



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department 

MEETING DATE: February 17, 2026 – PUBLIC HEARING

FILE(S) #: PP-25-07 Preliminary Plat for Scenicview Subdivision
PR-25-05 Private Road

OWNER/APPLICANT/REPRESENTATIVE

Owner:

David Conley
Conrad Investments, LLC
1226 W. Tiger Eye
Kuna, Idaho 83634

Applicant:

Paul Hilbig
2667 E. Gala Court, Ste. 120
Meridian, Idaho 83642

Representative:

Dennis Jordan
Focus Engineering & Surveying
1001 N Rosario Street, Ste.100
Meridian, Idaho 83642

REQUEST

Request: The Applicant is requesting approval of a Preliminary Plat for a proposed residential subdivision consisting of 10 residential lots and 1 common lot and a Private Street. The property is located on the north side of Scenic View Drive in Star, Ada County, Idaho, and consists of 9.4 acres with a proposed density of 1.05 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located North of Scenic View Drive. Ada County Parcel Nos. R4830410410 and R4830410580.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-1/R-3)	Estate Urban Residential	Bare Ground
Proposed	Residential (R-1/R-3)	Estate Urban Residential	Single Family Residential
North of site	Residential (R-2-DA)	Rural Residential	Willowbrook Subdivision
South of site	Residential (R-3)	Estate Urban Residential	Trident Ridge Subdivision
East of site	Rural Urban Transition (RUT)	Estate Urban Residential	Agricultural/Single Family Residential
West of site	Residential (R-1)	Rural Residential	Bare Ground/Single Family Residential

Existing Site Characteristics: The property is currently vacant ground.

Irrigation/Drainage District(s): Farmers Union Ditch Company LTD
P.O. Box 1474
Eagle, Idaho 83616

Flood Zone: This property is **NOT** located in a Special Flood Hazard Area.
Flood Zone: Zone X
FEMA FIRM Panel Number: 16001C0130J
Effective Date: 6/19/2020

Special On-Site Features:

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

APPLICATION REQUIREMENTS

Pre-Application Meeting Held
Neighborhood Meeting Held

May 29, 2025
June 18, 2025

Application Submitted & Fees Paid	April 18, 2024
Application Accepted	September 24, 2025
Residents within 300' Notified	January 21, 2025
Agencies Notified	October 29, 2025
Legal Notice Published	January 24, 2026
Property Posted	January 27, 2026

HISTORY

The plat for Karma Crest Estates was created in 1992 in Ada County.

January 6, 2020	Administrator approved a Lot Line Adjustment (LLA-20-01) for parcels within Karma Crest Estates.
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CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

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

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-1	35'	30'	30'	10'	20'
R-3	35'	15' to living area/side load garage 20' to garage face	15'	7.5' (2)	20'

Notes:

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

when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.

4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

8-3B-3: RESIDENTIAL DISTRICTS: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

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

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.

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



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
 5. Additional landscaping buffers may also be required.
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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.

8-4A-21: MAILBOXES:

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



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

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

A. Design Standards:

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

applicable properties.

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

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

4. Gates: 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 (PRIVATE STREETS):

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

- A. The design of the private street meets the requirements of this article;
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and
- C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

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

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

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

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

- 1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
 - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
 - b. Qualified natural areas;
 - c. Ponds or water features where active fishing, paddle boarding or other activities are provided (50% qualifies towards total required open space, must be accessible by all residents to qualify.) ponds must be aerated;
 - d. A plaza.
- 2. Additions to a public park or other public open space area.

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

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

8-6A-3: PRELIMINARY PLAT PROCESS

- A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title and the criteria and standards contained herein.
- B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.
- C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. Any unresolved access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.
- D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.
2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
4. Additional information on the preliminary plat and separately submitted information to include the following:
 - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
 - b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
 - c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
 - d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
 - e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
 - f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
 - g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
 - h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
 - i. Any flood zone information including FEMA FIRM panels;
 - j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;

- k. Phasing plan showing all proposed phases of the development;
 - l. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
 - m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
 - n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
 - o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
 - p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
 - q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
 - r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
 - s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
5. Additional information in the application as determined by the administrator may include the following:
- a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
 - b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

- c. F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Estate Urban Residential:

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of greater than one acre where those existing larger lots are not likely to be subdivided in the future. Clustering is allowed to preserve open space.

8.3 Goal:

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

8.4 Objectives:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

A. The 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 subdivide in the future.

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW

PRELIMINARY PLAT & PRIVATE STREET:

The Preliminary Plat contains 10 single family residential lots, 1 common area lots and 1 private road on a total of 9.4 acres. This equates to 1.06 dwelling units per acre. The property contains two zoning designations (R-1 & R-3). The proposed density is consistent with these district allowances. The lots will have access and frontage from the proposed private street. The private street is proposed to be gated. The residential lots range in size from 7,281 square feet to 16,318 square feet with the average buildable lot being 11,155 square feet. The private street is proposed to be 28 feet wide from edge of asphalt to edge of asphalt. The development will be serviced by Star Sewer and Water, as service is in Scenicview Lane.

The UDC allows the applicant to request a modification or waiver of sidewalks in certain low-density subdivisions. In this case, the applicant is requesting waiver on the sidewalk requirement.

The subdivision name has been reserved, and the applicant has provided documentation from Ada County supporting the reservation. The applicant is proposing a landscape buffer along Scenicview Lane. UDC Section 8-4E-2 states that developments with a density of less than 1 dwelling units per acre may request a reduction in total required open space and amenities to the Council. Staff believes this proposed subdivision meets the intent of the code and supports the reduction in open space.

The applicant has provided approval from the Postmaster for the location of the mailbox cluster. They are approved for the entrance to the development on Scenicview Lane. Mailbox clusters must also be covered and adequately lit per the Unified Development Code.

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight plan. The proposal is to have a light at the intersection of Scenicview Lane and the private road.

Applicant has not provided a streetlight design/cut sheet for City approval. This will be required at submittal of the final plat.

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 in the landscape buffer. **No additional landscape is proposed.**

The applicant is not requesting any setback waivers and will adhere to the R-3 requirements outlined earlier in this report.

The Unified Development Code, Section 8-6B-2, paragraph F states that In the residential districts, no block shall be more than seven hundred fifty feet (750') in length without an intersecting street, alley, or other City and ACHD/CHD4 approved remedy. **The proposed street is longer than 750 feet, however they do end in a cul-de-sac. The applicant is requesting a block length waiver from the Council with this application. The applicant shall meet all requirements for access from Star Fire District.**

There are multiple areas where existing slopes exceed 25%, these areas should be shown as no-build areas and will be required to have slope easements on the Final Plat that prevent earth moving activities within these areas.

Lots 5 and 10 or divided by the canal without direct access from one side of the lot to the other side of the lot. Provide information on accessing these lots, consider revising layout to prevent lots crossing canal. Specifically, the area of lot 10 that is land locked with no access to the road easement.

The preliminary plat indicates an existing public utility easement for the original Karma Crest Estates Subdivision located on Lots 8, 9 & 10. A vacation application shall be submitted and approved, and the easements shall be removed prior to signature of the final plat.

AGENCY RESPONSES

Star Fire Department	February 11, 2026
Idaho Power	November 30, 2025
Central District Health	November 4, 2025
City Engineer	February 12, 2026

PUBLIC RESPONSES

No public comments have been received.

STAFF ANALYSIS AND RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed preliminary plat meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed future density of 1.05 dwelling units per acre is well below the maximum of 3 dwelling units per acre allowed in the Estate Urban Residential Comprehensive Plan Future Land Use Map. Given the density and overall layout of the development, Staff is supportive of the sidewalk waiver on the private road.

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 application, 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.

Items that should be considered by the applicant and Council during the public hearing include the following:

- Gated Private Street
- Open Space Waiver
- Sidewalk Waiver
- Block Length Waiver
- Slope Easements
- Access to Lots 5 & 10
- Vacation of Existing Utility Easements

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:

PRELIMINARY PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan.
The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:
 1. *Designing development projects that minimize impacts on existing adjacent properties, and*
 2. *Managing urban sprawl to protect outlying rural areas.*
2. Public Services are available or can be made available and are adequate to accommodate the proposed development.
The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.
3. There is public financial capability of supporting services for the proposed development;
The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.
4. The development will not be detrimental to the public health, safety or general welfare;
The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.
5. The development preserves significant natural, scenic or historic features;
The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

PRIVATE STREET FINDINGS:

- A. The design of the private street meets the requirements of this article;
The City must find that the proposed private streets meets the design standards in the Code.
- 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:

The City must find that it has not been presented with any facts stating this private road will cause damage, hazard or nuisance, or other detriment to persons, property or uses in the vicinity.

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

The City must find that the use is not in conflict with the comprehensive plan and/or regional transportation plan.

Upon granting approval or denial of the application, the Council shall specify:

1. The Ordinance and standards used in evaluating the application;
2. The reasons for recommending approval or denial; and
3. The actions, if any, that the applicant could take to obtain approval.

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Scenicview Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Council hereby approves the following:
 - A. Sidewalk waivers for private street. (if approved)
 - B. Council approves waivers to maximum block length. (if approved)
 - C. Private Streets with gates are hereby approved by Council. (if approved)
 - D. Council approves Private Street to be 28 feet wide. (if approved)
 - E. Council waives the requirement for open space. (if approved)
3. **Applicant shall meet all requirements of the City Engineer and Star Fire District prior to signature of the final plat.**
4. **The applicant shall enter into an agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**
5. **The Applicant/Owner shall submit a private street maintenance plan, including future funding and emergency access easement, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
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. **Applicant/Owner shall submit a streetlight design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**

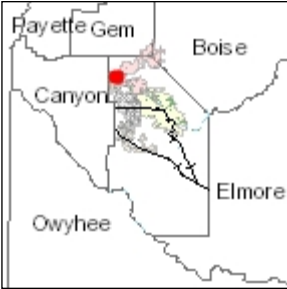
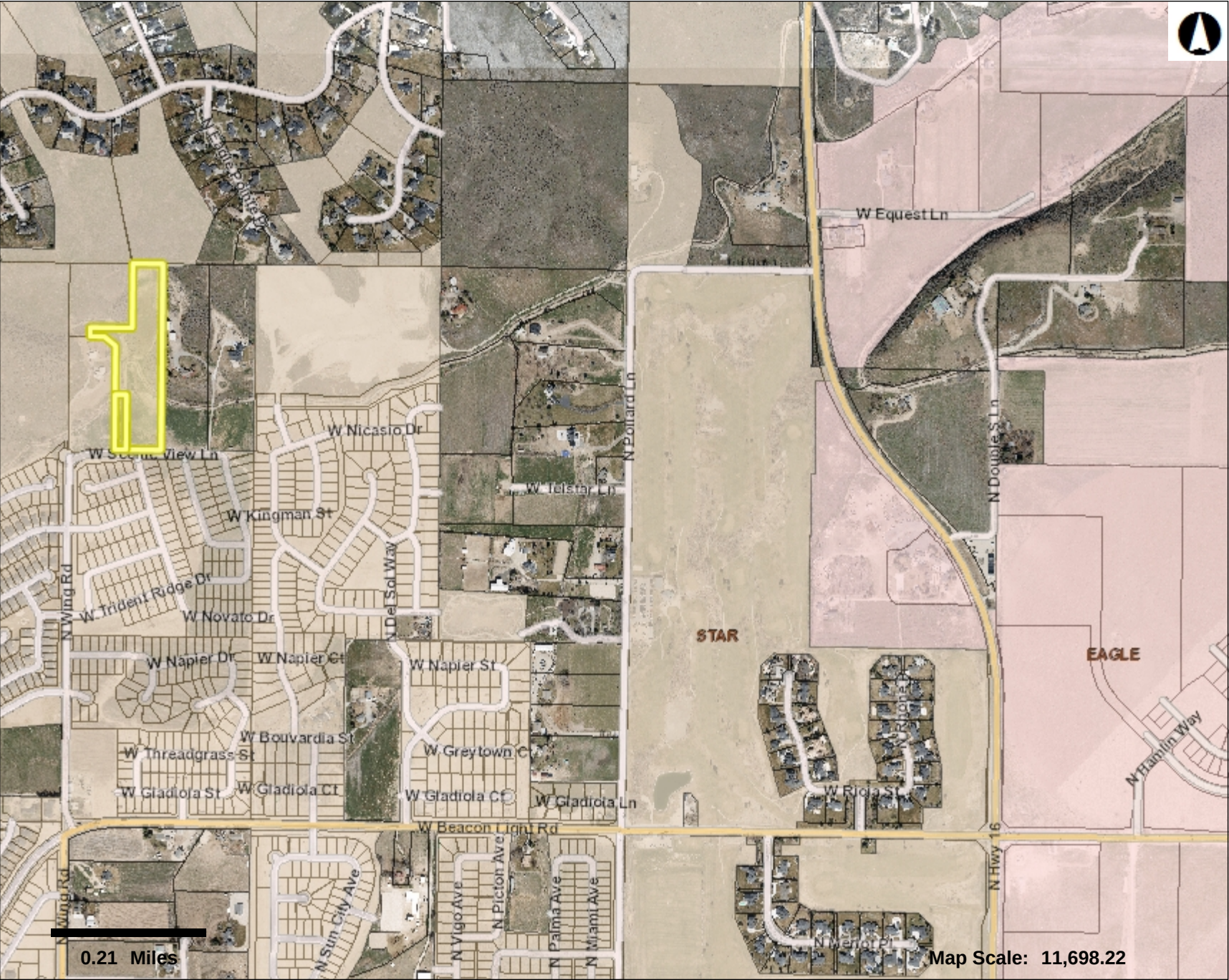
7. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
8. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
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. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
12. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
13. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
14. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
15. 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.
16. All common areas shall be owned and maintained by the Homeowners Association.
17. 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.**
18. A sign application is required for any subdivision signs.
19. **Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File Number PP-25-07 and PR-25-05 for the Scenicview Subdivision on _____, 2026.

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Legend

+

 Railroad

Roads (8,000 - 24,000)

<all other values>

Interstate

Ramp

Principal Arterial

Collector

Minor Arterial

Local

Parks

Alley

Driveway

Parks

Water

City Limits

BOISE

EAGLE

GARDEN CITY

KUNA

MERIDIAN

STAR

 Condos Parcels

raster.DBO.AdaOrthos

 Red: Band_1 Green: Band_2 Blue: Band_3

Map Scale: 11,698.22

9/22/2025

September 19, 2025

City of Star
Planning and Zoning Department
10769 W State Street
Star, ID 83669

RE: Proposed Scenicview Subdivision

Dear City of Star,

On behalf of our client, we are proposing to develop 10 residential lots on approximately 9.4 acres consisting of parcels R4830410410 (zoned R-1) and R4830410580 (zoned R-3). One common lot at the entrance will provide landscaping and buffering for Scenic View Drive. The site is located on the north side of Scenic View Drive. We are applying for approval of a private road and preliminary plat.

A neighborhood meeting was held on-site on June 18, 2025. Four attendees signed the roster, and all expressed support for a subdivision with larger lots than typical in the area.

Our proposal includes a 28-foot-wide gated private street to maintain a rural character and provide enhanced safety and privacy for residents. The landscaped entry feature will establish a welcoming sense of place. We have coordinated with the Star Fire Protection District, the U.S. Postmaster, and city staff to ensure that the design provides for safe emergency access, functional postal delivery, and compliance with city development standards.

Density & Lot Design

The project proposes 10 single-family residential lots on 9.4 acres, for an overall density of approximately 1.05 dwelling units per acre. The Comprehensive Plan Future Land Use Map for the property has two designations for this property: “Estate Rural Residential, 2 units/acre” and “Estate Urban Residential, 3 units/acre.” This proposal is well below maximum zoning and FLUM densities. By providing larger lot sizes than typically found in Star, Scenicview responds directly to community preferences, market demands, and aligns with the Plan’s intent to preserve rural character while accommodating growth.

Access & Circulation

Access will be provided via Scenic View Drive. The proposed private street will be 28 feet wide and constructed within an easement that meets the standards of the City of Star and ACHD. The street section will provide two travel lanes and adequate width for emergency vehicles. The gated entry will include an emergency bypass feature to allow fire and law enforcement access. ACHD has confirmed that a traffic impact study is not required.

This design is consistent with Comprehensive Plan transportation policies, which call for safe neighborhood access to ensure proper roadway function while maintaining community character.

Utilities & Services

All lots will be served by City of Star municipal water and sewer, with connections available in Scenic View Drive, consistent with Comprehensive Plan public-services policies that encourage developments to connect to municipal utilities where feasible. Pressurized irrigation will be provided via Farmer's Union.

Drainage & Grading

A stormwater management plan will be submitted with the construction drawings and designed in accordance with City of Star standards. Stormwater will be retained and treated on-site through a combination of swales, ensuring no adverse impacts to neighboring properties. This supports the Comprehensive Plan environmental policies that call for responsible stormwater management and protection of adjacent lands. Grading will follow existing contours as closely as possible to preserve the rural aesthetic. We are coordinating with Farmer's Union to secure a license agreement that will allow the canal to be piped and crossed with the subdivision's private road and utility extensions.

Landscaping & Open Space

A common lot at the subdivision entrance will contain significant landscaped buffering along Scenic View Drive, designed with plantings for long-term sustainability. These improvements are consistent with the Comprehensive Plan community-character policies that encourage enhanced landscaping and attractive streetscapes reflecting Star's rural identity.

Conclusion

The Scenicview Subdivision represents a low-density, high-quality residential neighborhood that is consistent with the City of Star's zoning and Comprehensive Plan. The project provides large estate-style lots, a gated private street, and enhanced landscaping while ensuring compliance with City of Star requirements. By aligning with the Comprehensive Plan's goals for low-density housing, rural character preservation, safe access, and quality neighborhood design, Scenicview will be an asset to the community and contribute positively to the character of the surrounding area.

We respectfully request approval of the preliminary plat and private street application.

Sincerely,

Paul Hilbig



PRELIMINARY PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Paul Hilbig

Applicant Name: Paul Hilbig
Applicant Address: 2667 E Gala Ct, Ste 120 Meridian ID Zip: 83642
Phone: 208-921-2506 Email: paulhilbig@gmail.com

Owner Name: David Conley, Conrad Investments, LLC
Owner Address: 1226 W Tiger Eye Kuna, ID Zip: 83634
Phone: 208-283-9275 Email: djconley3@gmail.com

Representative (e.g., architect, engineer, developer):
Contact: Dennis Jordan Firm Name: Focus Engineering & Surveying
Address: 1001 N Rosario St Ste. 100 Zip: 83642
Phone: 208-974-0075 Email: djordan@focus-es.com

Property Information:

Subdivision Name: Scenicview Subdivision
Site Location: Scenic View Drive, Star ID
Approved Zoning Designation of Site: R1, R3
Parcel Number(s): R4830410410, R4830410580

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R1, R3	Estate Urban Residential, Estate Rural Residential	Estate Urban Residential, Estate Rural Residential
Proposed	R1, R3	Estate Urban Residential, Estate Rural Residential	Estate Urban Residential, Estate Rural Residential
North of site	R2 DA	Low Density Residential	Low Density Residential
South of site	R3	Estate Urban Residential	Estate Urban Residential
East of site	RUT	Estate Rural Residential	Estate Urban Residential
West of site	R1	Estate Rural Residential	Estate Urban Residential

SITE DATA:

Total Acreage of Site - 9.4 acres
Breakdown of Acreage of Land in Contiguous Ownership - 9.4 acres
Total Acreage of Site in Special Flood Hazard Area - 0 acres
Dwelling Units per Gross Acre - 1.06 units/acre
Minimum Lot Size - 0.45 Acres
Minimum Lot Width - 105'

Total Number of Lots - 11
Residential - 10
Commercial - N/A
Industrial - N/A
Common - 1

Total Number of Units - 10
Single-family - 10
Duplex - N/A
Multi-family - N/A

Percent of Site and Total Acreage of Common Area - 2 % / 0.19 usable acres
Percent of Common Space to be used for drainage - N/A
Describe Common Space Areas (amenities, landscaping, structures, etc.) - Landscape Buffer

Proposed Dedicated Lots & Acreage (school, parks, etc): N/A

Public Streets - 0 Private Streets - 1
Describe Pedestrian Walkways (location, width, material) - Private Lane, asphalt
Describe Bike Paths (location, width, material) - Within private lane, asphalt

FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):

Total Acreage of Site in Special Flood Hazard Area - 0 acres - area is in Zone X

- 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.: 16001C0130J
FIRM effective date(s): mm/dd/year 06/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
Base Flood Elevation(s): AE____.0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer and Water

Irrigation Water- Farmers Union Canal

Sanitary Sewer- Star Sewer and Water

Fire Protection - Middleton/Star Fire District

Schools - Star Elementary, Star Middle School, Eagle High School

Roads - Roads within property to be privately owned and maintained.

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - No Floodplain - No

Evidence of Erosion - No Fish Habitat - No

Historical Assets - No Mature Trees - No

Riparian Vegetation - No Steep Slopes - Yes

Stream/Creek - No Unstable Soils - No

Unique Animal Life - No Unique Plant Life - No

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)

Applicant (√)	Description	Staff (√)
	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. (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.)	
	Completed and signed Preliminary Plat Application	
	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
	Narrative explaining the project. (must be signed by applicant)	
	Legal description of the property (word.doc and pdf version with engineer's seal)	
	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 is authorized to submit this application.	
	Approval of the proposed subdivision name from Ada County Surveyor's office.	
	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
	Electronic copy in pdf. format of Preliminary Plat	
	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
	Electronic copy in pdf. format of landscape plan	
	Electronic copy in pdf. format of preliminary site grading & drainage plans	
	Phasing plan shall be included in the application if the project is to be phased.	

	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
	List of name(s) and addresses 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 property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
	Special Flood Information – Must be included on Preliminary Plat and Application form.	
	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	
	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.	
	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

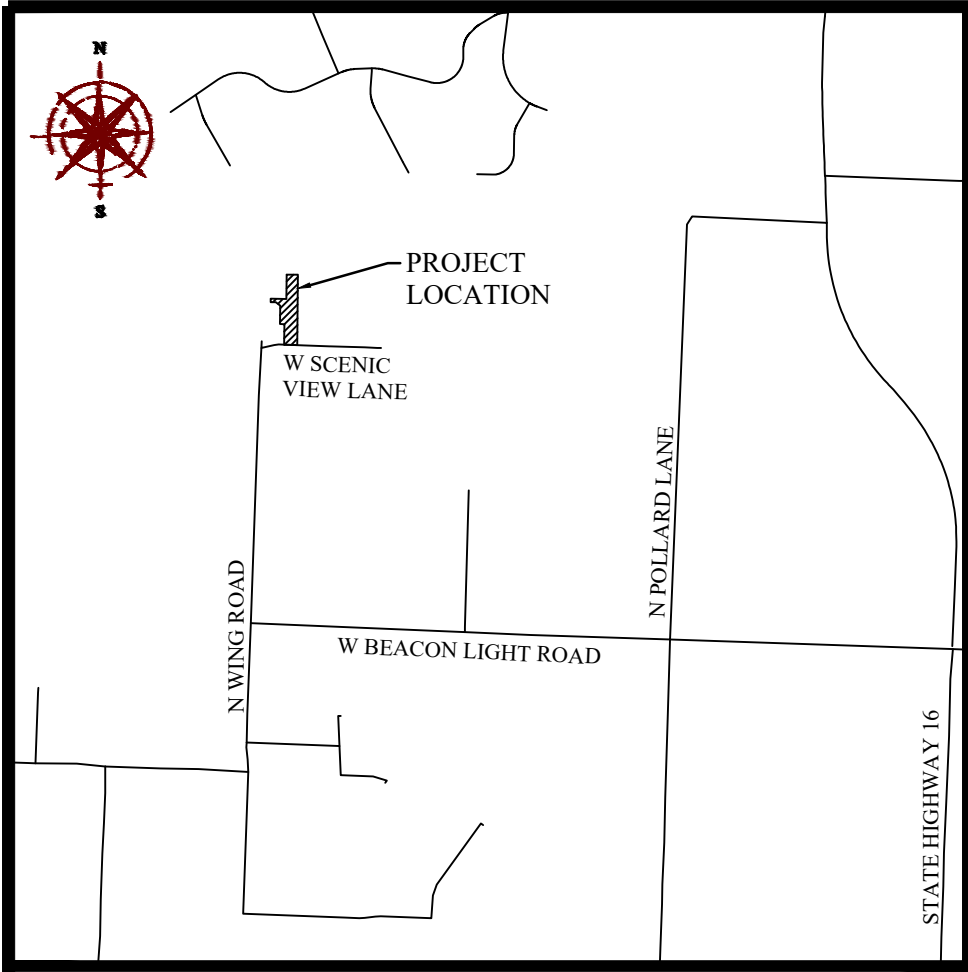
**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other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

Paul Hilbig

Applicant/Representative Signature

9/22/25

Date

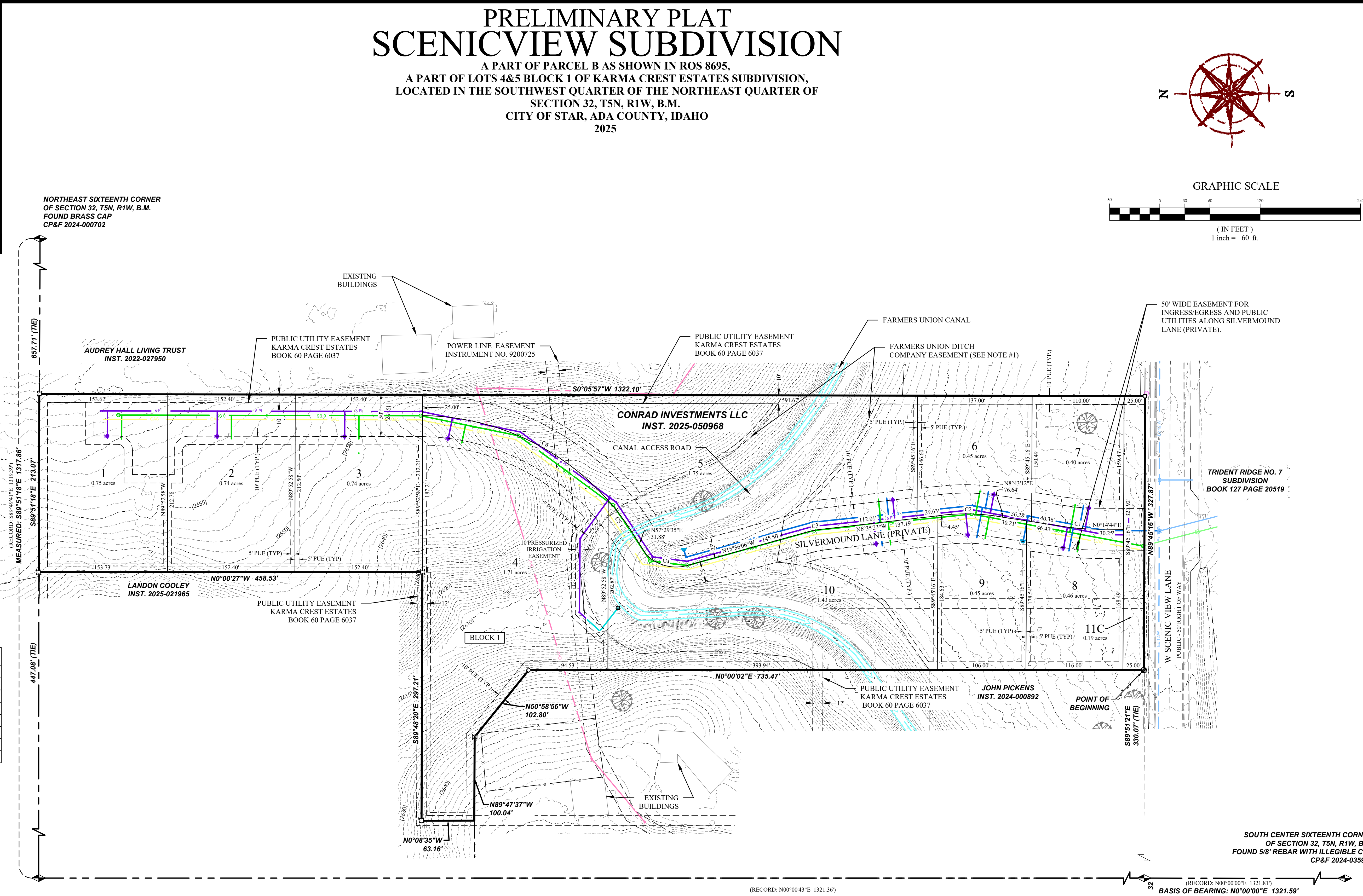


VICINITY MAP
N.T.S.

NOTE #1
FARMERS UNION DITCH COMPANY
EASEMENTS SHALL BE 25 FEET FROM TOP
OF BANK OUTWARD IN AREAS THE
FARMERS UNION CANAL IN NORMAL
SITUATIONS. EASEMENTS SHALL BE 25 FEET
OUTWARD FROM BOTTOM TOE OF SLOPE IN
HIGH FILL AREAS

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	250.00'	9°09'29"	39.96'	N04°08'27"E	39.92'
C2	250.00'	16°29'38"	71.97'	N01°36'51"E	71.72'
C3	150.00'	9°02'31"	23.67'	N11°06'38"W	23.65'
C4	50.00'	61°40'07"	53.82'	N15°13'58"E	51.26'
C5	300.00'	8°55'55"	46.77'	N53°01'37"E	46.72'
C6	300.00'	56°54'00"	297.93'	N29°02'35"E	285.83'
C7	300.00'	47°58'05"	251.16'	N24°34'38"E	243.89'

LEGEND	
	BOUNDARY
	SECTION LINE
	EASEMENT
	CANAL
	LOT LINE
	CENTERLINE
	EXISTING PROPERTY LINE
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. DITCH
	EXIST. DITCH FLOWLINE
	EXIST. OVERHEAD POWER
	EXIST. FENCE
	EXIST. EDGE OF DIRT ROAD
	EXIST. SD INLET, MANHOLE & COMBO BOX
	EXIST. SEWER MANHOLE
	EXIST. WATER VALVE & WATER METER
	EXIST. FIRE HYDRANT
	EXIST. POWER POLE
	XX" SANITARY SEWER
	XX" CULINARY WATER
	XX" PRESSURE IRRIGATION
	NATURAL GAS
	STREET LIGHT
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	FIRE HYDRANT
	SECTION MONUMENT (FOUND)
	FOUND 1/2" REBAR W/CAP PLS 2471
	FOUND 5/8" REBAR W/CAP PLS 18350
	FOUND 1/2" REBAR WITH ILLEGIBLE CAP
	FOUND 1/2" REBAR W/CAP PLS 4431
	FOUND 5/8" BENT REBAR NO CAP



NORTHEAST SIXTEENTH CORNER
OF SECTION 32, T5N, R1W, B.M.
FOUND BRASS CAP
CP&F 2024-000702

HILLSDALE ESTATES #3
SUBDIVISION
BOOK 77 PAGE 8167

AUDREY HALL LIVING TRUST
INST. 2022-027950

PUBLIC UTILITY EASEMENT
KARMA CREST ESTATES
BOOK 60 PAGE 6037

POWER LINE EASEMENT
INSTRUMENT NO. 9200725

PUBLIC UTILITY EASEMENT
KARMA CREST ESTATES
BOOK 60 PAGE 6037

FARMERS UNION CANAL

FARMERS UNION DITCH
COMPANY EASEMENT (SEE NOTE #1)

50' WIDE EASEMENT FOR
INGRESS/EGRESS AND PUBLIC
UTILITIES ALONG SILVERMOUND
LANE (PRIVATE).

TRIDENT RIDGE NO. 7
SUBDIVISION
BOOK 127 PAGE 20519

SOUTH CENTER SIXTEENTH CORNER
OF SECTION 32, T5N, R1W, B.M.
FOUND 5/8" REBAR WITH ILLEGIBLE CAP
CP&F 2024-035905

LEGAL DESCRIPTION

A PART OF LOTS 4 AND 5, BLOCK 1 OF KARMA CREST ESTATES SUBDIVISION
INSTRUMENT NO. 9276627 BEING A PORTION OF SECTION 32, TOWNSHIP 5N, RANGE
1W, BOISE MERIDIAN, LOCATED IN STAR, ADA COUNTY, IDAHO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE CENTER QUARTER CORNER OF SECTION 32,
TOWNSHIP 5N, RANGE 1W, BOISE MERIDIAN; THENCE S89°51'21" E 330.07 FEET TO THE
SOUTHEAST CORNER OF A PARCEL INSTRUMENT NO. 2024-000892 MARKED BY A 5/8
INCH BENT REBAR SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES;
(1) N00°00'02"E 735.47 FEET TO A 1/2 INCH REBAR WITH DESTROYED CAP;
(2) THENCE N50°58'56"W 102.80 FEET TO A 1/2 INCH REBAR PLS 4431;
(3) THENCE N89°47'37"W 100.04 FEET TO A POINT ON THE WESTERLY LINE OF
KARMA CREST ESTATES SUBDIVISION LOT 4 BLOCK 1, INSTRUMENT NO. 9276627;
THENCE ALONG SAID LOT THE FOLLOWING THREE (3) COURSES;
(1) N00°08'35"W 63.16 FEET TO A 1/2 INCH REBAR PLS 2471;
(2) THENCE S89°48'20"E 297.21 FEET TO A 1/2 INCH REBAR PLS 2471;
(3) THENCE N00°00'27"W 458.53 FEET TO A 1/2 INCH REBAR PLS 2471, SAID POINT
BEING ON THE NORTHERLY BOUNDARY OF SAID KARMA CREST ESTATES
SUBDIVISION;
THENCE ALONG SAID SUBDIVISION THE FOLLOWING (2) COURSES;
(1) THENCE S89°51'18"E 213.07 FEET TO A 1/2 INCH REBAR PLS 2471;
(2) THENCE S00°05'57"W 1,322.10 FEET TO A 5/8 INCH REBAR PLS 18350;
THENCE N89°45'16"W 327.87 FEET TO THE POINT OF BEGINNING.

CONTAINS: 9.07 ACRES+/-

OWNER/DEVELOPER
CONRAD INVESTMENTS LLC
DAVID CONLEY
1226 W TIGER EYE ST
KUNA, ID 83634
(208) 283-9275

ENGINEER
TOM ROMNEY
FOCUS ENGINEERING & SURVEYING
6949 S. HIGH TECH DRIVE STE 200
MIDVALE, UT 84047
(801) 352-0075

SURVEYOR
TRENTON SMITH, PLS 3271644
FOCUS ENGINEERING & SURVEYING
1001 N. ROSARIO ST STE 100
MERIDIAN, ID 83642
(208) 974-0075

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

Drawn:	MLW	Checked:	JTS
Scale:	1"=60'	Job #:	25-5030
Date:	2/02/2026		
Sheet:			

1 OF 1

PRELIMINARY PLAT
SCENICVIEW SUBDIVISION
A PART OF PARCEL B AS SHOWN IN ROS 8695,
A PART OF LOTS 4 & 5 BLOCK 1 OF KARMA CREST ESTATES SUBDIVISION,
LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 32, T5N, R1W, B.M.

FOR
REVIEW
ONLY

FOCUS
ENGINEERING AND SURVEYING, LLC
1001 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642 PH: (208) 974-0075
www.focus-es.com

LANDON COOLEY
INST. 2025-021965

CONRAD
INVESTMENTS LLC
INST. 2025-050968

JOHN PICKENS
INST. 2024-000892

PLANT SCHEDULE

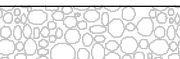
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
Z5	Zelkova serrata	Japanese Zelkova	1.5' Cal.	6
EVERGREEN TREES				
JW	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	6' Ht.	5
PT	Pinus longaeva 'Formal Form'	Formal Form Dwarf Bristlecone Pine	6' Ht.	13

SHRUBS				
AML	Aronia melanocarpa 'Low Scape Hedger'	Dwarf Chokeberry	5 gal.	7
AMG	Aronia melanocarpa 'UCONNAMO12' TM	Ground Hug Black Chokeberry	5 gal.	14
BTC	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	5 gal.	23
BDH	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	5 gal.	5
BB	Buddleja davidii 'Tobudmidn'	Buzz™ Midnight Butterfly Bush	5 gal.	12
BGM	Buxus x 'Green Mountain'	Green Mountain Boxwood	5 gal.	7
CAI	Cornus alba 'Ballhalo' TM	Ivory Halo Dogwood	5 gal.	8
CSK	Cornus sencea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	5 gal.	10
FOI	Physocarpus opulifolius 'Nugget'	Nugget Ninebark	5 gal.	11
FMM	Pinus mugo 'Mops'	Mops Mugo Pine	5 gal.	6
SBA	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Bumald Spiraea	5 gal.	24

ORNAMENTAL GRASSES				
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	9
LBF	Cenchrus alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	11
CK	Cenchrus orientalis 'Karley Rose'	Karley Rose Fountain Grass	1 gal.	14

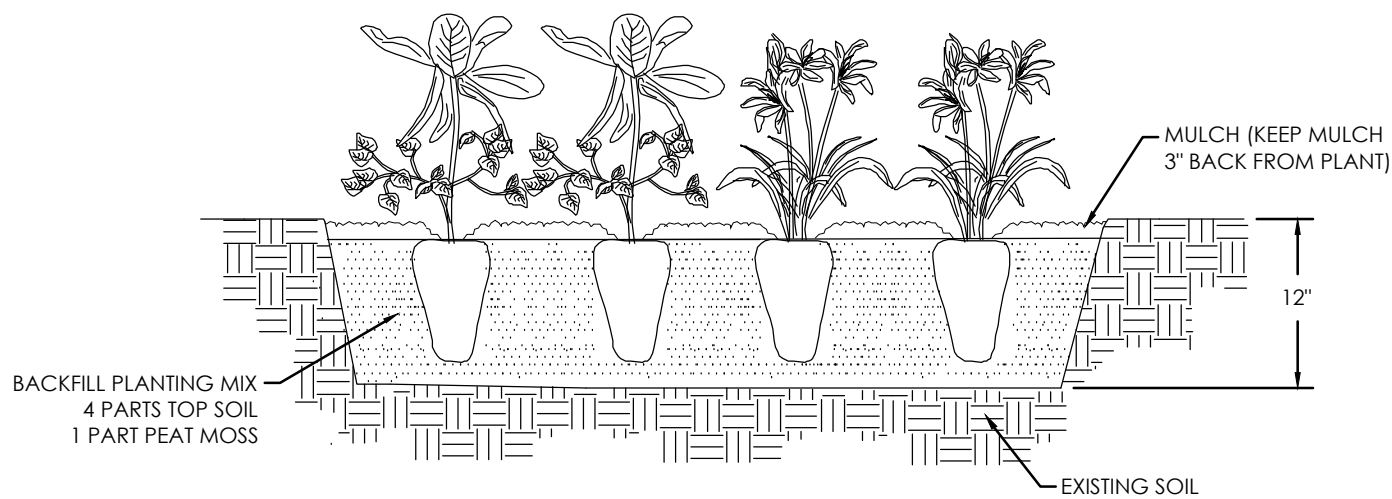
PERENNIALS				
GL	Guara lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	1 gal.	6
STP	Salvia nemorosa 'Perfect Profusion'	Perfect Profusion Meadow Sage	1 gal.	9

REFERENCE NOTES SCHEDULE

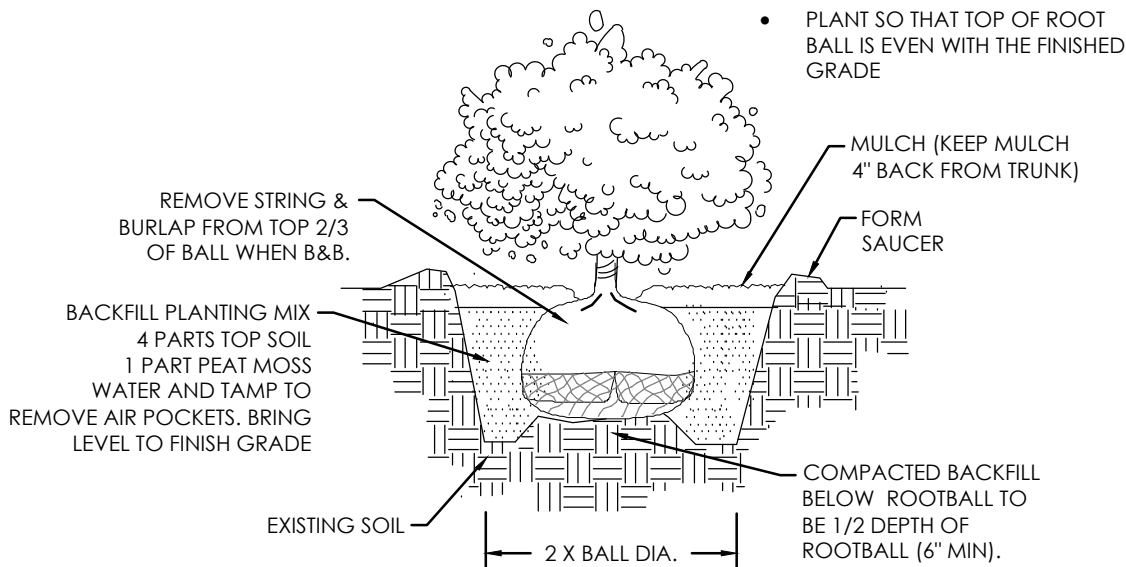
SYMBOL	CODE	DESCRIPTION	QTY
	1	DECORATIVE ROCK, TYPE 1	3,700 sf
	2	DECORATIVE ROCK, TYPE 2	3,711 sf
	3	STEEL EDGING	

LANDSCAPE NOTES

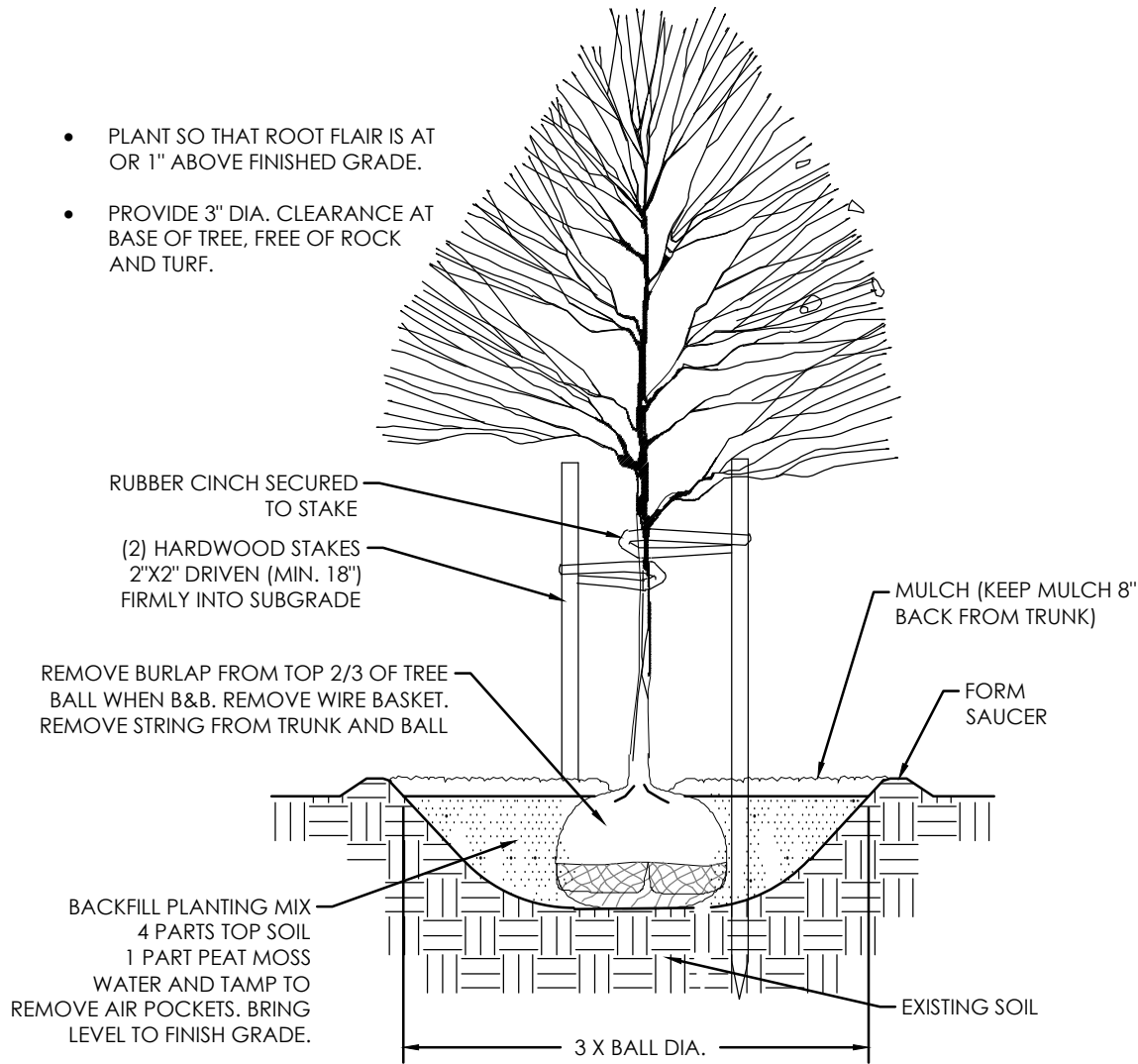
- LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
- TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
- INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
- CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.



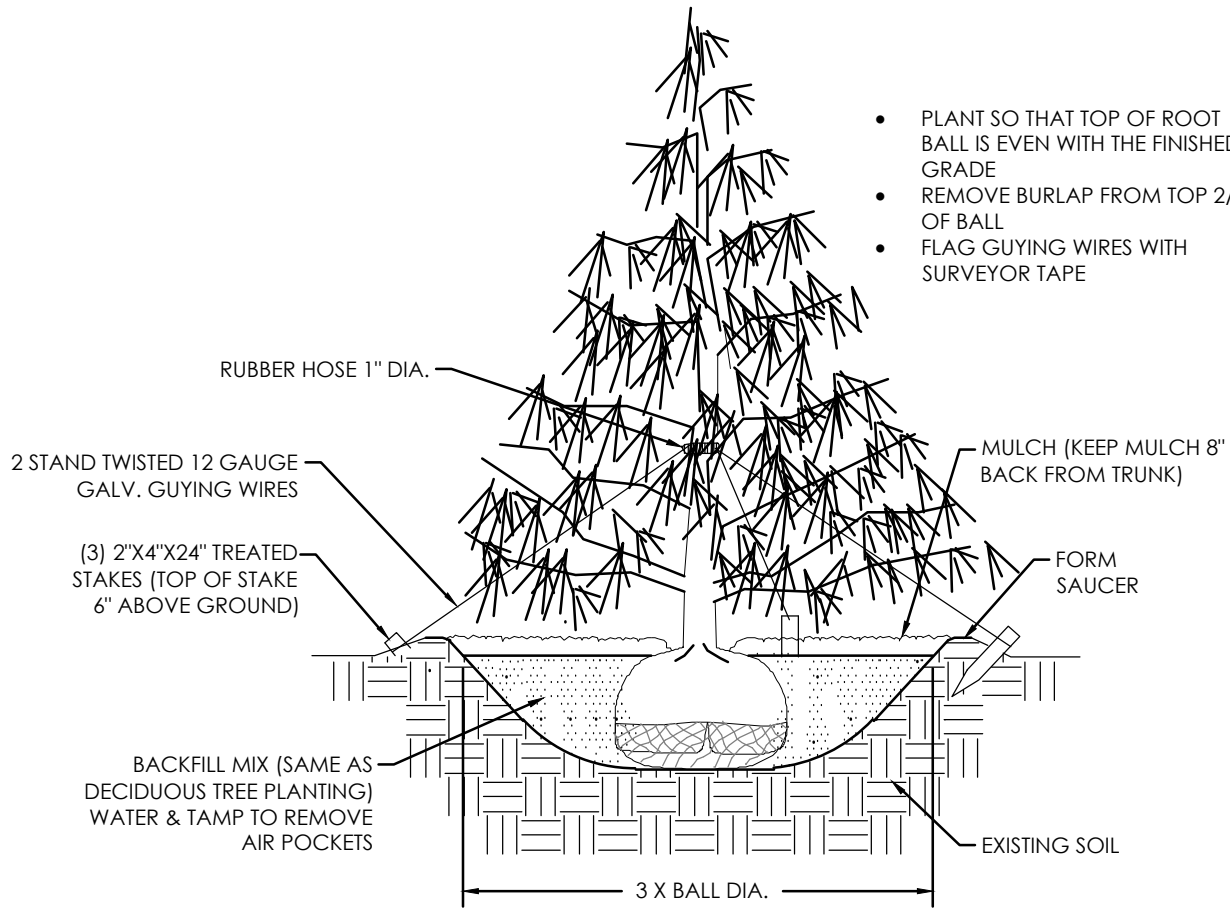
D PERENNIAL PLANTING
NOT TO SCALE



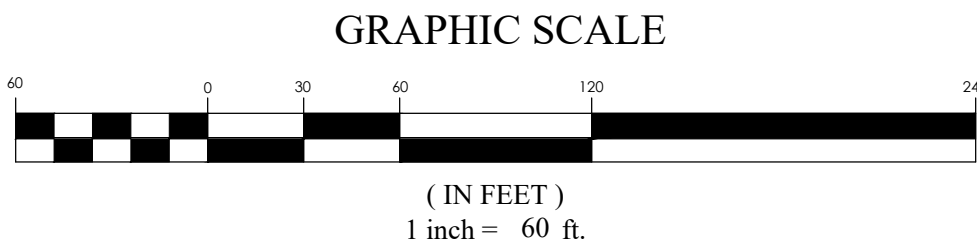
C SHRUB PLANTING
NOT TO SCALE



A TREE PLANTING & STAKING
NOT TO SCALE



B EVERGREEN PLANTING & GUYING
NOT TO SCALE



SCENICVIEW SUBDIVISION STAR, IDAHO LANDSCAPE PLAN

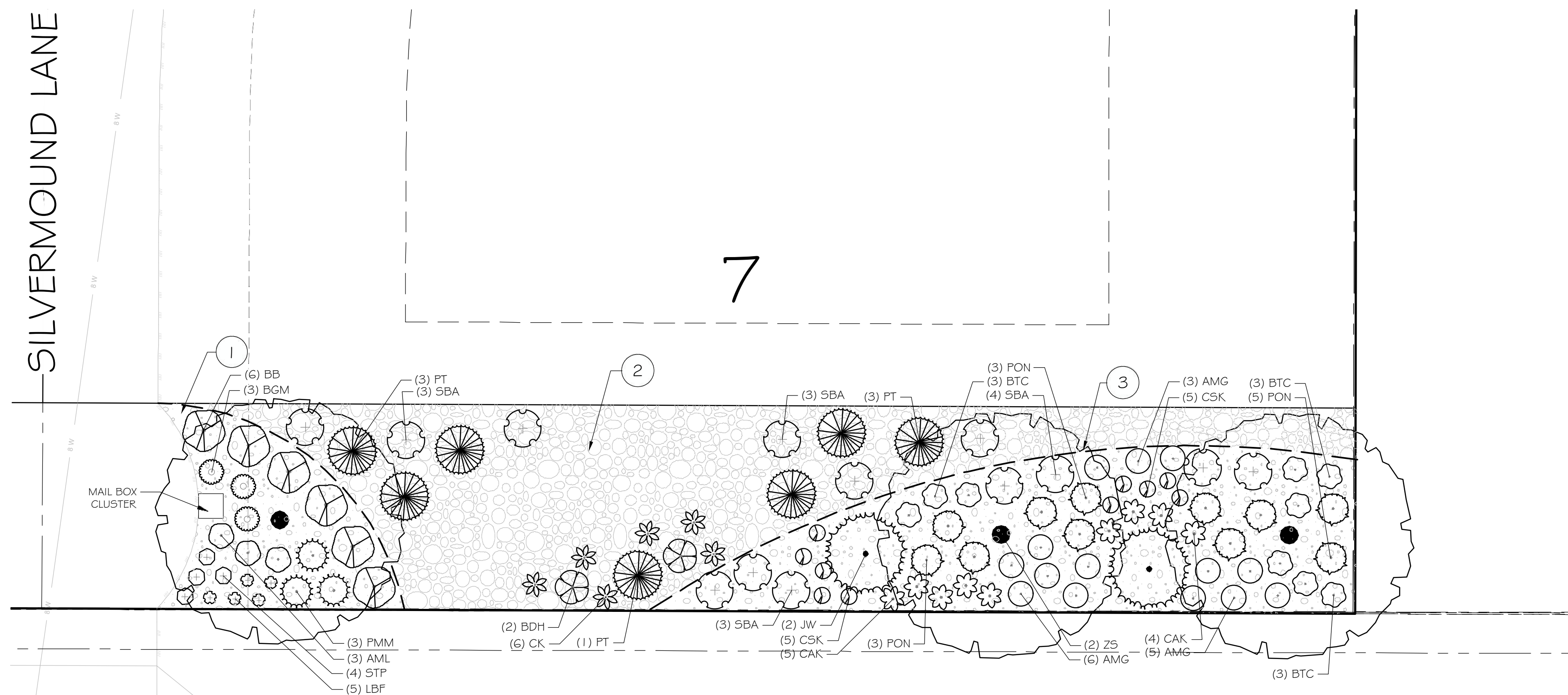
REVISION BLOCK		DESCRIPTION
#	DATE	
1	****	
2	****	
3	****	
4	****	
5	****	
6	****	

LANDSCAPE PLAN

Scale: 1"=60'	Drawn: MH
Date: 09/19/25	Job #: 25-5030
Sheet:	

L1.0

FOR
REVIEW
ONLY



City of Star

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

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
Steve Day

12 February 2026

Paul Hilbig
2667 E Galla Ct, Ste 120
Meridian, ID 83672

Re: Scenicview Subdivision – Preliminary Plat Application

Dear Mr. Hilbig

The City of Star Engineering Department has reviewed the Preliminary Plat for the Scenicview Subdivision dated September 22, 2025. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and questions based on our review.

1. Item 8-4A-12: J.2 requires a soils report to be submitted with the preliminary plat.
 - i. *Required Data: The developer shall retain professional expertise to obtain the following information which is required by the commission:*
 1. *Soil Reports: For any proposed hillside development, a soils report shall be submitted with the preliminary plat. This report shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures, design criteria for corrective measures, and opinions and recommendations covering the adequacy of sites to be developed.*

A copy must be provided prior to any development activities and should be included prior to approval of the preliminary plat.

2. The City Master Pathway Plans call for a Pathway along the existing canal. This shall be shown on the preliminary plat.
 - a. **Applicant has requested a waiver of this condition. City Staff cannot grant this waiver and recommend council discuss this condition prior to any motion on the application.**

3. Lots 5 and 10 or divided by the canal without direct access from one side of the lot to the other side of the lot. Provide information on accessing these lots, consider revising layout to prevent lots crossing canal. Specifically, the area of lot 10 that is land locked with no access to the road easement.
4. There are multiple areas where existing slopes exceed 25%, these areas should be shown as no-build areas and will be required to have slope easements on the Final Plat that prevent earth moving activities within these areas.
5. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required prior to approval of construction drawings.
6. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
7. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
8. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
9. This subdivision will need to be annexed into the Star Sewer and Water District to provide water and sewer to the site.

We recommend that the **condition 1** listed above be addressed prior to approval of the Preliminary Plat. **We also will require City Council approval of items 2 and 3** prior to approval of any construction drawings. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above-referenced Preliminary Plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan", with a stylized flourish at the end.

Ryan V. Morgan, P.E.
City Engineer



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 PP-25-07

Development Name/Section Scenicview CDH File # _____

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

Reviewed By: Row Boof

Date: 11/4/25



STAR FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

DATE: February 11, 2026

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Comment

PROJECT: Scenicview Subdivision
PP-25-07 Preliminary Plat
PR-25-05 Private Road



The Star Fire Protection District has reviewed the documents provided by the City of Star related to the proposed Scenicview Subdivision. Our comments are as follows:

The Applicant is requesting approval of a Preliminary Plat for a proposed residential subdivision consisting of ten (10) residential lots, one (1) common lot, and a private street. The property is located on the north side of Scenic View Drive in Star, Ada County, Idaho, and consists of approximately 9.4 acres, with a proposed density of 1.05 dwelling units per acre.

Fire Coverage/Response Time:

This development will be primarily serviced by Station 51, located at 11665 W. State Street, Star, Idaho, approximately 3.3 miles from the proposed development entrance, with an estimated eight (8) minute travel time under normal conditions.

This development is located outside the Star Fire Protection District's five (5) minute response-time area, as shown on the attached response-time maps, and is therefore subject to the limitations and conditions associated with extended response times.

CONDITIONS OF APPROVAL

1. Codes and Standards

- 1.1. The development shall comply with the currently adopted edition of the International Fire Code (IFC) and all applicable codes and ordinances of the City of Star, Idaho
- 1.2. The IFC establishes minimum requirements for life safety and property protection from fire, explosion, and other hazards in new and existing buildings and premises. It also ensures a reasonable level of safety for firefighters and emergency responders during operations.
- 1.3. The absence of comments on any hazardous condition or code violation does not constitute approval of such condition or violation under the International Building Code or International Fire Code.

2. Side Setbacks

- 2.1. Zone R-3: Minimum of 7.5 feet as per the City Code with no modifications.

3. Fire Mitigation Plan

- 3.1. This development will sit within the Ada County Wildland Urban Interface Area. A Wildland Urban Interface Fire Mitigation Plan shall be submitted to the Building Official and Fire District for review and approval.

4. Water Supply

- 4.1. Fire hydrants, capable of producing the required fire flow, shall be installed throughout the development:
 - 4.1.1. The development will be serviced by the Star Sewer and Water District and Private Individual Wells.
 - 4.1.2. Hydrant spacing and installation shall meet Star Sewer and Water District requirements.
- 4.2. Adequate Fire Flow:



STAR FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

- 4.2.1. Fire flow is defined as the total floor area under the roof and within the exterior walls of the largest fire area, including basements and mezzanines, per IFC Appendix B102.
- 4.2.2. If adequate fire flow is not available, the Applicant shall coordinate with the Fire District to implement an approved alternative water supply.
 - 4.2.2.1. Alternative water supply proposal submitted by the applicant on February 11, 2026. (See attached)
 - 4.2.2.1.1. Lots 1,2,3 and 4 are located north of Farmers' Union Canal and will not be service by domestic water service due to elevation.
 - 4.2.2.1.2. The applicant is proposal is that Lots 1,2,3 and 4 north of Farmers Union Canal be serviced by private individual wells and equipped with NFPA 13D residential sprinkler systems.
 - 4.2.2.1.3. The Fire District will accept the alternative water supply of NFPA 13D residential sprinkler systems for the lots listed above. It shall be the builders responsibility to complete submittals and permits during the building permit phase of each lot.

5. Fire Apparatus Access

- 5.1. Access roads shall comply with IFC Section 503 and Appendix D, including adequate width, signage, turnarounds, and turning radii, and grade suitable for fire apparatus.
- 5.2. Access roads shall be designed to allow simultaneous evacuation and emergency response.
- 5.3. Developments with fewer than thirty (30) dwellings require only one (1) entrance
- 5.4. The plans submitted meet the intent of the code for developments with fewer than thirty (30) dwellings.
- 5.5. The grade of fire apparatus access roads shall not exceed ten percent (10%), unless otherwise approved by the Authority Having Jurisdiction. Short distances of steeper grades, not to exceed twelve percent (12%), may be permitted where specifically approved and where operational conditions allow.
- 5.6. The applicant is to follow all standards for gates and barriers with emergency only access.

6. Private Road with Electronic Gate

- 6.1. The Fire District has limited authority to enforce regulations on private roads and therefore holds reservations regarding their approval. If approved by City Council, the following conditions shall apply:
 - 6.1.1. An emergency services easement shall be provided across all access roads within the subdivision.
 - 6.1.2. Gates shall comply with Fire District gate and barrier standards.
 - 6.1.3. It shall be the responsibility of the Applicant to ensure all required permits are obtained through the Office of the Fire Marshal.
 - 6.1.4. Gates shall not be placed into service until final testing and inspection is completed by the Fire District.
 - 6.1.5. **CC&R Requirement:** Any proposed changes to the internal road system shall be submitted to the Fire District for review and approval.
 - 6.1.6. **CC&R Requirement:** The HOA shall be responsible for maintaining all fire apparatus access roads free of obstruction at all times, including snow and ice removal during winter months.

7. Additional Comments

- 7.1. Additional review will be required at the Final Plat stage and prior to construction of any dwellings before building permits can be issued.
- 7.2. The Applicant shall be responsible for submitting all required applications to the Fire District. All applicable plan review, permit, inspection, and re-inspection fees shall apply in accordance with the Fire District's adopted fee schedule.
- 7.3. The Fire District did not receive a Development Construction Application for this project, as required by Fire District. This review has been completed solely based on the information provided by the City of Star. The absence of a complete application may limit the scope and accuracy of this review and does not waive any submittal requirements, fees, or future review obligations.

February 11, 2026

RE: Scenicview Subdivsion, Star, Idaho

Subject: Alternative Water Supply Request – Scenicview Subdivision

Victor,

We are requesting approval for an alternative water supply off of private wells for the northern portion of the Scenicview Subdivision.

The subdivision consists of ten residential lots. Four of the proposed homesites—Lots 1, 2, 3, and 4—are located north of the Farmer’s Union Canal and will not be served by Star Sewer and Water for domestic water service.

(All ten lots, including Lots 1–4, will be connected to and served by Star Sewer and Water for *sewer* service.)

Additionally, homes constructed on Lots 1–4 will be required to install residential fire sprinkler systems to ensure adequate fire protection given the alternative water supply.

Please let me know if you need any additional information or documentation to support this request.

Regards,



Paul Hilbig



Star Fire Protection District

STATION 51 SERVICE MAP 5 - 10 MINUTE RESPONSE TIME

PROJECT LOCATION: Scenicview Subdivision

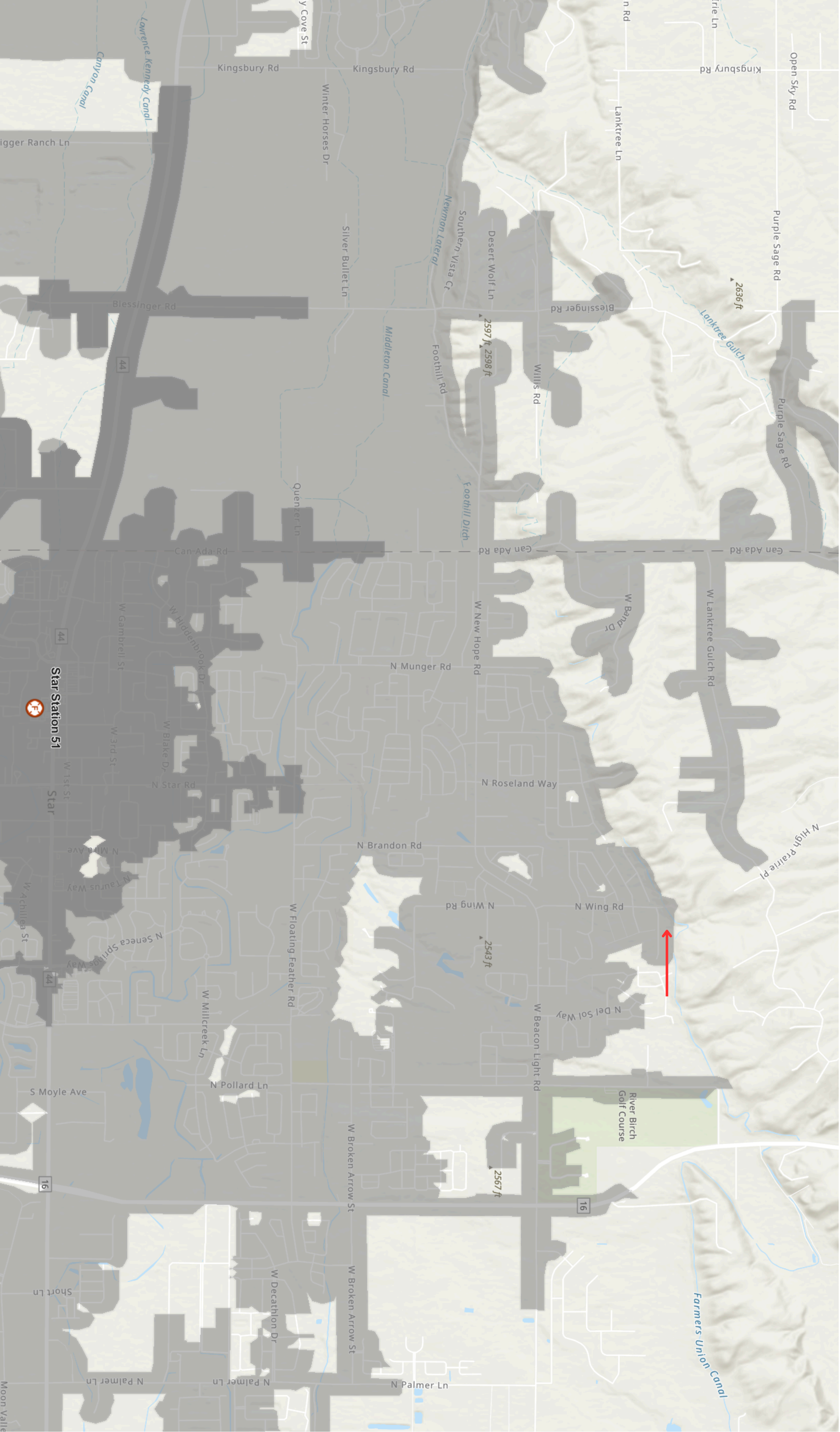
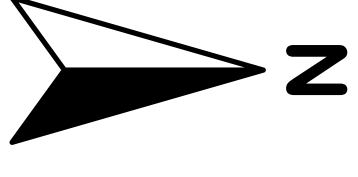
PARCEL #: R4830410410 & R4830410580

BY: VICTOR ISLAS, DEPUTY CHIEF 1/12/2026

Key

5 Min Response

10 Min Response





Star Fire Protection District

STATION 55 SERVICE MAP 5 - 10 MINUTE RESPONSE TIME

PROJECT LOCATION: Scenicview Subdivision

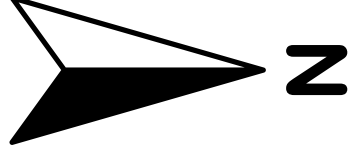
PARCEL #: R4830410410 & R4830410580

BY: VICTOR ISLAS, DEPUTY CHIEF 1/12/2026

Key

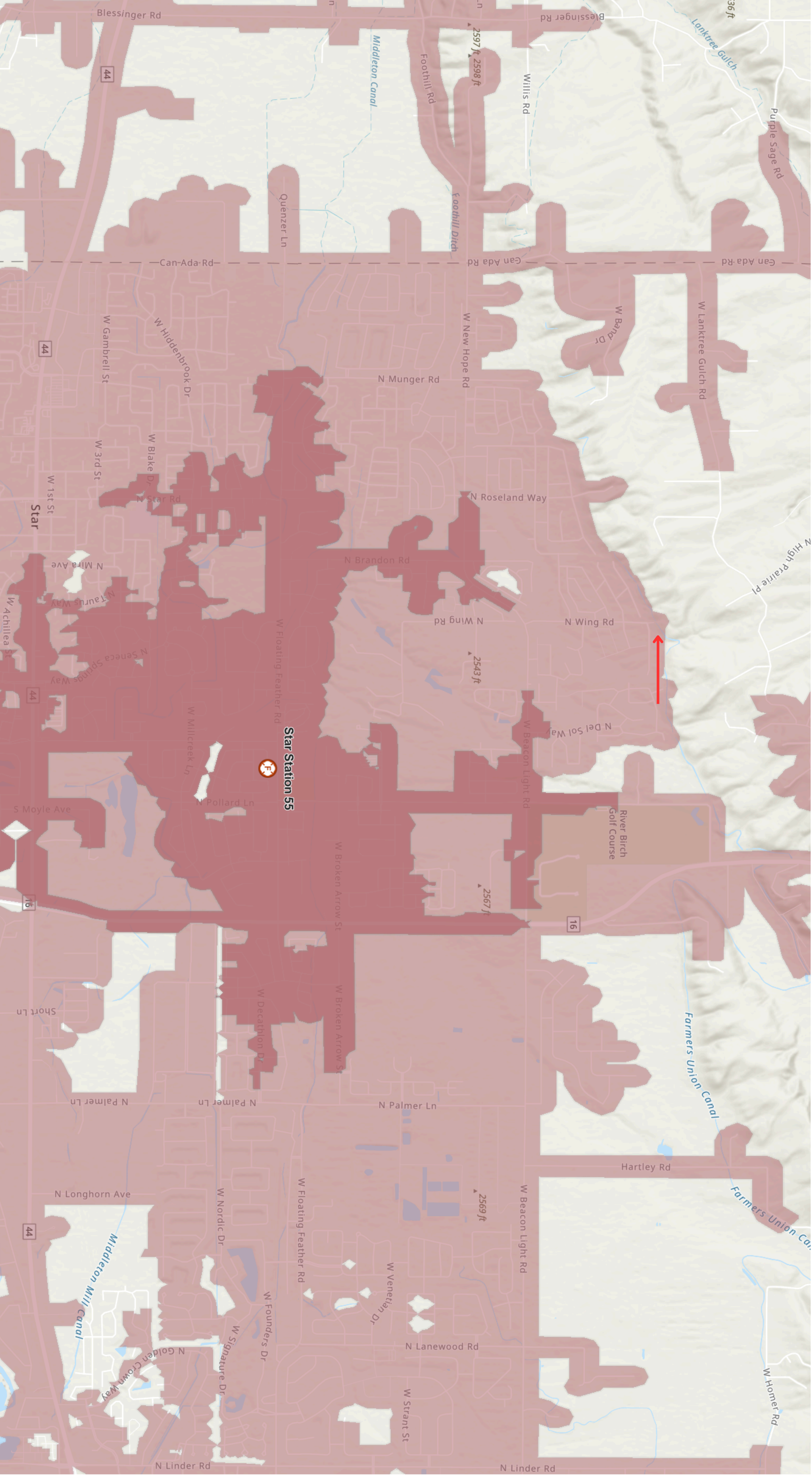
5 Min Response

10 Min Response



FUTURE RESPONSE

Due to current funding limitations, Station 55 is not scheduled to be operational until a permanent and sustainable funding source is secured. Once funded and placed into service, Station 55 will significantly improve emergency response times to this area and enhance overall service reliability for the surrounding community.





October 10, 2024, 2024

Shawn Nickel
City of Star
PO Box 130
Star, ID 83669

Re: **Scenicview Subdivision
Preliminary Plat**

Dear Mr. Nickel

The District has reviewed the Scenicview Subdivision preliminary plat documents provided to the District from the City of Star. The District has meet with the Developer and we are working on conditions for their annexation into the District.

At this time the District does not have the ability to provide water services for domestic use or fire protection purposes above the canal (lots 1 through 4 and the norther portions of lots and 5 and 10) due to elevation changes and our current pressure system. The Applicant will need to determine other ways to service the property for water needs until such time as the District establishes a new pressure zone for our water system above current upper pressure zone.

The District does at this time have the ability to provide services to all lots for sewer services and are prepared to provide those services and water services to the lower lots south of the canal as part of our agreement and proposed annexation into the District.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan".

Ryan V. Morgan, P.E.
District Engineer