outdoor alcohol, or outdoor music. Further note that all of those who spoke in advocacy do not live within 1000 feet of Dude DeWalt Cellars. Most live many miles from the winery. No wonder they spoke of liking their version of their favorite bar. They can hoot and holler, clap loudly and whistle after a musician plays a song on the amplified speakers. They can yell to each other in a friendly or drunken acrimonious way in the parking lot and then leave. We live here. My request is that you re review all the testimony and consider John Fiorino's letter, my testimony, Barbara Fairbanks testimony, Paul Hudson's testimony. These are all people who live near or directly adjacent to Dude DeWalt Cellars. Miss Keyes and a neighbor from Hillsdale also spoke about the safety issues on route 16 next to Dude DeWalt Cellars. A fair and reasoned CUP would explain why 150 parking spaces. A reasoned CUP would explain why hours are truncated to 6pm Monday and Tuesday, the lowest traffic days of the week, but not the busiest days of Friday and Saturday. A reasoned CUP would have shown a table of "standards" for a winery and a table of "standards" for a social hall. My claim is there are no reasons for 150 parking spaces. There is no reason for hours Monday and Tuesday to be 6pm and the rest of the week 10pm. In fact, the opposite would be more of a reasoned argument. There is no reason for outside music and the service of outside alcohol. In fact, there are good reasons to have them inside where they can be more controlled by staff. I testified that Johnna Buchert lied on her alcohol application with the county and that Dude DeWalt Cellars has served and sold alcohol to minors. I showed Shawn Nickel the videos from the private investigator that I hired where he captured those events. Three minutes does not afford me as a citizen to state the complete case. That's why I presented Mr. Nickel with an hour presentation and nearly 50 pages of documents showing violations of parking and hours, violations of setbacks and building permits. Councilman Nielsen said, "trust the process." I do.

For multiple reasons many conditions should be changed in this CUP. My neighbor John Fiorino called me afterwards and said, "we got nothing." Meaning we didn't a single protective provision in this CUP to protect us the neighbor homeowners. Not ONE. Yet Johnna and Trae Buchert present themselves as caring about the neighbors to you. In the homeowners meeting when we asked for protections their response was, "we could be worse neighbors." Johnna showed a presentation, and one picture was of her under vines that were more than 10 feet tall. That picture wasn't taken at Dude Dewalt Cellars. They don't have any vines that mature. The City of Star did not do their full and complete due diligence. There are "findings" that cannot be supported. There are "facts" that are not the case. You cannot take an Ada County CUP and believe that it had "standards", or was "reasoned" or that was not made in an "arbitrary and capricious" manner. The scope of the parking lot alone fails all three tests. This CUP does not further the health, safety, and welfare of the community. It is a detriment to the "safety" of the community with the service of alcohol after dark in the winter with egress onto Idaho's single most dangerous highway. The remedy would be a CUP that has actual "facts." The remedy would be to have a CUP with "standards" for wineries and social halls. The remedy would be a CUP that was reasoned. There is no way the largest outdoor bar in Idaho should be in a Rural Residential Area. A 1000 foot set back with no outdoor alcohol and no outside amplified music would be a reasoned set of conditions.

Reconsideration Request #13. SET BACKS FOR CHURCHES. Yes, the Winery came before the Church. But the Church then was established before the Social Hall Events Center Status. As such the county set backs from a Church should be recognized. The Social Hall Events Center status that should be 500 ft from a Church need to be recognized. And the Church was established before Social Hall CUP was approved by Ada County.

Reconsideration Request #14. RELIANCE ON ADA COUNTY BOCC CUPS. The City of Star cannot use of rely of Ada CUPS from the past. The relevant standards and reasoned statements that are acceptable under LLUPA must be found in the City of Star's code. This CUP cannot rely on the Ada CUP's in any way.

Reconsideration Request #15. The revised Findings of Fact and Conclusions of Law for AZ-23-02/DA-23-04/CPA-23-01/CU-23-05 have simply added conclusory statements. They have not cited relevant expressed standards. Nowhere in the City of Star Code or the State of Idaho Codes or Laws does it point to a way for the City of Star to use other municipalities standards as their own. Further, the Ada County CUP's did not rely on relevant expressed standards either.

Submitted By
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REVISED
FINDINGS OF FACT AND CONCLUSIONS OF LAW
DUDE DEWALT WINERY ANNEXATION, COMPREHENSIVE PLAN AMENDMENT & CONDITIONAL USE PERMIT
AZ-23-02/DA-23-04/CPA-23-01/CU-23-05

The above-entitled Annexation and Zoning, Comprehensive Plan Amendment and Conditional Use Permit application came before the Star City Council for action on July 18, 2023, 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 and Zoning (RR Rural Residential), a Comprehensive Plan Map Amendment, a Development Agreement, and a Conditional Use Permit for a proposed winery and events center to be located within the City of Star. The property is located at 5446 Hwy 16 in Star, Idaho, and consists of 34.60 acres.
The subject property is generally located on the east side of Hwy 16, near W. Deep Canyon Drive. Ada County Parcel No. S0328427800.

B. *Application Submittal and Agency Transmittal:*

A neighborhood meeting was held on May 5, 2023, 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 June 8, 2023. Original notice was sent to agencies having jurisdiction in the City of Star on June 8, 2023.

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 30, 2023. 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 27, 2023. The property was posted in accordance with the Star Unified Development Code on July 7, 2023.

D. *Property History:*

This property does not have any history of land use applications within the City of Star. The property has received previous approvals from Ada County for a winery and events center.

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

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Rural Residential (RR) Ada County	Ada County – Rural Residential	Winery - Agricultural Use County Approved Event Center
Proposed	Rural Residential (RR) City of Star	Proposed Rural Residential City of Star	Winery - Agricultural Use Event Center - CUP
North of site	Rural Residential (RR) Ada County	Ada County – Rural Residential	Vacant
South of site	Rural Residential (RR) Ada County	Ada County – Rural Residential	Single Family Residential
East of site	Rural Residential (RR) Ada County	Ada County – Rural Residential	Vacant - BLM
West of site	Rural Residential (RR) Ada County Residential (R-2) City of Star	Estate Rural Residential	Vacant/Single Family Residential

F. *Development Features (As Proposed by the Applicant with Staff analysis and comments included):*

COMPREHENSIVE PLAN MAP AMENDMENT:

The applicant is requesting approval of a Comprehensive Plan Map Amendment with a land use designation of Rural Residential. By amending the Future Land Use Map, the proposed annexation application and proposed zoning designation of RR will match the new City Comprehensive Plan designation.

ANNEXATION & ZONING:

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Rural Residential (RR-DA) on 34.60 acres. This zoning district allows for residential and certain commercial uses through the conditional use permit process. The property is located in an area that can be serviceable with central sewer and water provided by Star Sewer and Water District in the near future, if necessary. The property currently has access to Hwy 16, a public roadway. The zoning request includes a development agreement that will address conditions of approval placed upon the application from Staff and the City Council.

DEVELOPMENT AGREEMENT

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

CONDITIONAL USE PERMIT

The applicant is requesting approval of a Conditional Use Permit for a Winery and Indoor/Outdoor Event Center. These uses are allowed in the proposed RR zoning district. The applicant has previously received approval of the proposed uses through Ada County, and is operating the facility on a limited basis, until specific conditions of approval have been met. The County has had several public hearings with the applicant and neighboring property owners and has set specific conditions of approval requirements for the applicant based on those meetings. **Staff has reviewed the record, including findings of fact and final decisions by the County Commissioners, and recommends that the City Council adopt the applicable County conditions of approval as they exist, with some modifications**. Staff is recommending additional conditions based on the applicant's revisions to the site plan that, in Staff's opinion, follow the intent of the County in their approval.

Winery Use

Included in the existing/proposed Winery Use is the following:

- Vineyards (existing agricultural use – protected by Right to Farm Act). The property currently contains approximately 8- acres of wine grapes, irrigated from a private well and cultivated by the property owner.

- Primary Residence – (existing) 5,400 square feet Caretakers Dwelling. Currently lived in by owners/applicant. Current personal residential activities not associated with the winery or event center shall continue to be allowed. Applicant proposes potential future use of structure as an additional tasting room and/or event area. Staff will require any future change of use from a residence to be subject to Certificate of Zoning Compliance. All current building and fire codes would need to be completed prior to any public occupancy.

- Tasting Room (existing) – 2,250 square feet with additional 1,104 square feet of tented or permanent enclosed area. Tasting room includes tastings, sales by the glass or bottle for on-site consumption and retail sales of wine and gifts for off-site export. Food currently served includes charcuterie boards (cheese & meats), breads, pizza and soups and other similar foods.

- Storage/Production Facility (existing) – 3,500 square feet. Currently used for storage of wine barrels and wine production. Staff will require the applicant to meet all Fire District requirements.

- Winery Events – Current/existing winery related events (normal winery operations) including, but not limited to, ticketed and non-ticketed events such as wine dinners, wine classes, wine industry related events, wine releases, wine club releases and gatherings, special tastings. These events may or may not include music.

- Food Services – (existing) In addition to providing limited food services for sale or complimentary to wine tastings, the winery use includes food trucks servicing patrons. Staff will require the applicant to meet all Central District Health requirements regarding the serving of food.

- Proposed Expansion of Existing Tasting Room* – Applicant is proposing to expand the existing tasting room from 2,250 square feet to approximately 3,700 square feet.

- Proposed New Tasting Room* – Applicant is proposing a new 3,000 square feet building near the southeast corner of the property. This area would include indoor and outdoor seating. Per Ada County conditions of approval, this building and the associated patio seating shall be a minimum of 125 feet from the southern property line.

- Proposed New Production/Tasting Room/Event Center Facility* – Applicant is proposing a new, approximately 14,000 square feet facility located near the western boundary of the property. This facility would include interior office space and balconies.

- Proposed New Storage Building* – Applicant is proposing a new, 6,000 square feet storage building that will be used to house wine barrels and other winery related items. Occupancy will be from 1 to 10 persons, typically.

- Miscellaneous Structures* and amenities* – The site plan shows additional materials storage buildings, parking areas, pergolas, vineyards, bike and UTV parking, landscaping, and patios and other hardscape areas throughout the property. These locations are conceptual and subject to change as specific details are completed. These locations shall be subject to all specific conditions of approval.

- Potential Tasting & or Events areas and/or Buildings* – Applicant has indicated additional areas in the north and northeast area of the property for potential locations for the Tasting and/or Events area. Buildings would be 5,000 square feet each.

- Potential Amphitheater Area* – Applicant has indicated location of a potential amphitheater area in the northeast corner of the property.

***All new structures shall be subject to fire and building code standards. Extension of sewer & water may be required by Star Sewer & Water District to accommodate fire suppression and domestic water and sewer needs. All new structures shall be subject to future Certificate of Zoning Compliance (CZC) applications. Building elevations, parking, lighting, access details, fire and building code reviews and other Staff requested details will be reviewed for each building and proposed amenity under the CZC process.**

Event Center Use

Included in the existing/proposed Event Center Use is the following:

- Event Center activities that are not associated with the winery or its use include but are not limited to advertised and ticketed private events including concerts, fundraisers and car shows, and private events including holiday, business or office parties and meetings, birthdays, weddings and engagement parties.

- Events associated with the Event Center are proposed to be limited to a maximum of 250 guests at any given time. The applicant has requested events with 125 or fewer guests be unlimited in the number of events allowed. Events between 126 and 250 guests are proposed to be limited to 24 events annually.

ADDITIONAL DEVELOPMENT FEATURES:

- Hours of Operation – The applicant has requested hours of operation for the winery and associated uses as 10 a.m. to 10 p.m. daily, with 24 hours a day, seven days a week for the winery production and agricultural operations. The applicant has not indicated hours of operation for the Events Center portion of the application. Staff recommends adopting Ada County's condition limiting the Event Center uses (over 125 people) to 10 a.m. to 10 p.m., daily, with Mondays and Tuesdays limited to 10 a.m. to 6 p.m. and the operation of the winery use as 24 hours/7 days a week.

- Access – ITD Review – Current access to the facility is a gravel, private driveway from Hwy 16 east into the property and to the existing tasting facility, storage and production facility and single-family dwelling. The applicant submitted a traffic impact study (TIS) to ITD on January 13, 2022. ITD reviewed the TIS and has provided written comment to the City regarding the proposed application. A condition of approval from the original Ada County review process included a northbound right turn lane be installed at the access point on Hwy 16. The applicant is coordinating with the developers of the Spring Valley Development located to the north and east of the subject property to include the northbound right turn lane as part of the Hwy 16 roadway improvements that are currently being constructed adjacent to and north of the subject property. ITD has also verbally commented to Staff that a southbound left turn lane will be constructed at the

same time by the Spring Valley developers.

- Lighting – All site lighting shall reflect the "Dark Sky" criteria established by the City. The applicant shall submit a lighting plan with the first CZC application, and all subsequent submittals illustrating compliance with all City lighting requirements.

- Parking – The applicant currently has 4 parking spaces for the existing single-family dwelling (2-spaces required). The applicant currently has 40 existing spaces located in the southern area of the property. The Star Unified Development Code does not specify parking requirements for wineries and event centers. Ada County required in their review a minimum of 150 total spaces be provide. RV parking has been included on the site plan. All vehicle, RV or Bus parking shall be specifically designed on illustrated on all future CZC application site plans.

- Landscaping/Buffering – The applicant is proposing a landscape berm of approximately 300 feet on the southern boundary of the property starting near the eastern corner of the property. Although the applicant has not provided details on the size of the berm or the type of landscaping being provided, Ada County has conditioned the berm to be 8 feet tall with 6 feet tall trees provided between the parking lot and residences to the south. All additional internal landscaping shall be reviewed with the CZC application submitted with each phased individual building and/or use. The remaining majority of the property will be left in either native vegetation or will be vineyards.

- Phasing/Timing – The applicant has not provided a final build-out date for the facility but has stated that final expansion could exceed 5-years. Staff will recommend a reasonable time period for the CUP to be valid.

- Emergency Services - The applicant shall meet all requirements for emergency access, water supply and vehicle turn-around from the Star Fire District. Should municipal water be required to meet fire flows, the applicant shall annex into the Star Sewer and Water District and comply with any District requirements.

- Existing Well & Septic System – The current use of the winery utilizes an existing well and septic system for all existing uses. The applicant shall be required to meet all Central District Health Department and Idaho Department of Water Resources standards for any necessary expansion of the well and septic systems. The applicant may use portable bathroom facilities on this property.

Ada County Conditions of Approval and City Staff Analysis and Recommendations.

Staff recommends that the Council adopt the following Conditions of Approval that were part of the Ada County review and approval.

1. Central District Health shall approve any new or upgraded septic systems.

2. Star Fire District shall approve all fire flow requirements and/or building permits, and any occupancy requirements for all buildings on-site. All Wildland Urban Fire Interface Overlay District requirements shall be met.
3. The owner/applicant shall maintain a minimum 125 feet distance from the southern property line to the new proposed tasting room and associated patio.
4. The owner/applicant shall submit plans for food or beverage establishment to the Central District Health Department for plan review and approval.
5. Idaho Department of Water Resources shall approve any new or upgraded well construction.
6. The owner/applicant shall pay the ACHD all traffic impact fees prior to issuance of a building permit.
7. The owner/applicant shall provide an all-weather dustless material (or other City approved dust mitigation) if the off-street parking areas and private drive are not surfaced with asphalt or concrete.
8. The owner/applicant shall either install a placard or striping that clearly identifies and demarcates the ADA accessible parking spaces.
9. The owner/applicant, engineer of record and/or contractor shall notify the City when a construction start date is established.
10. The Engineer of Record shall submit a letter to the City stating the work has been completed in substantial compliance with the approved plans for the construction of the driveways and parking areas.
11. The owner/applicant shall schedule a final inspection with the City upon completion of each phase of the driveways and parking areas.
12. The owner/applicant shall schedule a final inspection with the Star Fire District prior to issuance of a Certificate of Occupancy.
13. During the time that the future construction of the production facility happens, the current driveway shall be constructed to Star Fire District standards. Star Fire District shall approve all access requirements.
14. A northbound right turn lane shall be constructed to the ITD current standards to mitigate for entering traffic.
15. A Certificate of Occupancy will be issued when all the above conditions are met. In the event conditions cannot be met by the desired date of occupancy, the owner/applicant may request a surety agreement in lieu of completing the improvements.
16. If a gate is ever installed, it will need to be equipped with a KNOX key lock specific to Star Fire District.
17. The outdoor public address/speaker system shall comply with the noise regulations of the City Code.
18. Food service for events shall be approved by the Central District Health Department.
19. Any (Event Center) event of more than 125 people and no greater than 250 people shall be limited to 24 events per year.
20. The days and hours of operation for the wine tasting and associated uses and the Event Center uses are from 10 a.m. to 10 p.m., daily; On Mondays and Tuesdays, hours of operation for events greater than 125 people shall be limited to 10 a.m. to 6 p.m. The operation of the winery use is allowed 24 hours/7 days a week.

21. The owner/applicant shall comply with ITD Permit No. 3-19-504 or any updated permits. Should the use of the parcel change causing any increase in trip generation, or the parcel is split, the property owner shall reapply for access with ITD.
22. All drainage shall be retained onsite during and after construction.
23. During construction earthmoving equipment operation, hours shall be limited to between 7 a.m. to 6 p.m.
24. The owner/applicant is responsible for restoring all disturbed areas. Restoration shall match the approved plans. For unapproved areas of disturbance, the City Engineer shall determine the level of restoration. This could include geotechnical reports, grading, erosion control blankets and hydro seeding.
25. The property must be managed and maintained consistent with the standard regulations of Star City Code regarding the accumulation of junk, atmospheric emissions, construction sites, hazardous materials storage, outdoor public address systems, outdoor storage of chemicals and fertilizers, transmission line corridors, and utilities.
26. The use shall comply with the noise regulations in Star City Code.

Staff recommends the following additional conditions of approval for Council to adopt into the approval of this application:

1. Comply with all requirements of the Star City Engineer including, but not limited to, drainage, grading, hillsides and slopes, site improvement engineering, retaining walls greater in height than 4 feet.
2. All future improvement phases are subject to a Certificate of Zoning Compliance application submitted to the City. This will include detailed review of parking, landscaping, lighting, dust mitigation, and building elevations.
3. Any signage within ITD right of way shall be approved by the District prior to installation.
4. The owner/applicant shall meet all requirements of Central District Health Department regarding the preparation and sale of food.
5. A landscape plan shall be submitted to the City detailing the existing, required berm along the southern boundary of the property, including types of trees and landscaping proposed. The existing 8' berm shall include 6' tall trees to provide additional buffer on the southern parking lot boundary per the submitted site plan.
6. **The conditional use permit shall be valid for a period of 10-years from the date of approval to allow for the applicants phasing plans. The applicant may apply for a time extension prior to the expiration date as allowed per Code.**
7. The owner/applicant shall notify the City in advance of all events of greater than 125 people and no greater than 250 people per year (24 events per year maximum). This time period shall be from January 1st through December 31st, annually. The total number of events in 2023 shall include those already conducted prior to annexation.
8. The owner/applicant shall provide for adequate parking for all events on-site. At final build-out, a total of 150 permanent parking spaces shall be provided.
9. Any future change of use of the existing residence to a commercial use shall be subject to review of a Certificate of Zoning Compliance. All current building and fire codes would need to be completed prior to any public occupancy.

10. The existing Storage/Production Facility (3,500 square feet) shall meet all Star Fire District requirements.
11. All new structures shall be subject to fire and building code standards. Extension of sewer & water may be required by Star Sewer & Water District to accommodate fire suppression and domestic water and sewer needs. All new structures shall be subject to future Certificate of Zoning Compliance (CZC) applications. Building elevations, parking, lighting, access details, fire and building code reviews and other Staff requested details will be reviewed for each building and proposed amenity under the CZC process.
12. The applicant shall submit a lighting plan with the first CZC application, and all subsequent submittals illustrating compliance with all City lighting requirements.
13. The applicant shall meet all requirements for emergency access, water supply and vehicle turn-around from the Star Fire District. Should municipal water be required to meet fire flows, the applicant shall annex into the Star Sewer and Water District and comply with any District requirements.

G. *On-Site Features:*

- Areas of Critical Environmental Concern – No known areas.
- Evidence of Erosion – No evidence.
- Fish Habitat – No.
- Floodplain – No.
- Mature Trees – Yes.
- Riparian Vegetation – No.
- Steep Slopes – Yes.
- Stream/Creek – 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.

ITD	June 28, 2023
DEQ	June 29, 2023
Ada County Development Services	June 30, 2023
Star Fire District	July 7, 2023
Star City Engineer	July 10, 2023

I. Staff received the following letters & emails in support and opposition of the development application:

Keith Hill

John & Christine Fiorino

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

COMPREHENSIVE PLAN:

7.5 Implementation Policies:

D. **Consider lands along Highways 16** and 20/26 **as the location for a mix of uses consisting of commercial** and an industrial/high-technical park with a minor component of high density residential.
8.2.3 Land Use Map Designations:

Rural Residential

Suitable primarily for rural single-family residential use adjacent to agricultural uses, adjacent to other Rural Residential type uses, and adjacent to BLM land areas. Densities typically range from 1 unit per 2 acres to 1 dwelling units per 5 acres.

It is the intent of this land use designation to help to preserve Star's rural feel. Huge manicured "Rural Residential" lots are discouraged and therefore manicured home site areas on these properties should not exceed 1/2 acre. **Uses may include active agriculture, viticulture**, equestrian, and residential. Uses include native open space and small-scale active farmland. The Rural Residential land use is not amenity based (sewer, water, schools) and will usually be located away from goods and services. These areas encourage the keeping and raising of crops and/or animals and do not necessarily include manicured yards, sidewalks, bike paths, or planned park and recreation facilities. Density may be further limited due to the limited availability of infrastructure. Modified street sections and a reduction in light pollution (by reducing lighting standards) may be offered for a more rural feel. This land use designation is to be located such that it does not block extension of urban services at reasonable costs. Wells and septic systems should be permitted for lots in this land use designation if approved by the applicable Health Department.

8.3 Goal:

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

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

8.5.2 Policies Related Mostly to the Rural and Agricultural Planning Areas:

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

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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:

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.

2. The city may require a development agreement in conjunction with the annexation and

zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.

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

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

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

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

1. The map amendment complies with the applicable provisions of the comprehensive plan;

2. The map amendment complies with the regulations outlined for the proposed district;

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

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.

5. The annexation (as applicable) is in the best interest of city.

8-1B-3: COMPREHENSIVE PLAN AMENDMENTS:

A. Process:

2. Comprehensive Plan Amendment Initiated by A Property Owner: The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a

comprehensive plan amendment. An application and fees shall be submitted to the administrator on application forms provided by the city.

3. Public Hearing: The city council shall conduct at least one public hearing in accordance with this chapter and in accordance with the procedures in section 67-6509 of the Idaho Code.

B. Required Findings: The council shall review the application at the public hearing. In order to adopt a new comprehensive plan or grant an amendment to the existing comprehensive plan, the council shall make the following findings:

1. The proposed amendment is consistent with the other elements of the comprehensive plan.

2. The proposed amendment provides an improved guide to future growth and development of the city.

3. The proposed amendment is internally consistent with the goals, objectives and policies of the comprehensive plan and the comprehensive plan future land use map.

4. The proposed amendment is consistent with this unified development code.

5. The proposed amendment is in the best interest of the city of Star.

6. The proposed amendment includes a justification letter for the amendment addressing the following criteria and the Council finds that the amendment is in compliance with the stated criteria:

a. A specific description of the change being requested.

b. Specific information on any property(s) involved.

c. A description of the condition or situation which warrants a change being made in the plan.

e. A detailed list of all applicable comprehensive plan goals, policies, and objectives that the proposed change would help implement or policies that must also be amended as part of the proposed change.

f. A proposed development plan for any land involved.

h. An analysis showing the estimated impact that the proposed change is expected to have on existing and planned infrastructure.

i. If the amendment will impact more individuals than the applicant submitting the application a detailed description of the efforts made to inform other parties potentially impacted by the change of the application is to be provided.

j. Any other data and information required by the city for their evaluation of the request.

8-1B-4: CONDITIONAL USES:

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

B. Applicability: The provisions of this section apply to all uses identified as conditional use in chapter 3, "District Regulations", of this title, and as otherwise required by specific development standards in chapter 5, "Specific Use Standards", of this title.

C. Process:

1. The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a conditional use.

2. An application and appropriate application fees, in accord with article A, "General Provisions", of this chapter, shall be submitted to the administrator on forms provided by the planning department.

3. The administrator may require additional information concerning the social, economic, fiscal or environmental effects of the proposed conditional use, prior to the scheduling of a public hearing.

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

1. Minimize adverse impact of the use on other property.

2. Control the sequence and timing of the use.

3. Control the duration of the use.

4. Assure that the use and the property in which the use is located is maintained properly.

5. Designate the exact location and nature of the use and the property development.

6. Require the provision for on site or off-site public facilities or services.

7. Require more restrictive standards than those generally required in this title.

8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

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

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

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

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

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

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

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

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

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

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

(RR) RURAL-RESIDENTIAL DISTRICT: To provide for rural single-family residential use adjacent to agricultural uses, adjacent to other Rural Residential type uses, and adjacent to BLM land areas. Parcels are to be two acres minimum. It is the intent of this land use designation to help to preserve Star's rural feel. Huge manicured "Rural Residential" lots are discouraged and therefore manicured home site areas on these properties should not exceed 1/2 acre. **Uses may include active agriculture, viticulture**, equestrian, and residential. Uses include native open space and small-scale active farmland. The Rural Residential land use is not amenity based (sewer, water, schools) and will usually be located away from goods and services. These areas encourage the keeping and raising of small-scale crops and/or animals and do not necessarily include manicured yards, sidewalks, bike paths, streetlights or planned park and recreation facilities. Density may be further limited due to the limited availability of infrastructure. Modified street sections and a reduction in light pollution (by reducing or eliminating lighting standards) may be offered for a more rural feel. Private streets may be permitted in this district for access to newly subdivided or split property. This land use designation is to be located such that it does not block extension of urban services at reasonable costs. Wells and septic systems should be permitted for lots in this land use designation if approved by the applicable Health Department.

Easements of at least 20-feet in width shall be provided where determined necessary for the future extension of water and sewer mains. **This district does allow for some commercial 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 below table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N).

ZONING DISTRICT USES		R-R	
Accessory structure		A	
Dwelling:			
Single-family detached		P	
Winery		C	
Events Center, public or private (indoor/outdoor)		C	

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front [1]	Rear	Interior Side	Street Side
R-R	35'	30'	30'	20'	20'

CITY COUNCIL FINDINGS OF FACT AND CONCLUSIONS OF LAW

8-1B-3B COMPREHENSIVE PLAN AMENDMENT FINDINGS:

1. The proposed amendment is consistent with the other elements of the comprehensive plan.

   The Council finds that the applicants request for Comprehensive Plan Map Amendment is consistent with elements of the Comprehensive Plan. The Council finds that Rural Residential is suitable primarily for rural single-family residential use adjacent to agricultural uses and the Raising of Crops, and Viticulture is an encouraged use within the Rural Residential designation. A key Objective of Section 7.4 Enhancement and

Development of Star's Economy is to support existing community agricultural businesses. The Council finds that existing agricultural uses will be protected within Idaho's Right to Farm Act.

2. The proposed amendment provides an improved guide to future growth and development of the city.

The Council finds that the applicants request for Comprehensive Plan Map Amendment provides an improved guide to growth and development. The Plan is intended to be the public growth policy for the City. The Council finds that this proposed Map Amendment supports the Economic Development Policies including the employment of local workers, and the location of mixed uses consisting of commercial along Highway 16.

3. The proposed amendment is internally consistent with the goals, objectives and policies of the comprehensive plan and the comprehensive plan future land use map.

The Council finds that the applicants request for Comprehensive Plan Amendment meets the purpose of the Star Comprehensive Plan to promote the health, safety, and general welfare of the people of the City of Star. 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.*
- ✓ *Ensure development is commensurate with the physical characteristics of the land.*
- ✓ *Economic development efforts on the enhancement of the business climate for entrepreneurs and small businesses*
- ✓ *Enhance and develop Star's economy which will build a stronger community.*

The Comprehensive Plan Land Use Designation for Rural Residential is primarily for rural single-family residential use adjacent to agricultural uses, adjacent to other Rural Residential type uses, and adjacent to BLM land areas. Council finds that the proposed uses specific to this approval meets these policies. Further, Council finds that, per 18.4 Implementation Policies, that 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.

4. The proposed amendment is consistent with this unified development code.

The Council finds that the applicants request for Comprehensive Plan Amendment complies with the regulations and purpose statement for the proposed Rural Residential zoning district and other sections of the adopted Uniform Development Code (UDC). Specifically, Council finds the purpose statement provides for rural single-family residential use adjacent to agricultural uses, adjacent to other Rural Residential type uses, and adjacent to BLM land areas. It is the intent of this land use designation to help to preserve Star's rural feel. Uses may include active agriculture, viticulture, equestrian,

and residential. These areas encourage the keeping and raising of small-scale crops and/or animals and do not necessarily include manicured yards, sidewalks, bike paths, streetlights or planned park and recreation facilities. This district does allow for some commercial uses as specified in 8-3A-3.

5. The proposed amendment is in the best interest of the city of Star.

The Council finds this Comprehensive Plan Amendment is reasonably necessary for the orderly development of the City. The Council finds that the Amendment will establish a land use designation on the Comprehensive Plan Future Land Use Map that will align with annexation and zoning of the property to the proposed Rural Residential zoning district, allowing for the proposed land uses approved as part of this application.

6. The proposed amendment includes a justification letter for the amendment addressing the following criteria and the Council finds that the amendment is in compliance with the stated criteria:

a. A specific description of the change being requested.
b. Specific information on any property(s) involved.
c. A description of the condition or situation which warrants a change being made in the plan.
e. A detailed list of all applicable comprehensive plan goals, policies, and objectives that the proposed change would help implement or policies that must also be amended as part of the proposed change.
f. A proposed development plan for any land involved.
h. An analysis showing the estimated impact that the proposed change is expected to have on existing and planned infrastructure.
i. If the amendment will impact more individuals than the applicant submitting the application a detailed description of the efforts made to inform other parties potentially impacted by the change of the application is to be provided.
j. Any other data and information required by the city for their evaluation of the request.

The Council finds that the Comprehensive Plan Amendment justification letter addresses and is in compliance with the stated criteria, including description of the change, information on the property, lists of Comprehensive Plan goals, policies and objectives, a development plan, application impacts, detailed description of efforts made for other parties impacted and additional information provided to Staff to evaluate the application.

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

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

The Council finds that the applicants request for Annexation and Zoning (Map Amendment) complies with the intent and applicable provisions of the adopted 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 goals and 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.*
- ✓ *Ensure development is commensurate with the physical characteristics of the land.*
- ✓ *Economic development efforts on the enhancement of the business climate for entrepreneurs and small businesses*
- ✓ *Enhance and develop Star's economy which will build a stronger community.*

The Comprehensive Plan Land Use Designation for Rural Residential is primarily for rural single-family residential use adjacent to agricultural uses, adjacent to other Rural Residential type uses, and adjacent to BLM land areas. It is the intent of this land use designation to help to preserve Star's rural feel. Uses may include active agriculture, viticulture, equestrian, and residential. Council finds that the proposed uses specific to this approval meets the Comprehensive Plan goals and policies. Further, Council finds that, per 18.4 Implementation Policies, that 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. In addition, Council finds that, per 7.5 Implementation Policies, consideration for lands along Highways 16 and 20/26 as the location for a mix of uses consisting of commercial and an industrial/high-technical park with a minor component of high density residential.

2. The map amendment complies with the regulations outlined for the proposed district.

   The Council finds that the applicants request for Annexation and Zoning (Map Amendment) complies with the regulations and purpose statement for the proposed Rural Residential zoning district and other sections of the adopted Uniform Development Code (UDC). Specifically, the purpose statement provides for rural single-family residential use adjacent to agricultural uses, adjacent to other Rural Residential type uses, and adjacent to BLM land areas. Parcels are to be two acres minimum. It is the intent of this land use designation to help to preserve Star's rural feel. Uses may include active agriculture, viticulture, equestrian, and residential. Uses include native open space and small-scale active farmland. This district does allow for some commercial uses as specified in 8-3A-3.

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

   The Council finds the materials and testimony submitted in this annexation and zoning application request, including adoption of existing Ada County conditions and new, City conditions will help ensure the uses of this property will not be materially detrimental to the public health, safety or welfare. Council finds that roadway improvements to

Highway 16, in the form of turn-lanes, will be provided as part of the site development. Established hours of operation, light and noise restrictions, landscape buffers and setbacks, and additional City design review have been further conditioned. The Council finds that the required conditions of approval that will be part of the Development Agreement will protect the public health, safety and welfare of the citizens of the City of Star and its Impact Area.

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.

   The Council finds that the City has not been presented with any information from agencies having jurisdiction, that public services, with the conditions and requirements of the agencies adopted into the Development Agreement, will be adversely impacted. The Council finds that ITD, Star Fire District and the Star Sewer and Water District, in addition to the City Engineer, have all reviewed the application requests and provided comments and proposed conditions to limit any adverse impact on delivery of services.

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

   The Council finds this annexation and zoning is reasonably necessary for the orderly development of the City. The Council finds that the annexation of this property will bring the property, with requirements, into and under the jurisdiction of the City. Council finds that the proposed use of this property with the required conditions of approval, including immediate improvements to the existing roadway system and provisions for mitigation of adverse impacts will provide for continued economic growth in the City.

8-1B-4E CONDITIONAL USE FINDINGS (REVISED):

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

   The Council finds that the site is large enough accommodate the proposed uses and meet all of the dimensional standards. The site and landscape plan includes all proposed uses, and the development is conditioned to meet all dimensional standards, including setbacks.

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

   The Council finds that the proposed use request is harmonious with the Star Comprehensive Plan and is in accord with the requirements of this Title. The proposed development meets the intent and purpose. Council finds that the goal of the Comprehensive Plan for Rural Residential is to encourage rural single-family residential use adjacent to agricultural uses, adjacent to other Rural Residential type uses, and adjacent to BLM land areas. It is the intent of this land use designation to help to preserve Star's rural feel. Uses may include active agriculture, viticulture, equestrian, and residential. Council finds that the proposed uses specific to this approval meets the Comprehensive Plan goals and policies. Further, Council finds that, per 18.4 Implementation Policies, that 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. In addition, Council finds that, per 7.5 Implementation Policies, consideration for lands along Highways 16 and 20/26 as the location for a mix of uses consisting of commercial and an industrial/high-technical park with a minor component of high density residential. ***Council finds that the proposed use is consistent with other existing uses along Highway 16, including Firebird Raceway, Eagle Parks and Recreation facilities, and the Eagle Rodeo. Applicant's Written Narrative, p. 1. Council finds that locating winery and events center uses on Highway 16 is consistent with the goals and policies of the Comprehensive Plan.***

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

The Council finds that operation of the proposed use will be compatible with the other uses in the general area. In addition to sparse, existing rural single family uses, the surrounding area includes a mixture of existing and future approved uses including the Eagle Rodeo, Spring Valley sewer treatment plant, Firebird Speedway, existing and approved residential communities (Hillsdale Estates, Spring Valley, Willowbrook), future Willowbrook Golf Course, future Eagle Sports Complex and BLM land with public access.

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

The Council finds that the proposed use, with imposed conditions of approval, would not adversely affect other properties in the vicinity. ***The proposed use is consistent with the existing use on the property, and will only modestly intensify that existing use by increasing maximum attendance at smaller events from 100 to 125. See Public Hearing Transcript (7/18/23), 9:5-11; 63:21-23. The construction of additional tasting room facilities will accommodate expansion of the uses. The additional tasting room facilities may be placed at a location farther from neighboring residential uses, which would further reduce impacts on these uses. Public Hearing Transcript, 8:24-9:2; 56:8-16.***

In making these findings of fact, Council considered the concerns that were brought up by neighboring property owners regarding potential noise and traffic impacts that would be created by the proposed use, including direct issues as they related to the hours of operation, number of events and landscape buffering and insufficient setbacks to the neighboring properties. In their considerations, Council adopted staffs recommended conditions of approval for the CUP that would limit the number of large events for the winery and events center (greater than 125 and a maximum of 250 patrons) to a maximum of 24 events per year. Council also adopted the recommendations that limits the hours of operation of the event center from 10 a.m. thru 10 p.m. daily, with a 6 p.m. closing time on Mondays and Tuesdays. Comments from neighboring property owners at the public hearing

suggested that operating hours should be curtailed, with a closing time at 6:00 p.m. Council finds that the winery and event center uses are already in existence on the property, and that the applicant has been through three prior permitting processes with Ada County. Public Hearing Transcript, 8:7-14. Council finds that the hours of operation are the same as those previously approved by Ada County for the existing use on the property. Council finds that these operating hours are appropriate for an event center use, and are consistent with the existing use of the property. Public Hearing Transcript, 23:8-18; 31:23-32:7; 34:12-21. Council further finds that the volume of amplified music at events is typically not excessive, and that amplified music is customarily played only until 7:00 p.m. Public Hearing Transcript, 19:10-18; 34:3-6; 37:12-15; 61:2-11. Council finds that curtailing operating hours as suggested by neighboring property owners would be unduly burdensome for the applicant and inconsistent with the existing use of the property.

Council further considered the applicants proposed, and staffs recommended condition regarding the 8-foot-tall landscape berm, between the parking lot and the residences to the south, of approximately 300 feet in length along the southern boundary of the property starting near the eastern corner of the property. The berm would include 6 feet tall trees. Council also recognizes that the City Municipal Code regulates a noise ordinance of 10 p.m. to 7 a.m. to prevent additional detriment to surrounding properties and uses. Council believes that these conditions and limits on the event center activities were consistent with the conditions originally stipulated during the initial approval of the winery and event center by Ada County and, together with the City noise ordinance, would continue to provide the surrounding neighbors with reasonable relief to noise from the proposed use, and will help protect to protect the enjoyment of their own properties and rural lifestyles. Council also finds that potential noise related to the winery activities, including growing and cultivation of grapes, and the processing of the grapes into wine, would not adversely affect the neighboring properties based on the location of the vineyards and processing facilities in relation to the neighbors. Council also recognizes the Right to Farm Act that protects farming activities, including the viticultural operations associated with winery. In evaluating traffic concerns brought up in the public hearing, Council considered review responses that were included in the record from the Idaho Transportation Department regarding the access to the winery and facility from Hwy 16 when determining the impacts of traffic from the proposed uses. Included in ITD's review was the discussion of the adjacent Spring Valley Development providing highway improvements, including a left turn lane and a deceleration lane into the winery facility. Council also considered staff's recommendations requiring 150 permanent parking spaces at final build out of the facility, together with added conditions related to dust control and drainage. Council finds that the proposed transportation improvements on Hwy 16, together with on-site improvements, help assist in mitigating traffic related concerns.

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

The Council finds that the proposed use can be adequately served by essential public facilities and services. Council has placed conditions of approval for upgraded roadways to accommodate the proposed uses. Star Sewer and Water, Star Fire District and Star Police can adequately serve the proposed use.

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

The Council finds that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community. The City has conditioned the application to include roadway improvements. The development will also be responsible for payment of Fire and ACHD impact fees. Council finds that the commercial use will benefit the City economically through increased tax revenue.

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

The Council finds that the proposed use would involve activities that would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. Council has placed conditions of approval regarding lighting, buffering and setbacks, and hours of operation that will help protect the general welfare. Further, City Municipal Code regulates a noise ordinance to prevent additional detriment to surrounding properties and uses.

Council finds that the proposed use is consistent with the existing use of the property and represents only a modest intensification of previously approved uses. Public Hearing Transcript, 63:5-23. Council finds that neighboring residential uses will be adequately protected by an existing berm and planting of vegetation to create a boundary between the existing use and neighboring uses. Public Hearing Transcript, 11:9-18. Council further finds that enforcement of the noise ordinance will protect neighboring residential uses from excessive noise.

Comments made at the public hearing and materials provided by neighboring property owners suggest that the 125-foot setback is insufficient to protect neighboring property owners from traffic and noise. Council finds that the proposed setback is identical to the setback approved by Ada County in previous permitting processes involving the property. Council finds that the applicant has placed improvements on the property in reliance on the existing 125-foot setback approved by Ada County, and that it would be unduly burdensome to the applicant to increase the previously approved setback. The 1000-foot setback proposed by neighboring property owners is not reasonable given that improvements are

already constructed on the property. Council finds that the proposed use represents only a modest intensification of a previously existing use. Council finds that new facilities to be constructed on the property will likely be located more than 125 feet from the south property line. Public Hearing Transcript, 63:5-23. Council finds that trees and shrubs have been planted on an existing berm, and the applicant has planted Thuja and poplar trees between the Hill/Fairbanks property and the existing parking lot. Public Hearing Transcript, 12:5-15. The trees, shrubs and vines already on the property or planted as required by conditions of approval will continue to grow and create a vegetative boundary that will absorb noise and screen neighboring property owners from adverse effects of the use. Public Hearing Transcript, 11:6-18. For these reasons, the Council finds that the 125-foot setback is adequate and that the use will not result in excessive noise.

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

The Council finds that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site. Council finds that the continuation and addition of new agricultural and commercial uses would enhance the natural and scenic climate of the area more so than the continuation of approving additional residential uses, as would be allowed under current Comprehensive Plan and Zoning through Ada County.

Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on July 18, 2023, 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:

- Johnna Buchert
- Trae Buchert
- Brian Howard
- Jerry Brackbill
- Korina Bennallack
- Nick Bennallack
- David Stephens
- Danny Robinson
- Todd Collins
- Scott Nickell
- John Courtney
- Kent Borgman
- Kathy Peters

- David Blackstock
- Suzy Campbell
- Isaac Ax
- Chris Todd
- Keith Hill
- Barbara Fairbanks
- Paul Hudson
- Sara Keyes
- Scott Emerich

d. Additional testimony from City Staff, Agencies

None

e. 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 the proposed applications in accordance with the City of Star Title 8 (Unified Development Code), took public testimony, and deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the development. Review and discussion included access, traffic concerns, parking, noise, lights, landscaping, buffers and previous County actions.

The Council discussed conditions of approval on the annexation and zoning, and conditional use permit applications, and the conditions of approval that will be part of the accompanying Development Agreement. Council concluded that the Applicant's request meets the requirements for the annexation and zoning and conditional use permit request. Council hereby incorporates the Council Packet with staff report dated July 18, 2023, together with all public and agency comments and the meeting 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 annexation and zoning, and conditional use permit.

Council added the following requirements to their decision to approve the annexation and zoning application that will be part of the Development Agreement and Conditional Use Permit conditions of approval to include the following:

1. Central District Health shall approve any new or upgraded septic systems.

2. Star Fire District shall approve all fire flow requirements and/or building permits, and any occupancy requirements for all buildings on-site. All Wildland Urban Fire Interface Overlay District requirements shall be met.
3. The owner/applicant shall maintain a minimum 125 feet distance from the southern property line to the new proposed tasting room and associated patio.
4. The owner/applicant shall submit plans for food or beverage establishment to the Central District Health Department for plan review and approval.
5. Idaho Department of Water Resources shall approve any new or upgraded well construction.
6. The owner/applicant shall pay the ACHD all traffic impact fees prior to issuance of a building permit.
7. The owner/applicant shall provide an all-weather dustless material (or other City approved dust mitigation) if the off-street parking areas and private drive are not surfaced with asphalt or concrete.
8. The owner/applicant shall either install a placard or striping that clearly identifies and demarcates the ADA accessible parking spaces.
9. The owner/applicant, engineer of record and/or contractor shall notify the City when a construction start date is established.
10. The Engineer of Record shall submit a letter to the City stating the work has been completed in substantial compliance with the approved plans for the construction of the driveways and parking areas.
11. The owner/applicant shall schedule a final inspection with the City upon completion of each phase of the driveways and parking areas.
12. The owner/applicant shall schedule a final inspection with the Star Fire District prior to issuance of a Certificate of Occupancy.
13. During the time that the future construction of the production facility happens, the current driveway shall be constructed to Star Fire District standards. Star Fire District shall approve all access requirements.
14. A northbound right turn lane shall be constructed to the ITD current standards to mitigate for entering traffic.
15. A Certificate of Occupancy will be issued when all the above conditions are met. In the event conditions cannot be met by the desired date of occupancy, the owner/applicant may request a surety agreement in lieu of completing the improvements.
16. If a gate is ever installed, it will need to be equipped with a KNOX key lock specific to Star Fire District.
17. The outdoor public address/speaker system shall comply with the noise regulations of the City Code.
18. Food service for events shall be approved by the Central District Health Department.
19. Any (Event Center) event of more than 125 people and no greater than 250 people shall be limited to 24 events per year.
20. The days and hours of operation for the wine tasting and associated uses and the Event Center uses are from 10 a.m. to 10 p.m., daily; On Mondays and Tuesdays, hours of operation for events greater than 125 people shall be limited to 10 a.m. to 6 p.m. The operation of the winery use is allowed 24 hours/7 days a week.

21. The owner/applicant shall comply with ITD Permit No. 3-19-504 or any updated permits. Should the use of the parcel change causing any increase in trip generation, or the parcel is split, the property owner shall reapply for access with ITD.
22. All drainage shall be retained onsite during and after construction.
23. During construction earthmoving equipment operation, hours shall be limited to between 7 a.m. to 6 p.m.
24. The owner/applicant is responsible for restoring all disturbed areas. Restoration shall match the approved plans. For unapproved areas of disturbance, the City Engineer shall determine the level of restoration. This could include geotechnical reports, grading, erosion control blankets and hydro seeding.
25. The property must be managed and maintained consistent with the standard regulations of Star City Code regarding the accumulation of junk, atmospheric emissions, construction sites, hazardous materials storage, outdoor public address systems, outdoor storage of chemicals and fertilizers, transmission line corridors, and utilities.
26. The use shall comply with the noise regulations in Star City Code.
27. Comply with all requirements of the Star City Engineer including, but not limited to, drainage, grading, hillsides and slopes, site improvement engineering, retaining walls greater in height than 4 feet.
28. All future improvement phases are subject to a Certificate of Zoning Compliance application submitted to the City. This will include detailed review of parking, landscaping, lighting, dust mitigation, and building elevations.
29. Any signage within ITD right of way shall be approved by the District prior to installation.
30. The owner/applicant shall meet all requirements of Central District Health Department regarding the preparation and sale of food.
31. A landscape plan shall be submitted to the City detailing the existing, required berm along the southern boundary of the property, including types of trees and landscaping proposed. The existing 8' berm shall include 6' tall trees to provide additional buffer on the southern parking lot boundary per the submitted site plan.
32. The conditional use permit shall be valid for a period of 10-years from the date of approval to allow for the applicants phasing plans. The applicant may apply for a time extension prior to the expiration date as allowed per Code.
33. The owner/applicant shall notify the City in advance of all events of greater than 125 people and no greater than 250 people per year (24 events per year maximum). This time period shall be from January 1st through December 31st, annually. The total number of events in 2023 shall include those already conducted prior to annexation.
34. The owner/applicant shall provide for adequate parking for all events on-site. At final build-out, a total of 150 permanent parking spaces shall be provided.
35. Any future change of use of the existing residence to a commercial use shall be subject to review of a Certificate of Zoning Compliance. All current building and fire codes would need to be completed prior to any public occupancy.
36. The existing Storage/Production Facility (3,500 square feet) shall meet all Star Fire District requirements.

37. All new structures shall be subject to fire and building code standards. Extension of sewer & water may be required by Star Sewer & Water District to accommodate fire suppression and domestic water and sewer needs. All new structures shall be subject to future Certificate of Zoning Compliance (CZC) applications. Building elevations, parking, lighting, access details, fire and building code reviews and other Staff requested details will be reviewed for each building and proposed amenity under the CZC process.
38. The applicant shall submit a lighting plan with the first CZC application, and all subsequent submittals illustrating compliance with all City lighting requirements.
39. The applicant shall meet all requirements for emergency access, water supply and vehicle turn-around from the Star Fire District. Should municipal water be required to meet fire flows, the applicant shall annex into the Star Sewer and Water District and comply with any District requirements.

STANDARD CONDITIONS OF APPROVAL FOR CU-23-05

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through occupancy that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). Sign shall be approved by the City prior to start of any construction.
3. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy or the unit.
4. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
5. The applicant shall obtain a sign permit for any new signage along Hwy 16.
6. A Certificate of Zoning Compliance will be required prior to the start of construction.
7. The applicant shall provide for future cross access to the north if, and when the property to the north were to redevelop, and direct access to the subject property is eliminated or limited to Hwy 16.

Council Decision:

Councilmember Nielson made a motion, seconded by Councilmember Hershey for approval. The Council voted 3-0 (Councilmember Salmonsen absent) to approve the Annexation and Zoning, Development Agreement and Conditional Use Permit applications on July 18, 2023.

Revisions to Findings of Fact:

Staff brought revised findings of fact, conclusions of law back to the Council for approval on June 17, 2025.

Dated this 17th day of June 2025.

Star, Idaho

By: _____
Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk

ORDINANCE NO. 423-2025
(RIVER CROSSING REZONE)

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 10122 W. STATE STREET, STAR, IDAHO (ADA COUNTY PARCELS S0408438855 & S0408438900); THE PROPERTY IS OWNED BY FALCON ONE STAR, LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS CENTRAL BUSINESS DISTRICT WITH A DEVELOPMENT AGREEMENT (CBD-DA) OF APPROXIMATELY 6.27 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho ("the City"), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized and required by the Constitution and laws of the State of Idaho to adopt land use regulations and classifications; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 404-2024, adopted on June 18, 2024 and subsequently amended; and

WHEREAS the owner(s) of the real property situated Ada County and particularly described in Section 1 of this Ordinance have requested, in writing, a rezone of said real property to the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on June 3, 2025 on the proposed rezone of the property described in Section 1 below, as required by Section 67-6525, Idaho Code, and determined that the requested rezone should be granted and that the rezoned property should be zoned Central Business District with a Development Agreement (CBD-DA), pursuant to the Unified Development Code and Comprehensive Plan for the City of Star.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: The real property, described in the attached "Exhibit A", including adjacent right of way, situated in Ada County, Idaho, is hereby rezoned. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall continue to enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 2: The zoning land use classification of the land described in Section 1 above, is hereby established as Central Business District with a Development Agreement (CBD-DA), as provided by the Unified Development Code of the City of Star. The Zoning Map of the City is

hereby amended to include the real property described in Section 1 above in the Central Business District with a Development Agreement (CBD-DA) land use classification.

Section 3: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 4: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this ____ day of _____, 2025.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

_____
Shelly Tilton, City Clerk

EXHIBIT A

February 28, 2025
Project No.: 240412

STAR RIVER CROSSING
REZONE BOUNDARY DESCRIPTION

This description has been prepared for rezone purposes only. This description shall not be used for any conveyances

A portion of land located in the SE1/4 of the SW1/4 of the SE1/4 of Section 8, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Southeast Section corner of said Section 8, from which the South 1/4 corner of said Section 8 bears N.89°01'54"W., 2637.84 feet; thence, along the south line of the Southeast 1/4 of said Section 8,

A) N.89°01'54"W., 1825.28 feet to the **POINT OF BEGINNING**; thence, leaving said south line,

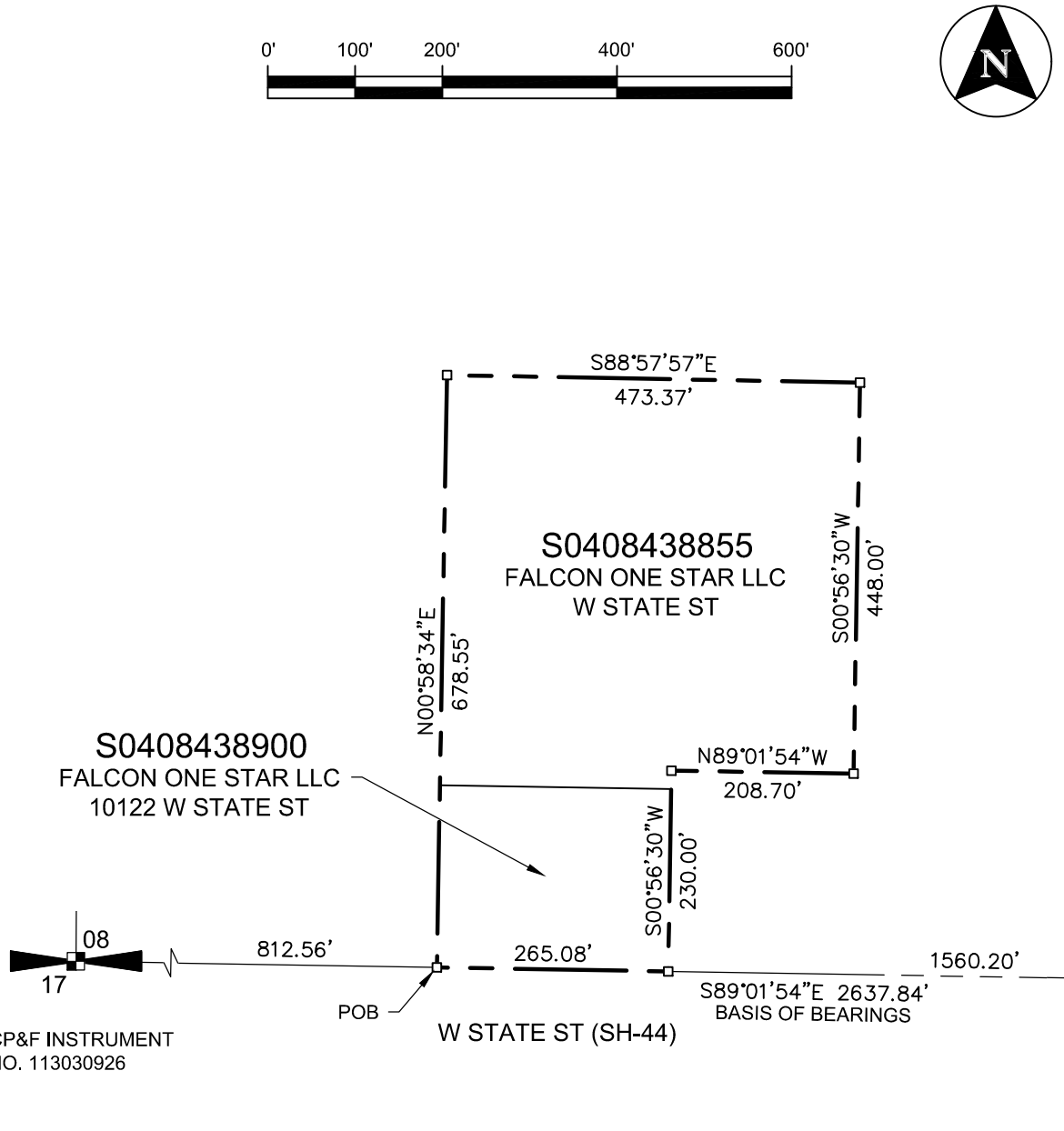
1) N.00°58'34"E., 678.55 feet to the south line of the Rockbridge Subdivision Ph 1; thence along said south subdivision line,
2) S.88°57'57"E., 473.37 feet to the northeast corner of said parcel; thence, leaving said south subdivision line,
3) S.00°56'30"W., 448.00 feet; thence,
4) N.89°01'54"W., 208.70 feet; thence,
5) S.00°56'30"W., 230.00 feet to the south line of the Southeast 1/4 of said Section 8; thence along said south line,
6) N.89°01'54"W., 265.08 feet to the **POINT OF BEGINNING**.

CONTAINING: 273,212 Sq. Ft. (6.272 total acres), more or less.

This description has been prepared for rezone purposes only. This description shall not be used for any conveyances

EXHIBIT SKETCH

LOCATED IN THE SE1/4 OF THE SW1/4 OF THE SE1/4 OF SECTION 8,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
2025



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MERIDIAN, IDAHO 83642
208-323-2288 | WWW.ARDURRA.COM

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DEVELOPMENT AGREEMENT
RIVER CROSSING REZONE

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Falcon One Star, LLC, hereinafter referred to as "Owner".

WHEREAS, Owner own parcels of land of approximately 6.27 acres in size, currently located within Ada County, zoned Mixed Use (MU) and Commercial (C-2) and more particularly described in **Exhibit A** of Ordinance 423-2025, which is attached hereto and incorporated by reference herein (the "Properties");

WHEREAS, Owner has requested that the Properties be rezoned and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

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

WHEREAS, the parties agree to the zoning designations for various parcels within the Property to be rezoned in accordance with this Agreement;

WHEREAS, Owner filed with the City of Star, a Request for Rezone of the Properties and Zoning of Central Business District with a Development Agreement (CBD-DA), as File No. RZ-25-02/DA-25-01, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 **Development Acreage and Uses Permitted.** As to the Parcels shown on **Exhibit A**, Owner is allowed to develop the 6.27 acres as follows:

- Zoning Classification: The zoning classifications shall be Central Business District with a Development Agreement (CBD-DA).
- The Owner shall comply with all city ordinances relating to the property except as otherwise provided herein. The City acknowledges that upon execution and recording of this Agreement, Owner shall have vested rights to develop the Property in substantial conformance with the approved Site Plan (**Exhibit B**), conditions of approval within this Development Agreement and applicable ordinances in effect as of the Effective Date, and such rights shall not be subject to subsequent ordinance changes without Owner's consent. Future amendments to City ordinances adopted after the Effective Date shall not apply to the Property unless required by state or federal law or agreed to by Owner in writing.

2.2 **Site Design.** Site Plan and Renderings, as set forth in **Exhibit B**, is hereby approved.

2.3 **Uses.** The property is hereby approved with the following conditions of approval from the City Council:

- **The Council approves the proposed conceptual plan and allows the phasing of the collector roadway.**
- **The applicant shall participate in proportionate share fees for the future signal light at Seneca Springs and W. State Street with a $3.46 per total square foot of all future structures within the development. These fees shall be paid to the City prior to issuance of building permits for each individual building. Such fee shall be fixed as of the Effective Date and shall not be subject to unilateral increase by the City or ITD absent mutual written agreement of the parties. Such obligation shall run with the land and shall be passed to subsequent purchasers, owners, or developers of individual parcels or buildings within the Property. Owner shall be entitled to require future purchasers or users of the Property to assume and satisfy such proportionate share fee obligations as a condition of conveyance or development.**
- **Applicant shall adequately buffer the neighboring residential use to the west. This shall be reviewed as part of the future Certificate of Zoning Compliance and Design Review process for all uses on the western side of the property. Responsibility for implementation of the buffering requirements shall run with the land and shall be assigned to future owners or developers of affected parcels. Owner shall not be responsible for this obligation where development is undertaken by subsequent parcel owners.**

- **Applicant shall provide a greenscape buffer along the northern side of the property, to include arborvitae or similar evergreen landscaping. This shall be reviewed as part of the future Certificate of Zoning Compliance and Design Review process for all uses on the northern side of the property. The obligation to provide and maintain the greenscape buffer shall be deemed a covenant running with the land and shall be fulfilled by future owners or developers of the affected parcels.**
- **The following Conditional Uses are approved as part of this application. These uses are subject to Certificate of Zoning Compliance and Design Review approval. The uses include:**
    - **Fitness Center/Facility – Only north of collector roadway**
    - **Shooting Range – Only south of collector roadway**
    - **Live/Work – Only south of collector roadway**
    - **Drive-Thru's – Only south of collector roadway**
- **Any Portable classrooms shall require a CUP approval from Council.**
- **Council recommends that the applicant reach out to the Rockbridge HOA to negotiate potential acquisition of landscape strip adjacent to Seneca Springs.**
- **The applicant shall meet all requirements of the Star Fire District regarding emergency access and turn-around within the development.**
- **Any future residential (live/work) shall be subject to emergency services mitigation fees charged at the time of building permit.**

2.4 **Proportionate Share Agreement for ITD Improvements. Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact for any future residential units (if Live/Work is approved). The Developer shall pay a $1,000.00 per residential unit traffic mitigation fee as determined by the Idaho Transportation Department. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020. The obligation to pay the $1,000.00 per unit traffic mitigation fee shall be a condition running with the land and shall be passed on to the owner, developer or purchaser of such residential units at the time of development or building permit issuance.**

2.5 **Changes and Modifications.** No substantial change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this

Agreement pursuant to the requirements of the Star City Ordinances, however, minor modifications could be approved by the planning director. In the event Owner substantially changes or expands the use permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

2.6 Conditions, Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Prior to any declaration of default, the City shall provide written notice to Owner specifying the nature of the default and providing not less than sixty (60) days to cure. Reversion of zoning shall be a remedy of last resort, imposed only after notice, opportunity to cure, and hearing before the City Council. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent Owner of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the. Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property,

shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel. Notwithstanding the foregoing, Lenders and purchasers acquiring portions of the Property shall assume obligations only with respect to their specific parcel; Owner and its successors shall not be liable for defaults arising on parcels they do not own.

Section 7. General Matters.

.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neutral gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star:	City of Star Attn: City Clerk P.O. Box 130 Star, ID 83669
Owner:	Falcon One Star, LLC Shane Jimenez, Manager P.O. Box 2105 Boise, ID 83701

7.5 Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 Attorney Fees. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

7.7 Force Majeure. In the event performance is delayed or prevented by events beyond the reasonable control of either party, including acts of God, litigation, or governmental actions, the time for performance shall be extended for the period of such delay.

Section 8. Right-of-Way Dedication and Sunset Provision (Parcel 3). As part of the consideration for the approval of this Agreement, Owner has set aside and designated a fifty-foot (50') wide easement for a potential future backage road across Parcel 3, as shown on the Record of Survey attached hereto as **Exhibit C** and incorporated herein by this reference. This easement is intended to facilitate connectivity and circulation in the area in coordination with future infrastructure planning by the City of Star, Ada County Highway District (ACHD), or the Idaho Transportation Department (ITD). Owner agrees not to construct permanent structures or otherwise impair the use of said easement area for road purposes during the easement's active term.

Notwithstanding the foregoing, if neither the City of Star, ACHD, nor ITD has begun the process of acquisition, through voluntary transfer, purchase, or condemnation, the necessary right-of-way interests from adjacent property owners to complete the alignment and connection of the contemplated backage road within eighteen (18) months of the Effective Date of this Agreement, the Owner may make a request to the City, through a modification to this Development Agreement, the removal of the Owner's obligation to preserve or improve the backage road within Parcel 3.This shall not affect any existing recorded easements in favor of third parties, if any, nor shall it obligate the Owner to construct or maintain the roadway absent full public acquisition of all required right-of-way interests.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this _____ day _____, 2025.

_____
Trevor A. Chadwick, Mayor

ATTEST:

_____
Shelly Tilton, City Clerk

OWNER:

_____
Falcon One Star, LLC
Shane Jimenez, Manager

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2025, before me the undersigned, a Notary Public in and for said state, personally appeared Shane Jimenez, known to me to be the Manager of Falcon One Star, LLC, who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.

_____
Notary Public for State of California
Residing at: _____
My Commission Expires: _____

EXHIBIT A

February 28, 2025
Project No.: 240412

STAR RIVER CROSSING
REZONE BOUNDARY DESCRIPTION

This description has been prepared for rezone purposes only. This description shall not be used for any conveyances

A portion of land located in the SE1/4 of the SW1/4 of the SE1/4 of Section 8, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Southeast Section corner of said Section 8, from which the South 1/4 corner of said Section 8 bears N.89°01'54"W., 2637.84 feet; thence, along the south line of the Southeast 1/4 of said Section 8,

A) N.89°01'54"W., 1825.28 feet to the **POINT OF BEGINNING**; thence, leaving said south line,

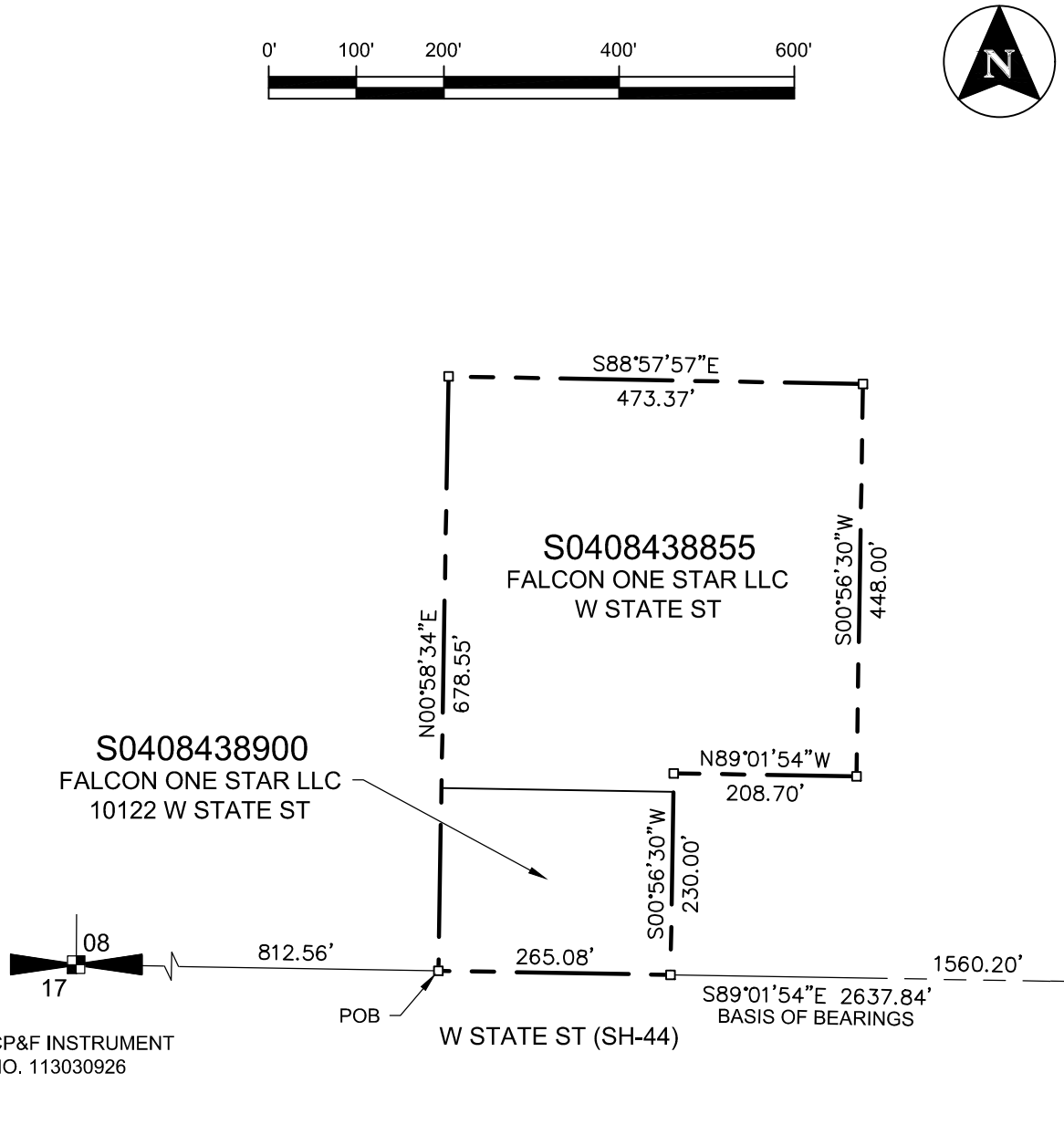
1) N.00°58'34"E., 678.55 feet to the south line of the Rockbridge Subdivision Ph 1; thence along said south subdivision line,
2) S.88°57'57"E., 473.37 feet to the northeast corner of said parcel; thence, leaving said south subdivision line,
3) S.00°56'30"W., 448.00 feet; thence,
4) N.89°01'54"W., 208.70 feet; thence,
5) S.00°56'30"W., 230.00 feet to the south line of the Southeast 1/4 of said Section 8; thence along said south line,
6) N.89°01'54"W., 265.08 feet to the **POINT OF BEGINNING**.

CONTAINING: 273,212 Sq. Ft. (6.272 total acres), more or less.

This description has been prepared for rezone purposes only. This description shall not be used for any conveyances

EXHIBIT SKETCH

LOCATED IN THE SE1/4 OF THE SW1/4 OF THE SE1/4 OF SECTION 8,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
2025



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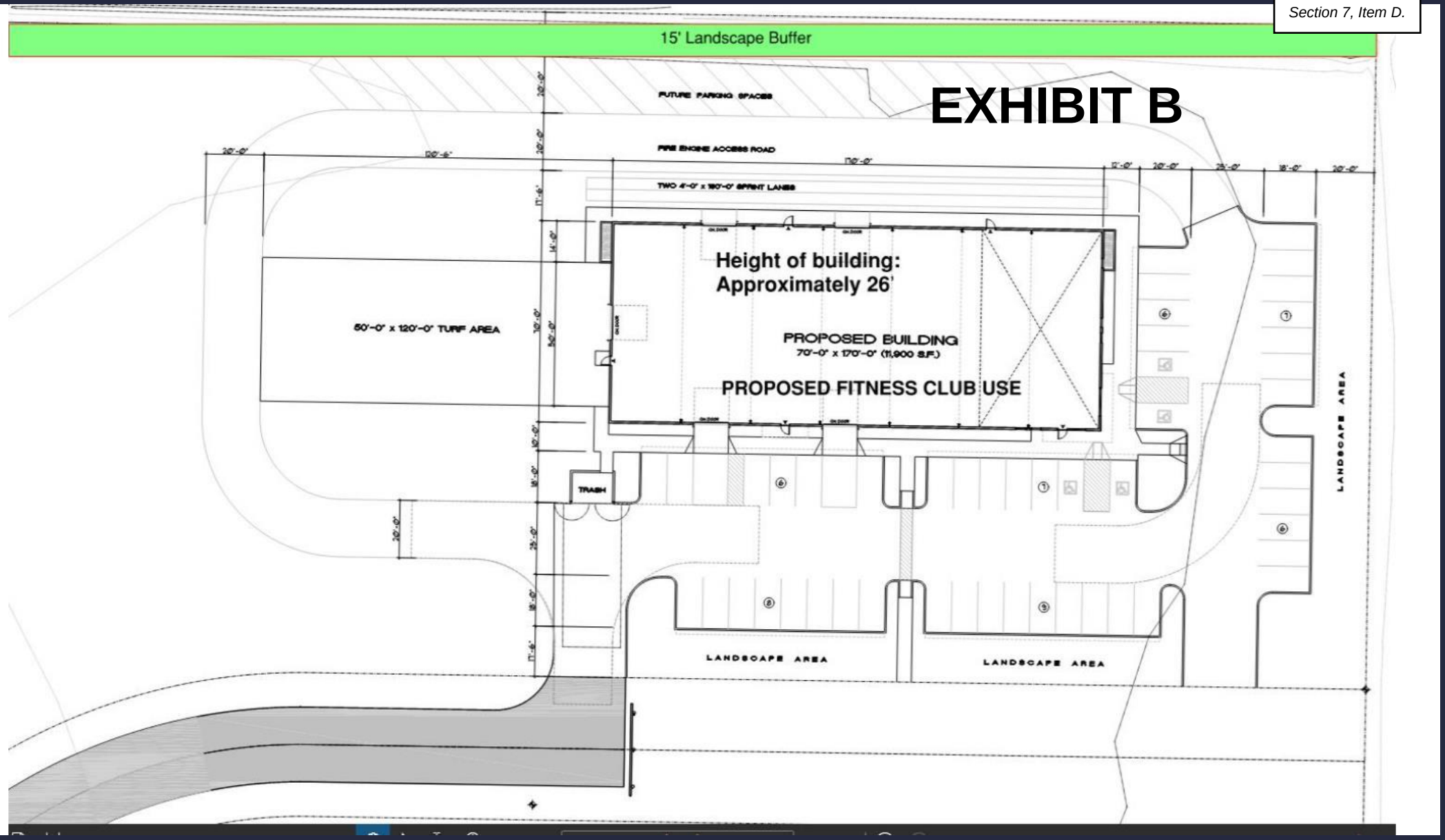
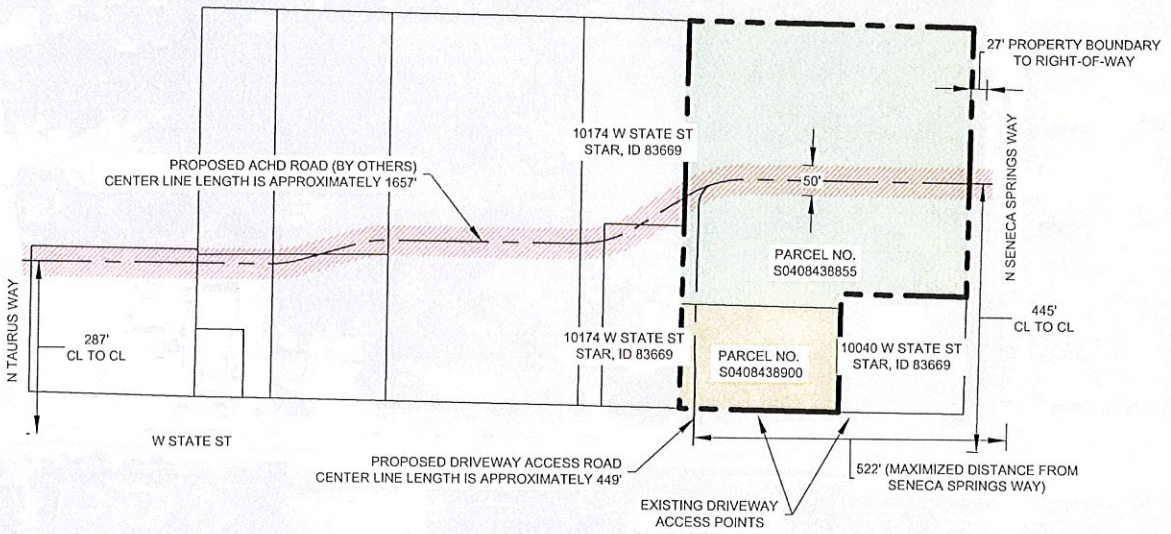

15' Landscape Buffer
EXHIBIT B
FUTURE PARKING SPACES
FIRE ENGINE ACCESS ROAD
TWO 4'-0" x 180'-0" SPRINT LANES
Height of building:
Approximately 26'
50'-0" x 120'-0" TURF AREA
PROPOSED BUILDING
70'-0" x 170'-0" (11,900 S.F.)
PROPOSED FITNESS CLUB USE
TRASH
LANDSCAPE AREA
LANDSCAPE AREA
LANDSCAPE AREA

EXHIBIT C



STAR RIVER CROSSING EXHIBIT
10122 W. STATE STREET | STAR, ID

DATE: 1/9/25 JOB: 240412

ARDURRA
1144 S. SILVERSTONE WAY, STE. 300
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.ARDURRA.COM

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