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-25-05 Preliminary Plat for Caliber Cove Subdivision
PR-25-06 Private Road

OWNER/APPLICANT/REPRESENTATIVE

Owner:
Landon Cooley
10379 W. Lothbury Drive
Star, Idaho 83669

Applicant:
Zach Callister
9864 W. Napier Court
Star, Idaho 83669

Representative:
Patrick Connor
Ardurra
332 N. Broadmore Way
Nampa, Idaho 83687

REQUEST

Request: The Applicant is requesting approval of a Preliminary Plat for a proposed residential subdivision consisting of 2 residential lots, and a private street to access the lots. The property is located north of W. Scenic View Lane in Star, Ada County, Idaho, and consists of 4.92 acres with a proposed density of .41 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located west of N. Wing Road and north of W. Beacon Light Road. Ada County Parcel No. R4830410530.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-1)	Estate Urban Residential	Bare Ground
Proposed	Residential (R-1)	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	Residential (R-1)	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): N/A

Flood Zone: This property is **NOT** located in a Special Flood Hazzard 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	May 9, 2025
Neighborhood Meeting Held	July 31, 2025
Application Submitted & Fees Paid	August 28, 2025

Application Accepted	December 8, 2025
Residents within 300' Notified	December 30, 2025
Agencies Notified	December 8, 2025
Legal Notice Published	January 24, 2026
Property Posted	February 2, 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.

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.

ZONING DISTRICT USES	**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'

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.

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 at least 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 2 single family residential lots, and 1 private road on a total of 4.92 acres. This equates to 0.41 dwelling units per acre. The lots will have access and frontage from the proposed private street. The residential lots will each be approximately 2.46 acres each. The private street is proposed to be 20 feet wide and unpaved. Each lot will be serviced by individual well and septic systems. **The private street will be required by ACHD to be paved at the entrance on W. Scenic View 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, however the name on the email is "Caliber Cover" and the applicant has submitted "Caliber Cove" to the city. The applicant shall receive approval for "Caliber Cove", and the name shall be reflected correctly on the final plat prior to signature. The applicant will also need to provide street name approval prior to signing the final plat. **UDC Section 8-4E-2 states that developments with a density less than 1 dwelling unit per acre can request a waiver of the required open space and landscape requirements.**

The applicant has not provided approval from the Postmaster for the location of the mailbox cluster. **This will be required prior to signing the final plat.** Mailbox clusters must also be covered and adequately lit per the Unified Development Code. **As this is a 2-lot development, Staff will work with the applicant on this requirement for compliance.**

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**. *Staff suggests a streetlight at the intersection of the private street and Scenicview Lane, to be determined by the City Engineer and ACHD at final plat. Staff also suggests that sufficient reflective material be on the bridge so as to provide safe navigation*.

The applicant is not requesting any setback waivers and will adhere to the R-1 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 it terminates at a dead end. The applicant is requesting a block length waiver from the Council with this application. The Private Street will also require an approved turnaround that meets Fire District standards and obtains approval from the Fire Marshall.**

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.

AGENCY RESPONSES

ACHD	December 19, 2025
DEQ	December 15, 2026
Star City Engineer	January 28, 2026
Star Fire District	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 0.41 dwelling units per acre is well below the maximum of 1 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 and open space waiver.

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:

- Private Street Width Waiver
- Open Space Waiver
- Sidewalk Waiver
- Block Length Waiver
- Slope 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 Caliber Cove 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. Council approves waivers of open space and landscape requirements. (if approved)
    D. Council approves Private Street to be 20 feet wide. (if approved)
3. **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.**
4. The private street shall meet all requirements of the Star Fire District.
5. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**

6. **The Applicant shall provide correct approval of subdivision name from Ada County, and it shall be reflected on the final plat prior to signing the mylar.**
7. **The Applicant shall provide approval from Ada County for the private street name, and it shall be reflected correctly on the final plat prior to signing the mylar.**
8. **Applicant shall meet all requirements of the City Engineer and Star Fire District prior to signature of the final plat.**
9. **The Applicant shall provide approval from the Postmaster on the location of the mailboxes/cluster prior to signing the final plat.**
10. 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/plan prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
11. 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.
12. 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. Failure to comply with the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
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. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
16. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
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, including annexation into the District.
18. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.

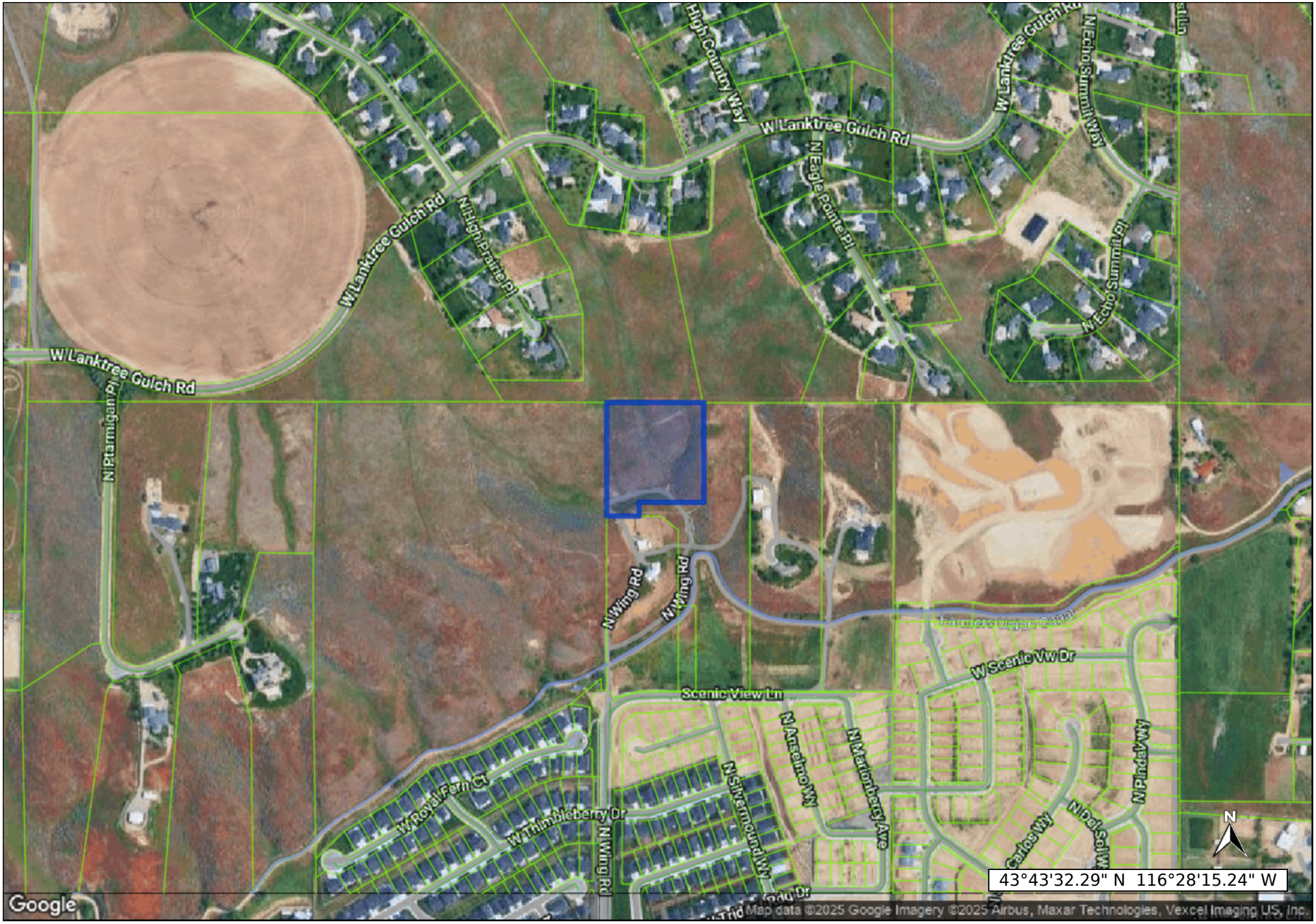
19. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
20. All common areas shall be owned and maintained by the Homeowners Association.
21. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
22. A sign application is required for any subdivision signs.
23. **Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File Number PP-25-05 and PR-25-06 for the Caliber Cove Subdivision on _____ _____, 2026.

Vicinity Map

Caliber Cove Subdivision



Aug 04, 2025 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

Dear Planning and Zoning,

On behalf of the property owner, Zach Callister, we are pleased to submit this Preliminary Plat application for a proposed two-lot subdivision located at W Scenic View (Parcel # R4830410530). The 4.92 acre property is currently zoned R-1 within the City of Star and is located at the end of N Wing Rd.

The proposed subdivision will divide the parcel into two single family residential lots, consistent with the existing zoning. Access to both lots will be provided via a private road easement connecting to the public right-of-way. This easement and road will be designed in accordance with the City of Star's development standards, with a few requested exceptions outlined below:

Request for waivers:

1. Private Road Width – 20 Feet
    a. Code requires private roads to be a minimum of 28 feet wide. We are requesting a waiver to allow a 20 foot wide private street along a limited portion of the road in order to accommodate a 10 foot pedestrian pathway within a 30 foot wide easement. This request better accommodates the site's natural constraints while maintaining safe access for emergency vehicles and residents. All other segments of the private road will meet the full 28-foot width requirement.
2. Private Road Paving
    a. Private streets are required to be paved and built to ACHD/ITD standards unless waived by council. We request a waiver to allow the private street to remain unpaved while still meeting structural and drainage performance requirements though gravel and proper grading.
3. Driveway Slope less than 11%
    a. Fire District guidelines typically limit driveway slopes to 10%. We are requesting approval for a driveway slope that slightly exceeds this threshold but remains under 11%. Deputy Fire Chief Victor Islas has reviewed the situation and has expressed a willingness to work with us on this slope, contingent on the final design.
4. Landscape Plan
    a. We are requesting a waiver from the requirements to submit a landscaping plan for this subdivision. The site does not abut any public right away and is accessed solely via a private road. Considering the limited scope of the

project, which consists of only two single family lots, and the absence of public frontage, a landscaping plan is not warranted.

The preliminary plat has been prepared to align with the City of Star's requirements and aligns with the comprehensive Plan and surrounding land uses. Enclosed with this application are the required documents.

We appreciate your time and consideration of this application. If you have any questions or need additional materials, please don't hesitate to contact our office at (208) 442-6300 or via email at jruther@ardurra.com

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

PRELIMINARY PLAT APPLICATION

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

FILE NO.: PP-25-05
Date Application Received: 08/28/2025 Fee Paid: _____
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Zach Callister
Applicant Address: 9864 W Napier Ct, Star, ID Zip: 83669
Phone: (208) 866-3334 Email: Zach@verticalsummithomes.com

Owner Name: COOLEY LANDON JAY
Owner Address: 10379 W LOTHBURY DR Zip: 83669
Phone: 208-891-1212 Email: landoncooley@gmail.com

Representative (e.g., architect, engineer, developer):
Contact: Jacob Ruther Firm Name: Ardurra
Address: 332 N Broadmore Way, Nampa, ID 83687 Zip: 83687
Phone: (208) 442-6300 Email: Jruther@ardurra.com

Property Information:

Subdivision Name: Karma Crest Estates
Site Location: W SCENIC VIEW LN
Approved Zoning Designation of Site: R-1
Parcel Number(s): R4830410530

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-1	Estate Rural Residential	Open Field
Proposed	R-1	Estate Rural Residential	Residential
North of site	R-2-DA	Estate Rural Residential	Open Field
South of site	R-1	Estate Rural Residential	Residential
East of site	R-1	Estate Rural Residential	Open Field
West of site	City Property/City Park	Existing Public Use	Open Field

SITE DATA (to be noted on the Preliminary Plat):

Total Acreage of Site - 4.92
Breakdown of Acreage of Land in Contiguous Ownership - 0
Total Acreage of Site in Special Flood Hazard Area - 0
Dwelling Units per Gross Acre (Density) - 1
Minimum Lot Size - 2.45
Minimum Lot Width - 218'

Total Number of Lots - 2
Residential - 2
Commercial - 0
Industrial - 0
Common - 0

Total Number of Residential Units - 2
Single-family - 2
Duplex - 0
Multi-family - 0

Percent of Site and Total Acreage of Common Area (min 15% of entire site) -
N/A % / N/A acres
Percent of Site and Total Usable Open Space Area (min 10% of entire site) -
N/A % / N/A acres
Percent of Common Space to be used for drainage - _____
Describe Common Space Areas (amenities, landscaping, structures, etc.) –

Public Streets - N/A Private Streets - N Caliber Cove Place
Describe Pedestrian Walkways (location, width, material) - City pedestrian path for park not the subject parcel
Describe Bike Paths (location, width, material) - N/A

FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):
Total Acreage of Site in Special Flood Hazard Area - 0

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

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

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

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 - Private
Irrigation Water- Private
Sanitary Sewer- Private
Fire Protection - Star Fire Protection District
Schools - West Ada School District
Roads - Ada County Highway District

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

Areas of Critical Environmental Concern -	Floodplain -
Evidence of Erosion -	Fish Habitat -
Historical Assets -	Mature Trees -
Riparian Vegetation -	Steep Slopes - X
Stream/Creek -	Unstable Soils -
Unique Animal Life -	Unique Plant Life -

Application Requirements:

*(Applications are required to contain each of the following unless otherwise noted. **Incomplete submittals will not be accepted. When combining with other applications (Annexation, CUP, etc.) please include one electronic copy for all applications)***

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting. **Date of Pre-App Meeting:** 05/09/2025	BN
X	Neighborhood Meeting: A copy of the 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. City shall provide names and addresses to the Applicant. Please contact the City to request 300' radius. **Date of Neighborhood Meeting:** 07/31/2025	BN
X	Completed and signed preliminary plat application	
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 is authorized to submit this application.	BN
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	BN
X	Narrative explaining the project. (must be signed by applicant)	BN
X	Legal description of the subdivision (word.doc and pdf version with engineer's seal) Include a metes & bounds description to the section line/centerline of all adjacent roadways,	BN

X	stamped and signed by a registered professional land surveyor, with a calculated closure sheet	
X	Recorded warranty deed for the subject property	BN
X	Approval of the proposed subdivision name from Ada County Surveyor's office.	BN
X	Electronic copy in pdf. format of vicinity map showing the location of the subject property	
X	Electronic copy in pdf. format of preliminary plat	BN
N/A	Electronic copy in pdf. format of landscape plan	
X	Electronic copy in pdf. format of preliminary site grading & drainage plans	
N/A	Electronic copy in pdf. format of streetlight **design** and **location** information. Streetlights shall meet all City "Dark Sky" requirements.	
N/A	Electronic copy in pdf. format of phasing plan shall be included in the preliminary plat if the project is to be phased.	
N/A	Electronic copy in pdf. format of all proposed building elevations, including front and rear (when rear of building is backing up to a collector or arterial street), shall be provided.	
X	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.	
N/A	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
N/A	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
X	Special Flood & Slope Information – Must be included on preliminary plat and application form if present on-site.	
X	Written confirmation from the Transportation Authorities that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Highway District No. 4/Idaho Transportation Department.	
X	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 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. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	
X	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.	
N/A	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.***

Applicant/Representative Signature

8-24-25
Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF Idaho)
) ss
COUNTY OF Ada)

I Landon Cooley (name), 10379 W Lothbury Dr (address)
Star (city), Idaho (state) 83669 (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 Zach Callister (name),
9864 W Napier Ct (address), Star (state) 93669 (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: Lot 5, Block 1 in Karma Crest Estates Subdivision, W Scenic View Ln Star, ID 83669

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: Preliminary Plat Application

Dated this 22nd day of August, 20 25.

Landon Jay Cooley
(Signature)

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

State of Nevada
County of Clark

Skye Harris
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 25-7750-01
Expires March 31, 2029

08/22/2025

Notary Public for ~~Idaho~~ Nevada
Residing at: 172 Enloe St, Henderson, NV
My Commission Expires: 03/31/2029

Notarized remotely using audio-video communication technology via Proof.

POSTING REQUIREMENTS OF THE CITY OF STAR
STAR CITY CODE 8-1 A-6

Posting Notice: Not less than ten (10) days prior to the hearing, the applicant shall post a copy of the public hearing notice of the application on the property under consideration. Posting of the property must be in substantial compliance with the following requirements:

1. **Signage Requirements:**

   a. The sign(s) shall consist of 4'x4' plywood or other hard surface mounted on two (2) 4"x4" posts in such manner that it is perpendicular to the roadway along which the sign is posted and the bottom of the sign is at least three (3) feet above the ground.

   b. Centered at the top of the 4'x4' sign board(s), in six-inch (6") letters shall be the words "City of Star Public Hearing Notice" and the date and time. In addition, each sign will inform the public of the name of the nature of the hearing, the date, time and address of the hearing location, a summary of the proposal to be considered, proposed zoning, a City contact phone number, the location of the development and the name of the applicant, and if applicable, the proposed development. Each sign shall be painted white, and the letters shall be painted black and shall appear on both sides. An example of this sign is set forth below:

Size
Six (6) inches

Size
Six (6) inches

Size
Two (2) inches

Size
One and one-half (1.5) inches

PUBLIC HEARING NOTICE
THE CITY OF STAR WILL HOLD A PUBLIC HEARING
APRIL 7, 2023
7:00 P.M.

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

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

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

APPLICATION BY: William Shears

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

2. **Sign Placement:** The sign(s) shall be posted on the land being considered along each roadway that is adjacent to the subject property boundaries. The sign(s) shall be located on the property, outside of the public right-of-way. If the sign cannot be placed on the property and still be clearly visible, the sign may be placed within the right-of-way if the applicant can obtain the consent of the owner of the right-of-way.

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

4. **Sign Removal:** The signs shall be removed no later than three (3) days after the public hearing for which the sign had been posted. A penalty of ten ($10.00) per day shall be imposed against each applicant for late removal of the signs.

City of Star
Certification of Posting

I, _____, applicant or representative
(Name)
for the application of file # _____, commonly referred to as
_____ which requires a public hearing,
(Subdivision /Parcel #)
have posted the subject property with a public hearing notice sign as required by Star City Code 8-1 A-6D on _____ (*date of posting – must be no less than 10 days prior to the hearing*). I am further herewith notified that I must remove the sign within three (3) days after the hearing or any continuation thereof. I understand that failure to remove the sign within the three (3) days shall result in a penalty of ten ($10.00) per day after the third day. (Resolution 2012-02)

_____ _____
Applicant or Representative Signature Dated

SUBSCRIBED AND SWORN to before me the_____ day of _____, 20_____.

_____
Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

Note: *This certification must be submitted to Star Planning Department no later than seven (7) days prior to the public hearing. Please attach photos of the posted signs to this certification.*

(Check Off For Applicant)

☐ Signed/Notarized Certification of Posting

☐ Picture(s) of Posted Sign Attached

NEIGHBORHOOD MEETING
ATTENDANCE ROSTER

PROJECT NAME: ______________________________

Meeting Date: ____________________ Meeting Time: ____________________

Meeting Location: ______________________________

ATTENDEES:

NAME	ADDRESS	TELEPHONE

APPLICANT SIGNATURE ______________________________ DATE____________________

City of Star
Unified Development Code
Neighborhood Meeting Requirements

1. 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.

2. Notice of the neighborhood meeting shall be provided to all property owners of record within three hundred feet (300') of the exterior boundary of the application property. Notice of the meeting shall be either hand delivered or mailed to the recipients.

3. Notice of the meeting shall be provided at least seven (7) days prior to the meeting. The meeting shall be held not more than three (3) months or less than five (5) days prior to the submittal of an application.

4. Neighborhood meetings shall be on a weekend between ten o'clock (10:00) A.M. and seven o'clock (7:00) P.M., or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a holiday, a holiday weekend, or on the day before a holiday or holiday weekend.

5. Neighborhood meetings shall be held at one of the following locations: on the subject property, at the nearest available public meeting place including, but not limited to, a fire station, library, school or community center; or at an office space with suitable meeting facilities, provided that the facilities are within a one-mile radius of the nearest public meeting place.

6. The application materials shall include a copy of the provided neighborhood meeting notice, and written verification of the neighborhood meeting, which shall include an attendance roster.

Requirements and Procedures
for

Engineering Plans for Residential and Commercial Developments

as prepared by

Middleton Irrigation Assoc., Inc. and Middleton Mill Ditch Co.

(including Canyon Hill Ditch Co., Lemp Lateral, Inc., Newman Ditch Co., Flake Ditch Co. and Foothill Ditch Co.)

ANY DIVIATION FROM THE FOLLOWING MUST RECEIVE WRITTEN PERMISSION FROM THE IRRIGATION BOARD.

1. Prior to obtaining any signatures on a Licensing/Crossing Agreement, or any Agreement for a development or other encroachment on the right-of-way signifying approval of said document, all appropriate transfers of ownership of water shares in the Middleton Irrigation Association, Inc., Middleton Mill Ditch Co. and appropriate Laterals shall be complete.

    a.. Prior to, or at the time of, presenting engineering plans to the Board Members representing the Middleton Irrigation Association Inc., Middleton Ditch Co. and the five Major Laterals under the aforementioned irrigation companies (also referred to as the Seven-Man Board) for approval consideration, the following information shall be provided to the Secretary of the Middleton Irrigation Association, Inc./Middleton Mill Ditch Co. and to the attorney representing the Middleton Irrigation Association, Inc./Middleton Mill Ditch Company:

    i. Name of the Development

    ii. Correct Vesting—Identifying Ownership of Development Property/Deed

    iii. Contact Information; including mailing address, telephone numbers, and name(s) of primary contact(s), etc.

    iv. Legal Description of Development Property/Deed

    v. Number of Acres for Development

    vi. Number of water shares in: Middleton Irrigation Assoc., Inc.

    Middleton Mill Ditch Co.

    Each Lateral delivering water to property

Email this information to the secretary: irrigation.mm.mi@gmail.com

2. All appropriate application fees shall be paid to the canal companies' attorney **and** the Middleton Irrigation Association, Inc. and Middleton Mill Ditch Co. in advance of any consideration for approval of the development plans. **There is a $500 review fee** payable to the canal companies. **You will not be allowed on the agenda until the review fee is paid.**

3. A designated representative of the Irrigation Board is available to meet with developers and/or engineers to review plans and for on-site inspections and design evaluations. There will not be any charge to the developer for the first such meeting. For any and all subsequent meetings with the Board's designated representative(s), the Middleton Mill Ditch Co./Middleton Irrigation Association will bill the developer/development for time spent and services rendered at a rate of fifty dollars ($50.00) per hour. Payment is to be remitted to the ditch companies' secretary upon receipt of applicable billing.

4. **Where a canal runs through a development, the easements MUST be staked out so that the easements can be clearly seen and said stakes MUST remain in place until any and all construction/development is completed so that there is NO MISTAKING WHERE THE EASEMENT LINES ARE LOCATED.**

    a. The normal right-of-way is 30 ft. from top of bank on each side of the canal/lateral, but circumstances could variate that width, depending on the physical characteristics of the right-of-way.
    b. If the canal/lateral is piped, the width of the right-of-way may be reduced to 30 feet —15 feet per side from center of pipe.
    c. Natural fall in the ditch, topography, soil texture of the area and historical maintenance requirements shall dictate right-of-way requirements.
    d. Changes or modifications of the right-of-way widths shall be at the sole discretion of Board Members representing the Middleton Irrigation Association Inc., Middleton Mill Ditch Co. and the five Major Laterals under the afore mentioned irrigation companies.

5. Common lots should be included along any major canal or lateral (piped or open ditch). The board will not consider an application unless the areas along the canals are in a common lot—NO exceptions.
   Common lots shall be maintained by the developer and/or homeowner association. .
   Pump stations shall be constructed on a common lot outside the right-of-way, not on a private lot.

6. The installation of trash or weed racks with the canal system is strictly forbidden unless prior written authorization from the board is obtained.

7 Pressurized irrigation systems shall be designed for accurate monitoring of water usage and the pump system shall be designed not larger than is necessary to deliver the quantity of water equal to amount of water shares held in Middleton Irrigation Association, Inc. or Middleton Mill Ditch Co.

    a. A non-digitalized macrometer flow meter shall be installed.

b. Where possible, a weir and weir structure shall be installed.

c. The pump station shall be constructed on a common lot within the development.

8. Installation of ponds for water storage within a subdivision/development shall not interfere with the normal delivery of irrigation water – verification of approval by the Idaho Department of Water Resources shall be provided to the attorney for the Middleton Irrigation Association, Inc./Middleton Mill Ditch Co.

9. Access roads utilized by the canal companies along the major canals or laterals shall have a surface of gravel or native material – NO paving of the access roads shall be approved.

10. Access roads (rights-of-way) utilized by the canal companies along the major canals or laterals shall be kept open and passable at all times.

11. All roads or other improvements in the right-of-way shall be constructed so as to allow necessary equipment to access the right-of-way. Curb cuts in roadways should be used. The canal companies will not be responsible for damage to curbs or sidewalks from equipment crossing roads or accessing the right-of-way.

12. No trees, shrubs, fences, or permanent structures shall be allowed in the right-of-way area of the major canals or laterals.

13. A performance bond, at the sole discretion of Board Members representing the Middleton Irrigation Association Inc., Middleton Mill Ditch Co. and the five Major Laterals, may be required as a condition of approval for a Licensing/Crossing Agreement or other Construction Agreement. A performance bond would generally be required when the construction project will be significantly modifying or altering a major irrigation canal and/or lateral.

14. Any relocation of irrigation canals or laterals is discouraged and shall not be approved unless there is a significant material benefit to the irrigation companies.

    a. If approved, the relocated section of the lateral or canal shall mirror said canal/lateral upstream and downstream with comparable widths at bottom of canal, high water line, and at the top of bank.

    b. Law prohibits moving canals/laterals without written permission of the owner of said ditch/lateral.

15. Any modifications to **private** ditches shall have approval by the majority of the shares of all affected shareholders on that ditch. Documentation of the majority approval shall be presented to Seven-Man Board before final consideration will be given to any construction or Licensing/Crossing Agreement. Modifications cannot interfere with the delivery of water or cause injury to any water users on the ditch.

16. If the canal or lateral is approved to be piped, the distance between manhole covers shall not exceed 400 feet. Adequate fall or slope must be maintained to allow natural scouring of the pipe. The use and requirement of weed screens, trash racks, cement abutments, etc. is at the sole discretion of the ditch companies.

17. Delivery of irrigation shall not be disrupted to any of the shareholders of the Middleton Irrigation Association, Inc. or Middleton Mill Ditch Co. for any reason.

18. Any work affecting the major canals or laterals; i.e.: installation of water systems, sewer lines, bridges, etc., shall not begin until November 1st and shall be completed by March 15th.

19. The size of any culvert or pipe installed in the any of the major canals or laterals shall be **equal to or larger** than comparable structures immediately upstream.

    In addition:

    a. There shall be prior approval from the canal companies before installation of any structure.

    b. Notification of the start of construction shall be given to appropriate personnel of the Middleton Mill Ditch Co. or the Middleton Irrigation Association. Inspections are required during the construction phase by said personnel representing the two canal companies.

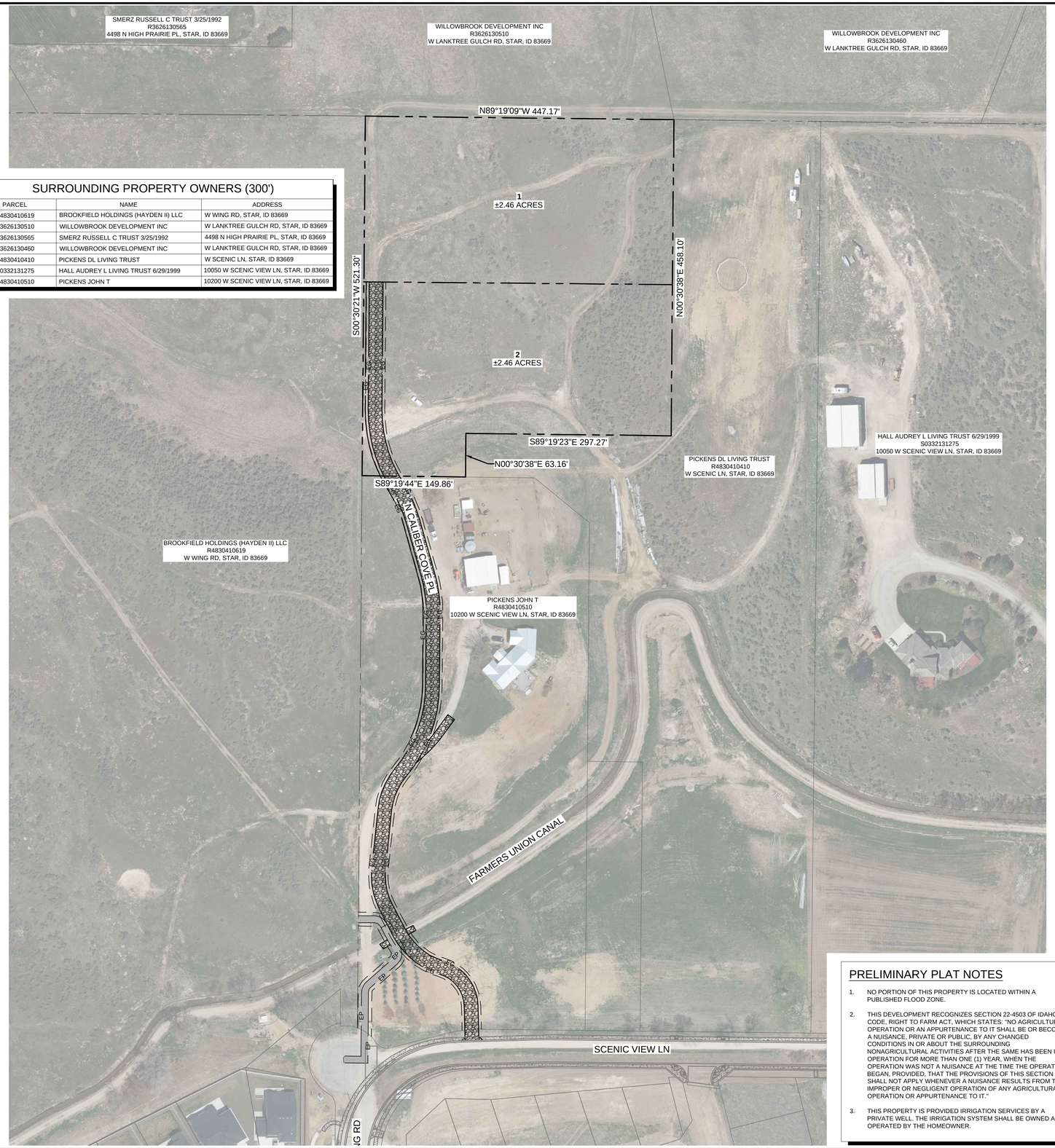
20. There shall be no pumping of water from any canal, lateral or private ditches during the construction phase, nor shall there be any dumping of debris (i.e.: grass clippings, trash of any sort, construction debris, Styrofoam, etc.). In addition, there shall be no discharge of any water into the canals, laterals or private ditches during the construction phase without prior written consent of the Middleton Irrigation Association, Inc. and the Middleton Mill Ditch Co. Those found in violation of any part of section 18 will be subject to legal action for all damages sustained as a result of the violation.

21. Middleton Irrigation Association, Inc., Middleton Mill Ditch Co. will accept storm run-off and street run-off in our **Main** canals *if* properly treated. We will **NOT** accept storm run-off in the five associated laterals unless expressly approved in writing (excluding historical irrigation wastewater.)

22. The Board Members representing the Middleton Irrigation Association Inc., Middleton Ditch Co. and the five Major Laterals strongly recommends approval be postponed or denied for final plat and/or a construction project until such time as documentation is presented verifying a **signed Licensing/Crossing Agreement** exists between the appropriate Ditch Companies and the Land Developer/Owner. This pertains to any proposed residential, commercial or municipal construction project located within the irrigation service area boundaries of the Middleton Mill Ditch Company and/or the Middleton Irrigation Association.

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SURROUNDING PROPERTY OWNERS (300')

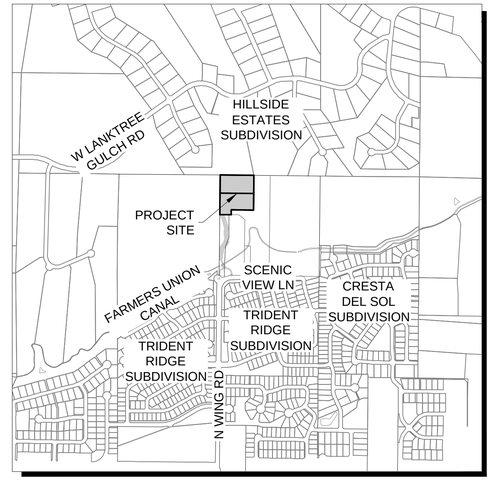
PARCEL	NAME	ADDRESS
R4830410619	BROOKFIELD HOLDINGS (HAYDEN II) LLC	W WING RD, STAR, ID 83669
R3626130510	WILLOWBROOK DEVELOPMENT INC	W LANKTREE GULCH RD, STAR, ID 83669
R3626130565	SMERZ RUSSELL C TRUST 3/25/1992	4498 N HIGH PRAIRIE PL, STAR, ID 83669
R3626130460	WILLOWBROOK DEVELOPMENT INC	W LANKTREE GULCH RD, STAR, ID 83669
R4830410410	PICKENS DL LIVING TRUST	W SCENIC LN, STAR, ID 83669
S0332131275	HALL AUDREY L LIVING TRUST 6/29/1999	10050 W SCENIC VIEW LN, STAR, ID 83669
R4830410510	PICKENS JOHN T	10200 W SCENIC VIEW LN, STAR, ID 83669

PRELIMINARY PLAT FOR:
CALIBER COVE SUBDIVISION

A RE-SUBDIVISION OF A PORTION OF LOT 5, BLOCK 1, KARMA CREST ESTATES SUBDIVISION LOCATED IN THE E1/2 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO
2025

N

0 40 80 160 240



VICINITY MAP
SCALE: 1" = 1000'

PROJECT TEAM

PROPERTY OWNER
NAME: LANDON JAY COOLEY
ADDRESS: W SCENIC VIEW LANE
CITY/STATE/ZIP: STAR, ID 83669

DEVELOPER
NAME: ZACH CALLISTER
ADDRESS: 9864 W NAPIER CT
CITY/STATE/ZIP: STAR, ID 83669
PHONE: (208) 4866-3334
EMAIL: Zach@verticalsummithomes.com

ENGINEERING
NAME: ARDURRA
CONTACT: ISAAC JOSIFEK, P.E.
ADDRESS: 332 N. BROADMORE WAY
CITY/STATE/ZIP: NAMPA, IDAHO 83687
PHONE: (208) 442-6300
EMAIL: ijosifek@ardurra.com

SURVEYOR
NAME: ARDURRA
CONTACT: ROB O'MALLEY
ADDRESS: 332 N BROADMORE WAY
CITY/STATE/ZIP: NAMPA, IDAHO 83687
PHONE: (208) 442-6300
EMAIL: romalley@ardurra.com

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- ROAD RIGHT-OF-WAY
- ROAD CENTERLINE
- EASEMENT LINE

SHEET INDEX

C0.0	COVER
C1.0	SITE PLAN & LOT LAYOUT
C2.0	PRELIMINARY GRADING & DRAINAGE PLAN
C3.0	SLOPE STABILIZATION & RE-VEGETATION PLAN

PRELIMINARY PLAT DATA

SITE DATA
PARCEL NUMBER(S): R4830410530
CURRENT ZONING: R-1
PROPOSED ZONING R-1

AREA AND LOT SUMMARY
TOTAL AREA: ±4.92 AC

TOTAL NUMBER OF LOTS: 2
TOTAL NUMBER OF RESIDENTIAL LOTS: 2
TOTAL NUMBER OF COMMON LOTS: 0
AVERAGE LOT SIZE: 2.46 AC

DENSITY REQUIREMENTS
PROPOSED DENSITY 2.5

UTILITIES
WATER: PRIVATE
SEWER: PRIVATE
IRRIGATION: PRIVATE
POWER: IDAHO POWER
NATURAL GAS: INTERMOUNTAIN GAS CO.
FIRE PROTECTION: CITY OF STAR FIRE DEPARTMENT
POLICE PROTECTION: CITY OF STAR POLICE DEPARTMENT
SCHOOLS: WEST ADA SCHOOL DISTRICT
SOLID WASTE COLLECTION: REPUBLIC SERVICES
ROADS: ADA COUNTY HIGHWAY DISTRICT

PRELIMINARY PLAT NOTES

1. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A PUBLISHED FLOOD ZONE.
2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
3. THIS PROPERTY IS PROVIDED IRRIGATION SERVICES BY A PRIVATE WELL. THE IRRIGATION SYSTEM SHALL BE OWNED AND OPERATED BY THE HOMEOWNER.
4. STORM DRAINAGE WILL BE ROUTED AND MAINTAINED WITHIN EACH LOT. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES AND THE ADA COUNTY HIGHWAY DISTRICT.
5. ALL ROADWAYS ARE PROPOSED TO BE PRIVATE.
6. SEWER WILL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
7. POTABLE WATER WILL BE SUPPLIED BY PRIVATE WELLS.
8. BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY.
9. A GENERAL UTILITY, IRRIGATION, AND DRAINAGE EASEMENT OF 5 FEET WILL EXIST ALONG ALL INTERIOR LOT LINES.
10. THERE ARE TWO KNOWN GROUNDWATER WELLS LOCATED IN THE PROPERTY THROUGH WHICH THE PRIVATE ROAD PROVIDES ACCESS TO THE SUBDIVISION. THESE WELLS SERVE THE EXISTING HOME ON THE PROPERTY.
11. THERE ARE TWO KNOWN SEPTIC WASTEWATER DISPOSAL UNITS LOCATED IN THE PROPERTY THROUGH WHICH THE PRIVATE ROAD PROVIDES ACCESS TO THE SUBDIVISION. THESE UNITS SERVE THE EXISTING HOME ON THE PROPERTY.
12. THE GRADING AND DRAINAGE FOR INDIVIDUAL LOTS WILL BE DETERMINED AT THE TIME OF LOT DEVELOPMENT. A GRADING PLAN WILL BE SUBMITTED AND APPROVED BY THE CITY FOR ANY GRADING IN AREAS WITH SURFACE SLOPES GREATER THAT 25%.
13. NEW DRIVEWAY ACCESS PROPOSED ON SCENIC VIEW LANE.
14. THE HATCHED AREA ON SHEET C2.0 DELINEATES A REGION WITH SLOPES OF 10% OR GREATER. THIS AREA SHALL BE DEVELOPED AS A "HILLSIDE DEVELOPMENT" PER CITY CODE.
15. THE PRIVATE ROAD AND ACCESS EASEMENT EXTEND ACROSS LOT 2 FOR THE BENEFIT OF LOT 1. A TURN AROUND WILL BE PROVIDED AT THE END OF THE PRIVATE ROAD WHEN EITHER LOT 1 OR LOT 2 IS DEVELOPED.

PROFESSIONAL ENGINEER
LICENSED
19574
08/14/2025
STATE OF IDAHO
ISAAC D. JOSIFEK

BORDER SIZE	22"x34"
DESIGNED	L. MILLER
DRAWN	L. MILLER
CHECKED	I. JOSIFEK
APPROVED	I. JOSIFEK

REVISIONS

NO.	DESCRIPTION	DATE
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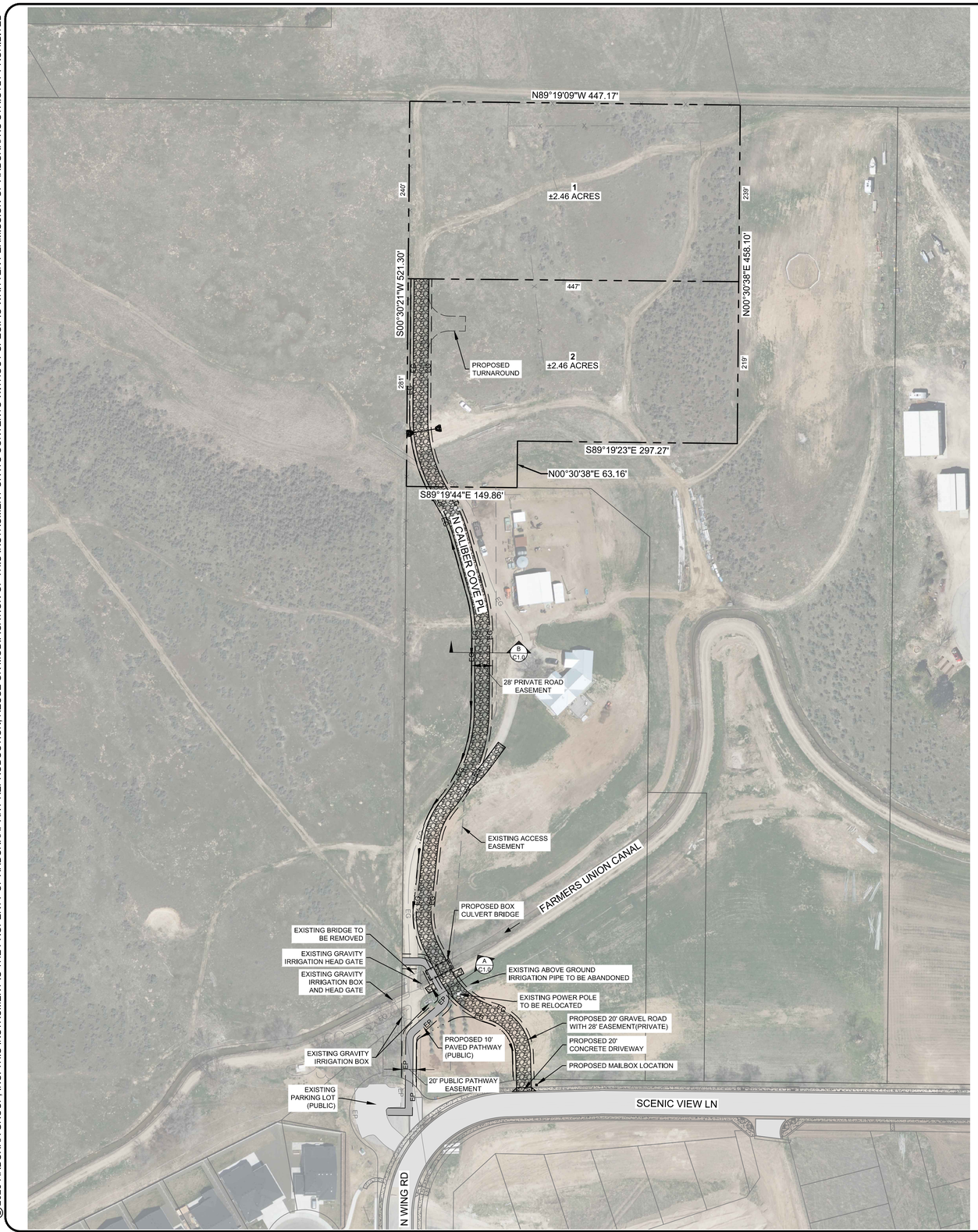
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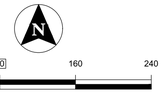
PRELIMINARY PLAT FOR:
CALIBER COVE SUBDIVISION
COVER

ATTENTION:
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IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

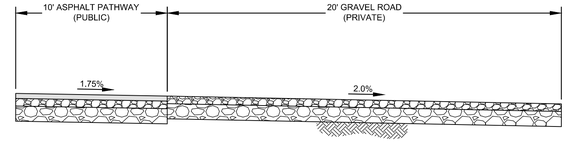
DATE: AUGUST 15, 2025
PROJECT: 250046
SHEET: C0.0

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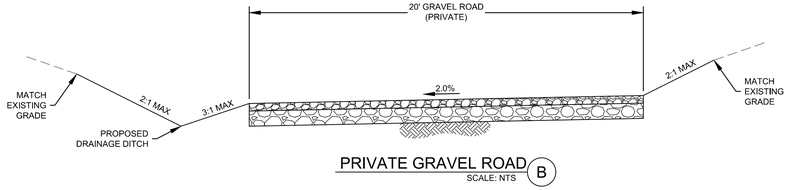




LEGEND	
	BOUNDARY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
EP	PROPOSED EDGE OF PAVEMENT
EG	PROPOSED EDGE OF GRAVEL
SD	PROPOSED CULVERT
	PROPOSED FLOW LINE
	PROPOSED BOX CULVERT BRIDGE



PRIVATE GRAVEL ROAD WITH PUBLIC PATHWAY (A)
SCALE: NTS



PRIVATE GRAVEL ROAD (B)
SCALE: NTS

PROFESSIONAL ENGINEER LICENSED 19574 8/14/2025 STATE OF IDAHO ISAAC D. JOSIFEK

BORDER SIZE	22"x34"
DESIGNED	-
DRAWN	-
CHECKED	-
APPROVED	-

REVISIONS NO.	DESCRIPTION	DATE
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NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:

CALIBER COVE SUBDIVISION

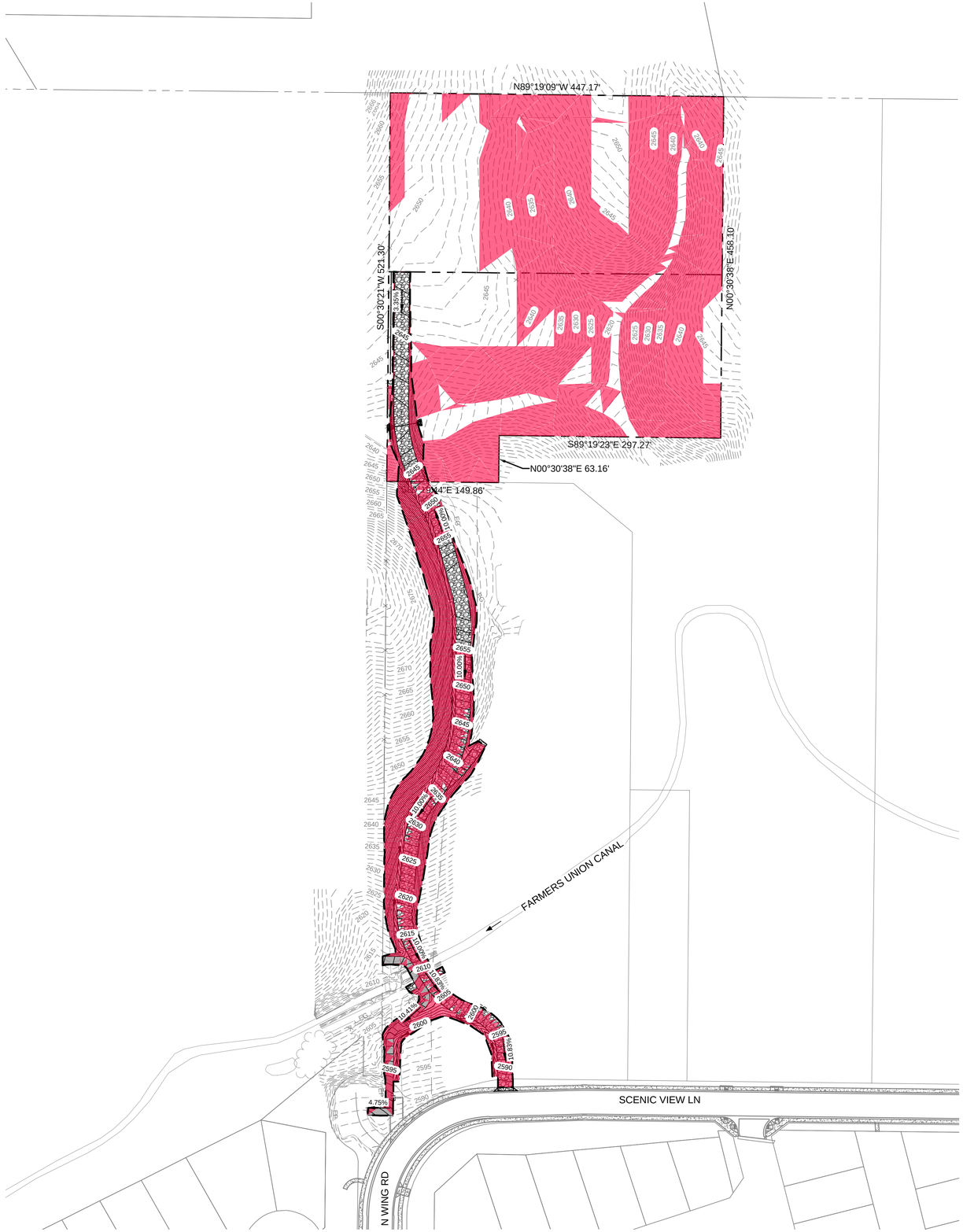
SITE PLAN & LOT LAYOUT

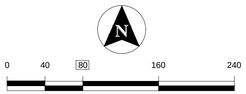
ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE:	AUGUST 15, 2025
PROJECT:	250046
SHEET:	C1.0

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LEGEND

	BOUNDARY LINE
EP	PROPOSED EDGE OF PAVEMENT
EG	PROPOSED EDGE OF GRAVEL
EG	EXISTING EDGE OF GRAVEL
SD	PROPOSED CULVERT
	PROPOSED BOX CULVERT BRIDGE
	PROPOSED LIMIT OF GRADING
	GROUND SLOPES 10% OR GREATER
2580	PROPOSED MAJOR CONTOUR
2582	PROPOSED MINOR CONTOUR
2580	EXISTING MAJOR CONTOUR
2582	EXISTING MINOR CONTOUR

PROFESSIONAL ENGINEER
LICENSED
19574
08/14/2025
STATE OF IDAHO
ISAAC D. JOSIFEK

BORDER SIZE 22"x34"

DESIGNED	L. MILLER
DRAWN	L. MILLER
CHECKED	I. JOSIFEK
APPROVED	I. JOSIFEK

REVISIONS

NO.	DESCRIPTION	DATE
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PRELIMINARY PLAT FOR:

CALIBER COVE SUBDIVISION

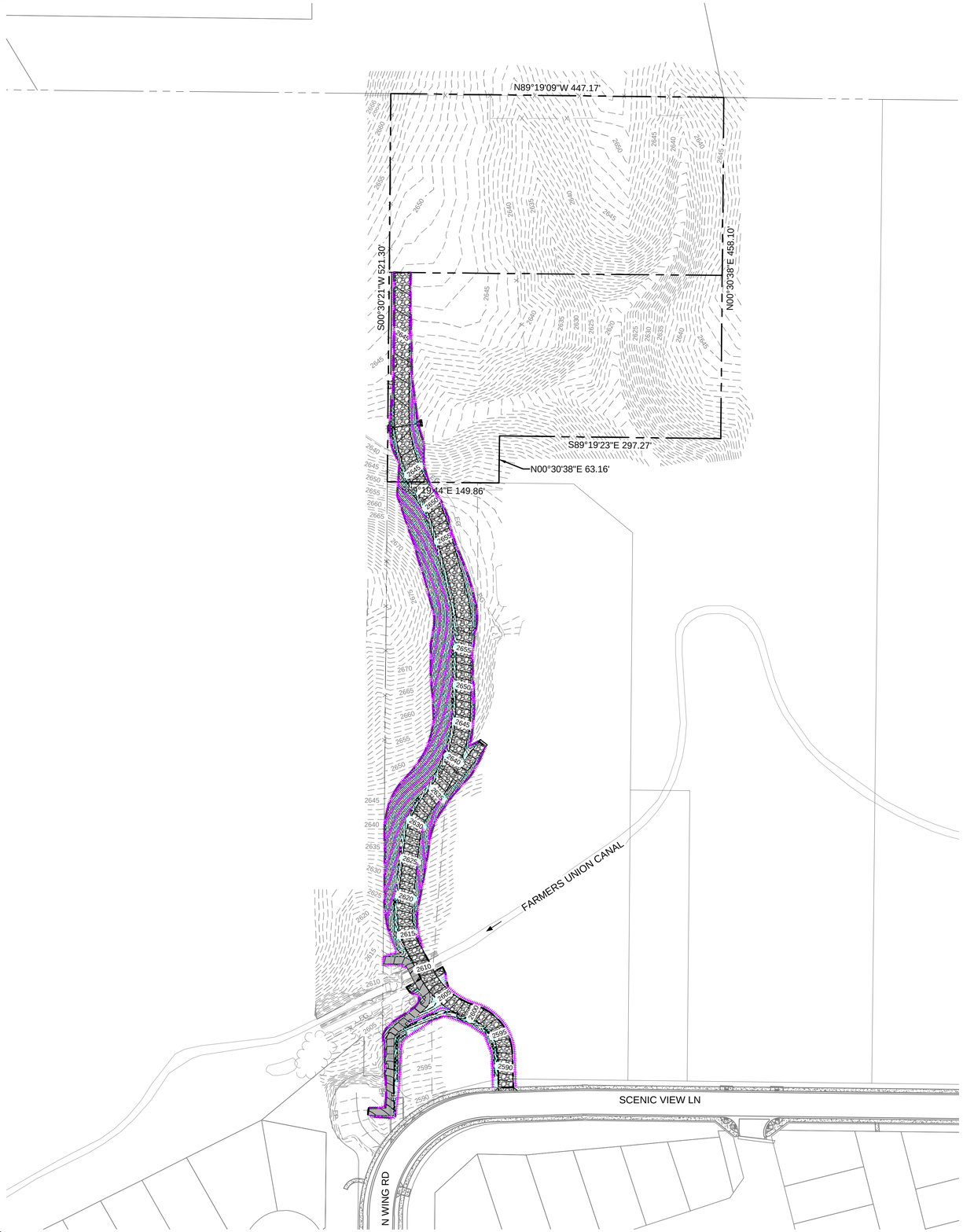
PRELIMINARY GRADING & DRAINAGE PLAN

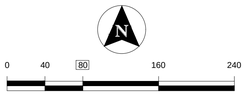
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DATE: AUGUST 15, 2025
PROJECT: 250046
SHEET: C2.0

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LANDSCAPE NOTES:

1. ALL CONTRACTOR WORK SHALL BE CONDUCTED IN ACCORDANCE WITH ISPWC (IDAHO STANDARD PUBLIC WORKS CONSTRUCTION), 2013; AND ADA COUNTY, ID CODES, STANDARDS AND STATE AND LOCAL REGULATIONS.
2. ALL STRUCTURES, SITE IMPROVEMENTS AND UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION AND PROTECTED. CALL DIG-A-LINE 1-800-342-1585 TO LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO STRUCTURES, UTILITIES OR CONCRETE WILL BE REPLACE AT CONTRACTOR'S EXPENSE.
3. COORDINATE WITH CIVIL ENGINEERING DRAWINGS FOR PAVING, UTILITIES AND GRADING INFORMATION.
4. PREPARE SITE FOR PLANTING BY GRUBBING AND REMOVING WEEDS. IF NECESSARY APPLY ROUND-UP (OR EQUIVALENT HERBICIDE), USING A CERTIFIED APPLICATOR. REMOVE ROCKS AND OTHER MATERIALS OVER 3".
5. FINE GRADE TO ELEVATIONS SET BY ENGINEER'S PLANS WITH POSITIVE DRAINAGE AWAY FROM STRUCTURES. REFER TO ENGINEER'S PLANS FOR GRADING INFORMATION.
6. SURFACE WATER DRAINAGE IS TO BE CONTAINED WITHIN EACH LOT UNLESS EXPRESSLY ALLOWED OTHERWISE BY APPROVED ENGINEERING PLANS.
7. ESTIMATED QUANTITIES ARE SHOWN FOR GENERAL REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITY ESTIMATES.
8. CONTRACTOR RESPONSIBLE FOR KEEPING LANDSCAPED AREAS CLEAN. REMOVE ALL DEBRIS, SPOILS AND TRASH FROM SITE FOR DISPOSAL AT APPROVED LANDFILL OR WASTE DISPOSAL SITE.
9. SLOPE STABILIZATION AND REVEGETATION AREAS SHALL BE MAINTAINED FOR A PERIOD OF 6 MONTHS AFTER SEEDING. MAINTENANCE PROCEDURES INCLUDE:

   A. WATTLES SHALL BE INSPECTED ON A REGULAR BASIS AND ANY SPLIT, TORN, UNRAVELING, DISLODGED, OR SLUMPING WATTLES SHALL BE REPAIRED OR REPLACED. WATTLES SHALL BE INSPECTED FOLLOWING LARGE PRECIPITATION EVENTS AND MAINTENANCE SHALL BE PERFORMED AS NEEDED. IF WATER FLOWS AROUND WATTLE AND CREATES RILL OR FEEDS GULLY EROSION, FILL AND COMPACT CUTS, EXTEND WITH ADDITIONAL WATTLE OR ROCK MULCH WITH SLIGHT UPHILL GRADE. IF WATTLES MUST BE REMOVED, ALL STAKES AND PLASTIC DEBRIS SHALL BE REMOVED, AND TRENCHES SHALL BE FILLED AND SUPPLEMENTARY EROSION CONTROL TREATMENTS SHALL BE INSTALLED.

   B. REMULCHING AND RESEEDING DISTURBED HYDRO-MULCH AREAS AS NECESSARY TO ESTABLISH 80% COVER BY END OF GROWING SEASON. IF WORK IS DELAYED AND A FALL SEEDING IS NECESSARY, THEN REMULCHING AND RESEEDING SHALL BE EXTENDED THROUGH JUNE 15TH OF THE FOLLOWING SEASON.

MASTER LANDSCAPE SCHEDULE

KEY	DESCRIPTION	QUANTITY	NOTES
	REVEGETATION AREA	31,000 SQ. FT.	SEE RE-VEGETATION SEED MIX NOTES ON THIS SHEET
	FIBER WATTLE	6,300 L.F.	SEE DETAIL 1

RE-VEGETATION SEED MIX NOTES:

1. SEED MIX SHALL BE "GREENFIRE" SEED MIX (OR APPROVED EQUAL) AS PRESCRIBED BELOW AND APPLIED AT 34 PLS/ACRE.

   GREENFIRE SEED MIX FROM CONSERVATION SEEDING AND RESTORATION, INC. (CSR), KIMBERLY, ID, CONTAINS THE FOLLOWING SPECIES:

   - ARTEMISIA TRIDENTATA VAR. TRIDENTATA (BASIN BIG SAGEBRUSH), PURSHIA TRIDENTATA (ANTELOPE BITTERBRUSH), LEYMUS CINEREUS (GREAT BASIN WILDRYE), FESTUCA IDAHOENSIS (IDAHO FESCUE), ACHNATHERUM HYMENOIDES (INDIAN RICEGRASS), PSEUDOROEGNERIA SPICATA SSP. SPICATA (BLUEBUNCH WHEATGRASS), POA SECUNDA (SANDBERG BLUEGRASS), BROMUS MARGINATUS (MOUNTAIN BROME), LINUM LEWISII (BLUE FLAX), SPHAERALCEA MUNROANA (MUNRO'S GLOBEMALLOW), BALSAMORHIZA SAGITTATA (ARROWLEAF BALSAMROOT), PENSTEMON STRICTUS (ROCKY MOUNTAIN PENSTEMON), ERIOGONUM UMBELLATUM (SULFUR BUCKWHEAT), AND HELIANTHUS ANNUUS (ANNUAL SUNFLOWER).

2. SEED MIX SHALL BE "QUICKGUARD" SEED MIX (OR APPROVED EQUAL) AS PRESCRIBED BELOW AND APPLIED IN ADDITION TO NATIVE DRYLAND SEED MIX AS COVER CROP/EROSION CONTROL AT 15 PLS/ACRE

   "QUICKGUARD" BY GRANITE SEED CONTAINS THE FOLLOWING SPECIES:

   - TRITICUM AESTIVUM X SECALE CEREAL (STERILE TRITICALE)

NOTES:
1. FIBER WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, TO ACHIEVE ⅓ BURY OF WATTLE, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. FIBER WATTLES MUST BE PLACED ALONG SLOPE CONTOURS.
3. FIBER WATTLES SHALL BE INSTALLED AT THE FOLLOWING SPACING:
   - MID-SLOPE
   - TOE OF SLOPE

1 FIBER WATTLE INSTALLATION
N.T.S.

PROFESSIONAL ENGINEER
LICENSED
19574
08/14/2025
STATE OF IDAHO
ISAAC D. JOSIFEK

BORDER SIZE	22"x34"
DESIGNED	L. MILLER
DRAWN	L. MILLER
CHECKED	I. JOSIFEK
APPROVED	I. JOSIFEK

REVISIONS

NO.	DESCRIPTION	DATE
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ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR:

CALIBER COVE SUBDIVISION

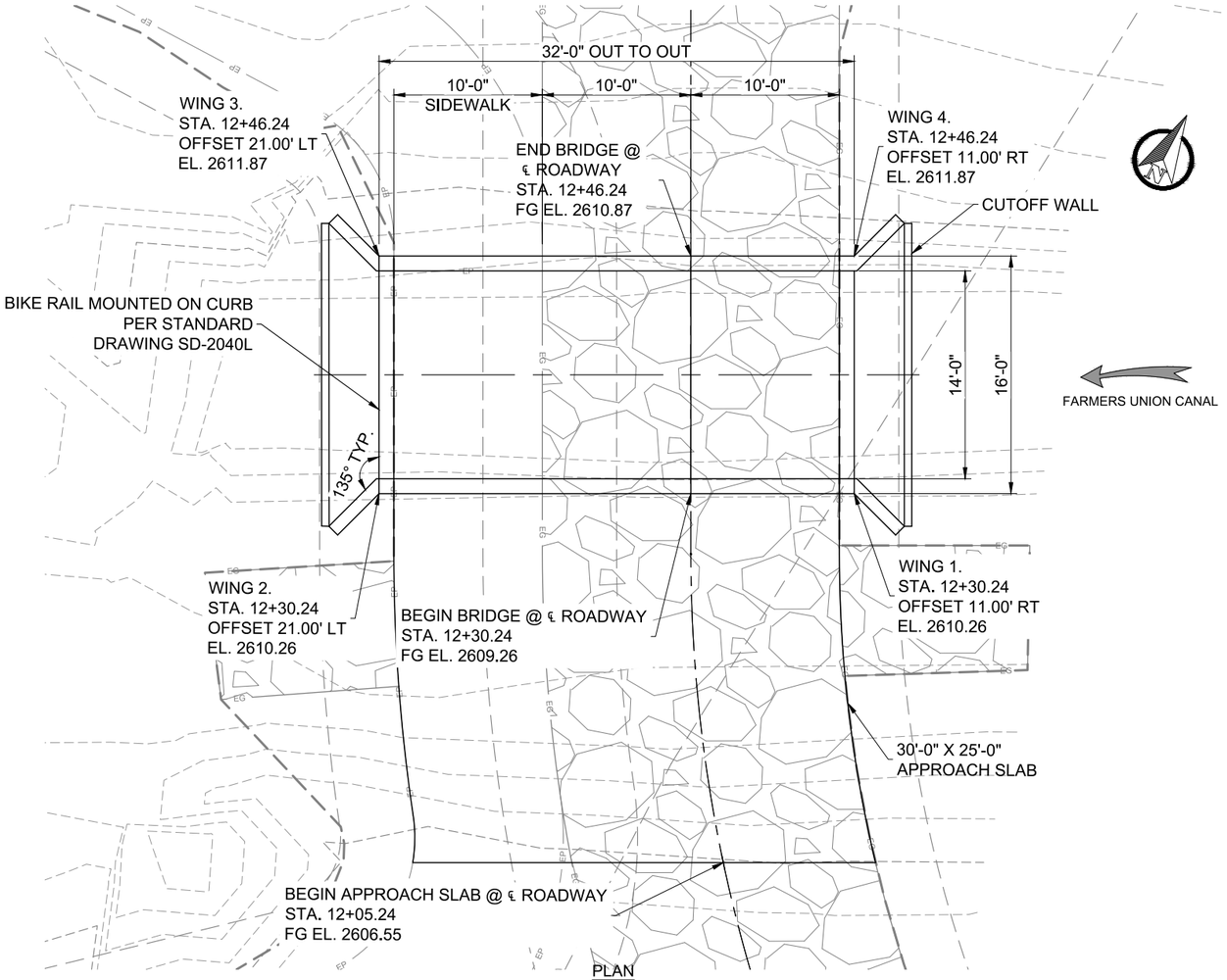
SLOPE STABILIZATION & RE-VEGETATION PLAN

ATTENTION:
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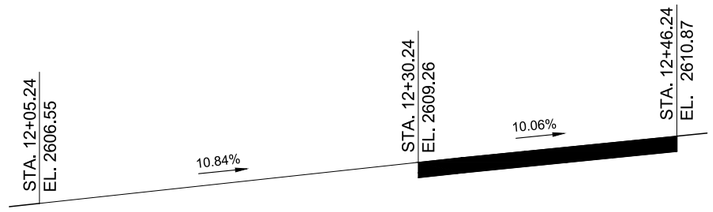
DATE: AUGUST 15, 2025
PROJECT: 250046
SHEET: C3.0

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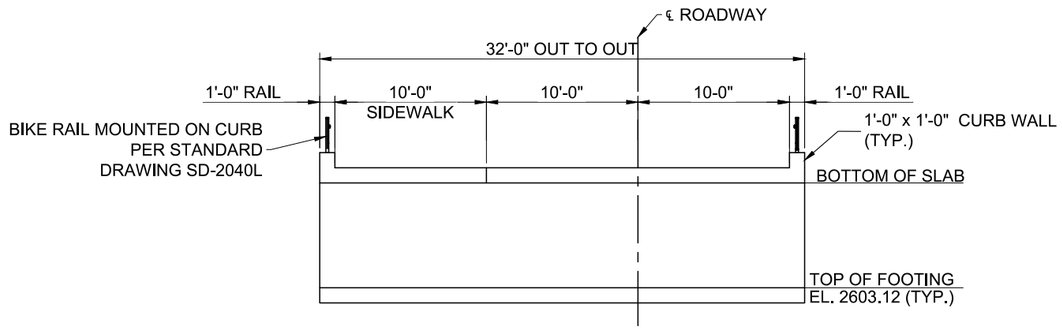
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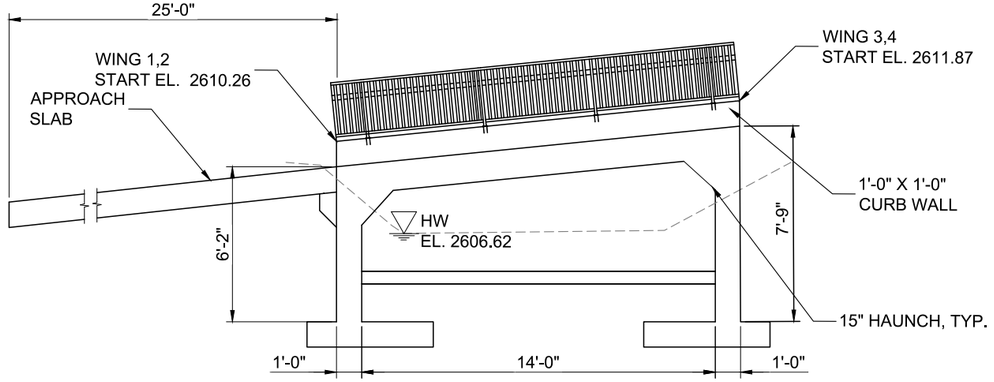
PLAN
SCALE: 1" = 5'-0"



PROFILE DATA
SCALE: 1" = 5'-0"



LONGITUDINAL SECTION AT BEGIN BRIDGE
SCALE: 1" = 5'-0"



SECTION
SCALE: 1" = 5'-0"

REVISIONS

NO.	DESCRIPTION	DATE

BORDER SIZE 22"x34"
DESIGNED AD
DRAWN MH
CHECKED CM
APPROVED CM

ARDURRA
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.ARDURRA.COM

SITUATION AND LAYOUT
14' CULVERT BRIDGE
CALIBER COVE SUBDIVISION BRIDGE
STA. 12+38.24

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

COUNTY:	ADA
BRIDGE DRAWING NO.:	XXX
DATE:	12/18/2025
PROJECT:	250046
SHEET:	1 OF 3

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DESIGN NOTES

DESIGN SPECIFICATIONS
"AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS" 10th EDITION

DESIGN PROCEDURES
DESIGN SPEED IS 35 MPH.

DESIGN LOADS

PERMANENT LOADS

DC	UNIT WEIGHT OF REINFORCED CONCRETE	0.150 kcf
EV*	UNIT WEIGHT OF SOIL	0.125 kcf
EH*	ACTIVE PRESSURE	0.039 kcf
	AT REST PRESSURE	0.059 kcf
	SOIL-STRUCTURE INTERACTION FACTOR (F_e OR F_t)	1.0

TRANSIENT LOADS

LL	HL-93 INCLUDING PAIR OF DESIGN TANDEMS IN ACCORDANCE WITH "AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS" ARTICLE 3.6.1.3	
IM	DYNAMIC ALLOWANCE APPLIED TO TRUCK & TANDEM	33 %
LS	LIVE LOAD SURCHARGE	2.75 ft

* LOADS ARE FROM THE GEOTECHNICAL EVALUATION FOR "CALIBER COVE SUBDIVISION BRIDGE" - LOCATED AT NEC N WING ROAD AND SCENIC VIEW LANE, STAR, IDAHO, DATED ON SEPTEMBER 12, 2025

GENERAL NOTES

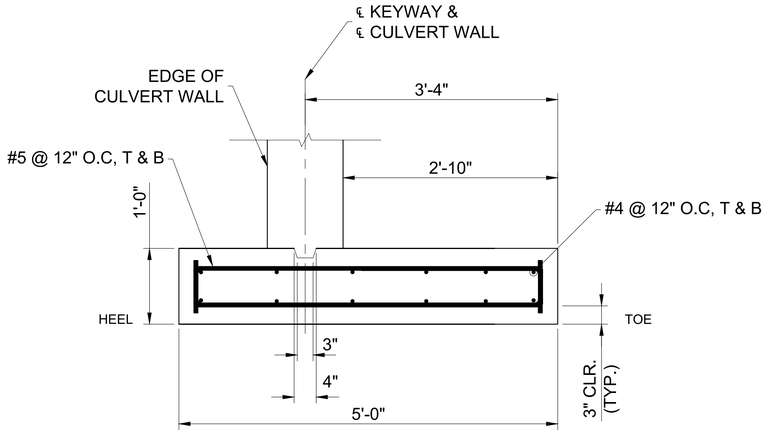
CONSTRUCTION SPECIFICATION
- MATERIALS, CONSTRUCTION AND WORKMANSHIP IN ACCORDANCE WITH ISPWC (IDAHO STANDARD FOR PUBLIC CONSTRUCTION), WHERE APPLICABLE, THE PROJECT PLANS, AND SPECIAL PROVISIONS.

PLAN DIMENSIONS AND ELEVATIONS
- BEVEL EXPOSED EDGES OF CONCRETE $\frac{3}{4}$" UNLESS NOTED OTHERWISE.
- DIMENSIONS TO REINFORCING STEEL ARE TO CENTERLINE OF BAR UNLESS NOTED OTHERWISE.
- PROVIDE 3" CONCRETE COVER MEASURING FROM THE FACE OF THE CONCRETE TO THE FACE OF ANY REINFORCING BAR, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- PROVIDE REINFORCING STEEL SPLICE LENGTHS IN ACCORDANCE WITH AASHTO SPECIFICATIONS.

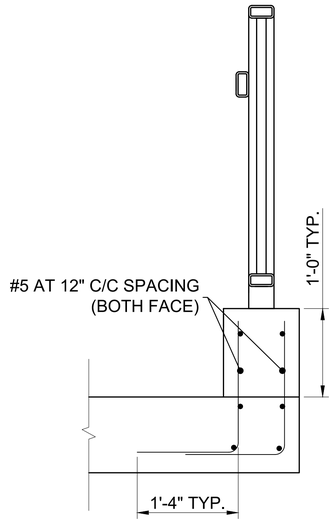
MATERIALS
- CONCRETE (f'c) : 4 ksi
- REINFORCEMENT (f'y): 60 ksi

CONSTRUCTION
- CONSTRUCTION JOINTS WILL BE PERMITTED ONLY AT THE LOCATIONS SHOWN ON THE PLANS OR AS APPROVED BY THE ENGINEER.
- THE DIFFERENCE IN ELEVATION OF THE BACKFILL MATERIAL ON BOTH SIDES OF THE STRUCTURE SHALL NOT EXCEED 2 FEET DURING BACKFILL OPERATIONS.

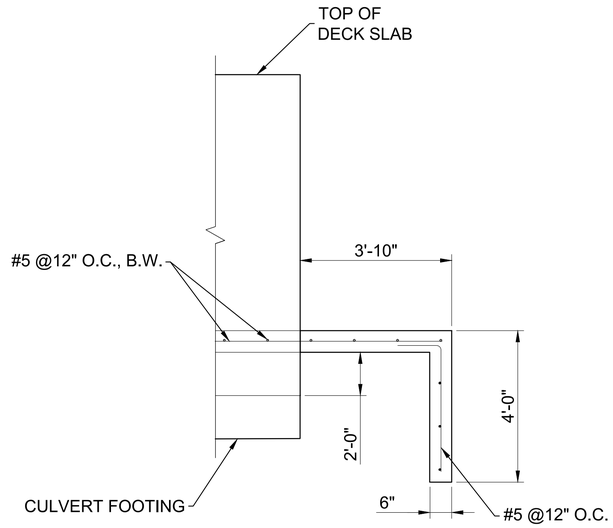
INCIDENTAL ITEM
- ALL ITEM SHOWN OR NOTED ON PLANS WHICH ARE NOT SPECIFICALLY BID ITEM ARE CONSIDERED INCIDENTAL ITEMS. THE COST OF FURNISHING AND INSTALLING INCIDENTAL ITEMS WILL NOTE BE PAID FOR SEPARATELY.



FOOTING DETAIL
SCALE: NTS



CURB WALL DETAIL
SCALE: NTS



CUT OFF WALL DETAIL
SCALE: NTS

REVISIONS		
NO.	DESCRIPTION	DATE

BORDER SIZE 22"x34"
DESIGNED AD
DRAWN MH
CHECKED CM
APPROVED CM

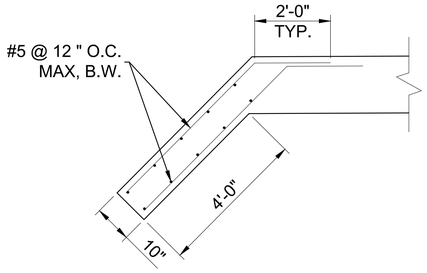
ARDURRA
2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.ARDURRA.COM

GENERAL NOTES AND STRUCTURAL DETAIL
14' CULVERT BRIDGE
CLAIBER COVE SUBDIVISION BRIDGE
STA. 12+38.24

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET. THEN DRAWING IS NOT TO SCALE

COUNTY:	ADA
BRIDGE DRAWING NO.:	XXX
DATE:	12/18/2025
PROJECT:	250046
SHEET:	2 OF 3

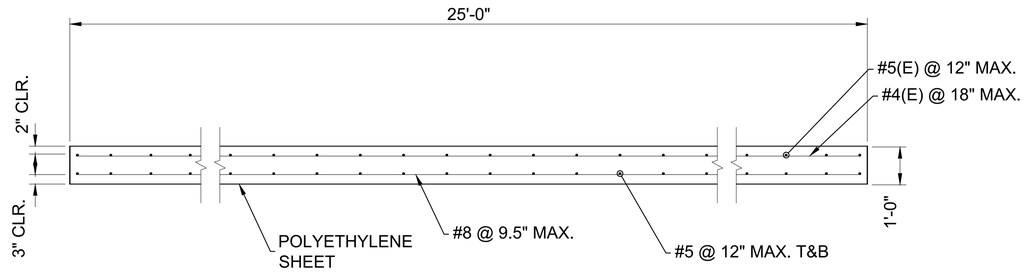
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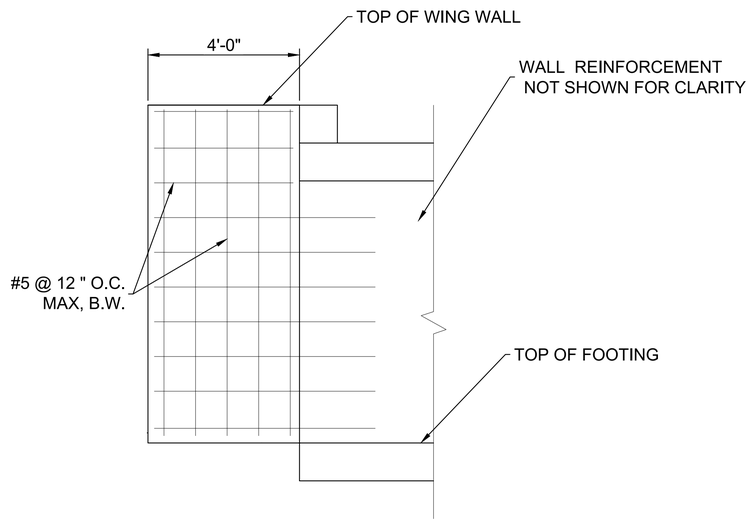
WING WALL PLAN (WING WALL 2 SHOWN, 1,3 AND 4 SIMILAR)
SCALE: 1" = 2'-0"

NOTE:
1. THE HEIGHT OF WING WALLS SHALL BE BASED ON ELEVATIONS MENTIONED ON SHEET 1 of 3
2. E: EPOXY REBARS

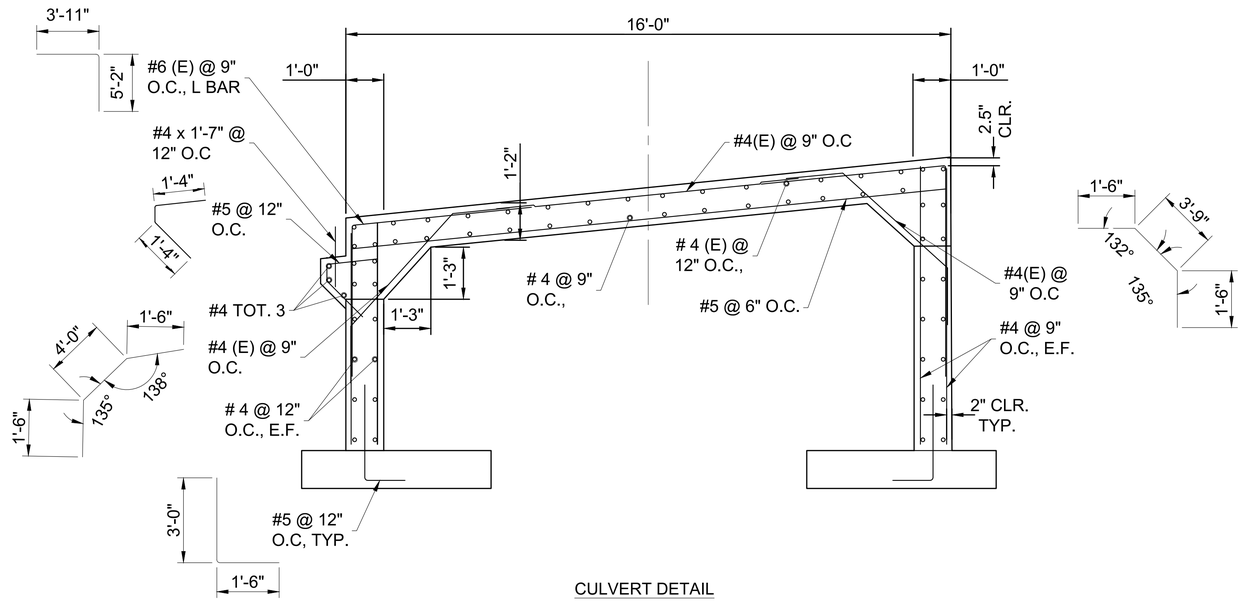
LAP LENGTH FOR 4000 PSI CONCRETE AND 60 KSI REINFORCEMENT	
BAR SIZE	LENGTH
#4	1'-7"
#5	2'-0"
#6	2'-6"



APPROACH SLAB DETAIL
SCALE: 1' = 2'-0"



WING WALL ELEVATION
SCALE: 1" = 2'-0"



CULVERT DETAIL
SCALE: 1" = 2'-0"

REVISIONS

NO.	DESCRIPTION	DATE

BORDER SIZE 22"x34"
DESIGNED AD
DRAWN MH
CHECKED CM
APPROVED CM

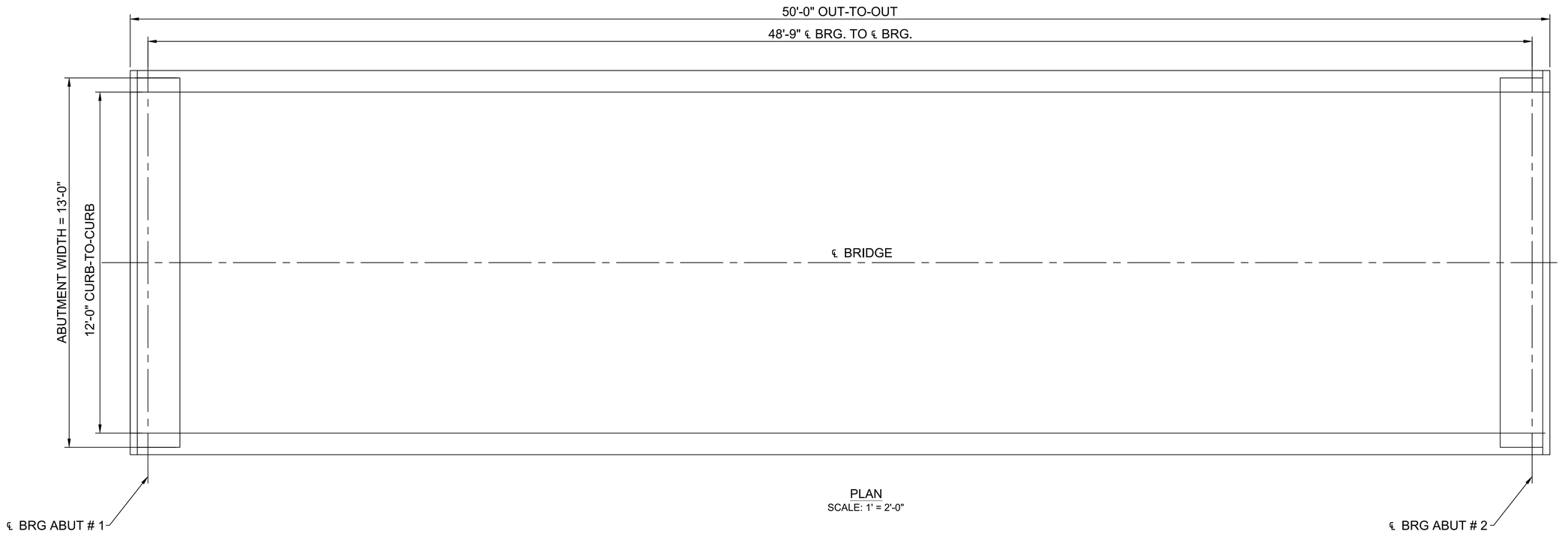
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STRUCTURAL DETAIL
14' CULVERT BRIDGE
CALIBER COVE SUBDIVISION BRIDGE
STA. 12+38.24

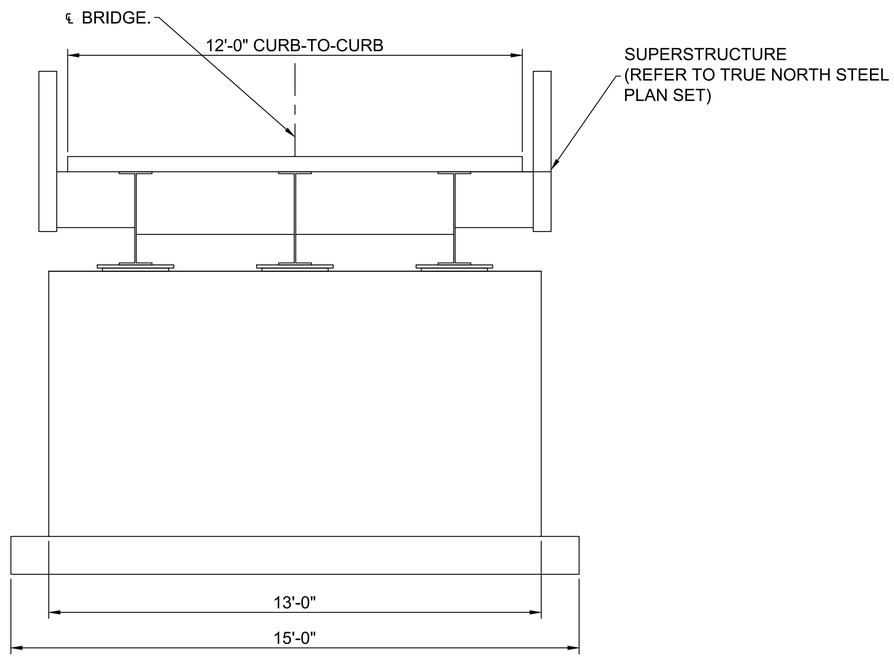
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COUNTY:	ADA
BRIDGE DRAWING NO.:	XXX
DATE:	12/18/2025
PROJECT:	250046
SHEET:	3 OF 3

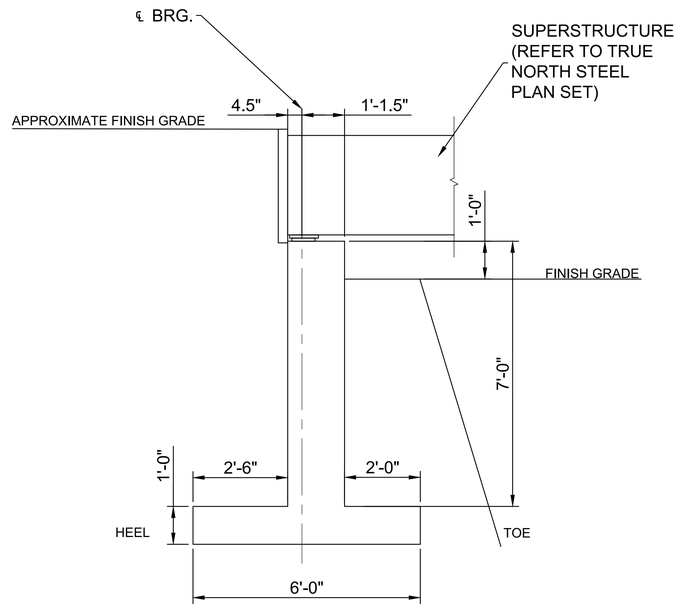
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PLAN
SCALE: 1' = 2'-0"



ELEVATION
SCALE: 1' = 2'-0"



TYPICAL SECTION
(ABUTMENT 1 SHOWN, ABUTMENT 2 SIMILAR)
SCALE: 1' = 2'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

BORDER SIZE	22"x34"
DESIGNED	AD
DRAWN	AD
CHECKED	CM
APPROVED	CM

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ABUTMENT TYPICAL SECTION
50' STEEL GIRDER BRIDGE
BLANCHARD CREEK ABUTMENT
STA. XX+XX.XX

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET. THEN DRAWING IS NOT TO SCALE

COUNTY:	ADA
BRIDGE DRAWING NO.:	XXX
DATE:	12/10/2025
PROJECT:	230580
SHEET:	

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 Salmonsen
Kevan Wheelock
David Hershey

28 January 2026

Jacob Ruther
Ardurra
332 N Broadmore Way
Nampa, ID 83687

Re: Caliber Cove Subdivision – Preliminary Plat Application

Dear Mr. Ruther

The City of Star Engineering Department has reviewed the Preliminary Plat for the Caliber Cove Subdivision dated August 24, 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. The first two segments of the legal description are different than those shown on the preliminary plat.
2. The proposed development is located within a hillside development area, Applicant shall be required to a geotechnical report with the preliminary plat as identified in City Code 8-4A-12. J. 2
    a. 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.
3. The Applicant shall be required to include slope areas greater than 25% on sheet C2.0 of the Preliminary Plat

4. The applicant is proposing private well and septic fields for the subdivision, as such, Applicant shall be required to provide approval from Central District Health prior to construction of any homes or the recording of the Final Plat.
5. We will need a legal description of the easement for the private road prior to approval of the private road.
6. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
7. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.

We recommend that the conditions 1 through 3 listed above be addressed prior to approval of the Preliminary Plat. 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,



Ryan V. Morgan, P.E.
City Engineer

Enclosures

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

Brad Little, Governor
Jess Byrne, Director

December 15, 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 - Caliber Cove Subdivision

Dear Mr. Nickel,

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project 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://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083.

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 contractors 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 contractors 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 local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (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.
- 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.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of 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 plan development and implementation.

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

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER 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 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

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

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both 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 land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. 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

Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

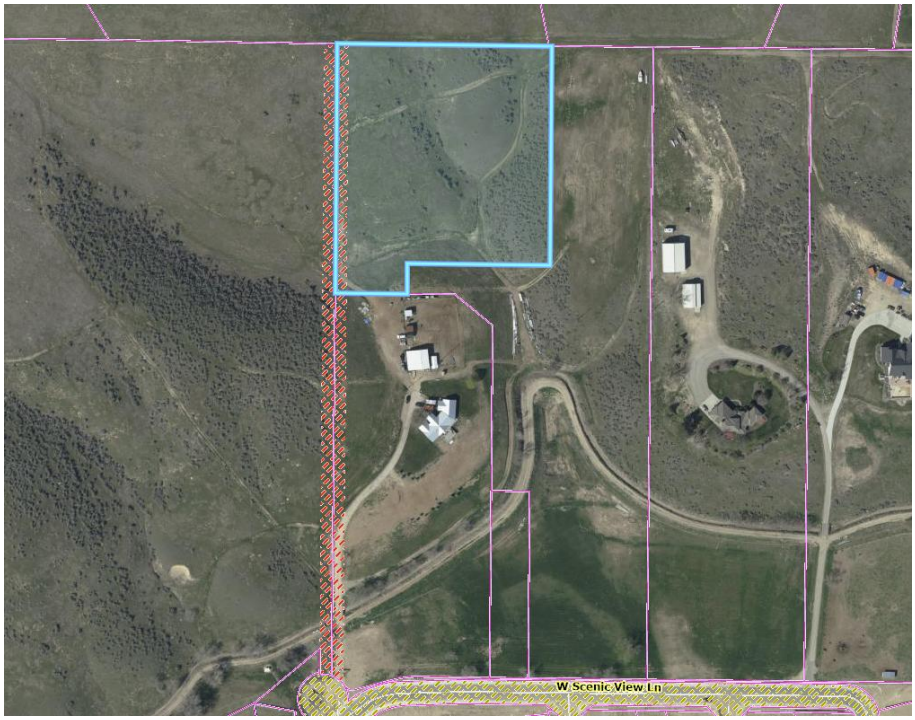
December 19, 2025

To: Patrick Connor, via email
Ardurra
1144 S Silverstone Way, Suite 320
Meridian, ID 83642

Subject: SPP25-2309 / PP-25-05, PR-25-06
W Scenic View Lane
Caliber Cove Subdivision

The Ada County Highway District has reviewed the submitted application for the preliminary plat referenced above and has determined that there are no improvements required to the adjacent street(s). The proposed preliminary plat is approved without conditions, as the site is fully improved. The applicant will be required to pay all platting and review fees prior to final plat approval.

There is 50-feet of right-of-way located at the site's west property line extending from Scenic View Lane to the site's north property line, as shown in red below. This right-of-way is listed in the roadbook on page 539, instrument number 721908. The applicant should work with the adjacent neighbors to the west and south to complete a right-of-way vacation for the described right-of-way.



If the right-of-way vacation is not completed prior to the development of this parcel, then the applicant should be required to complete a license agreement for anything proposed within the right-of-way abutting their site. No permanent structures shall be constructed within the right-of-way prior to the completion of a right-of-way vacation.

This is also a private road application for the construction of a 20-foot wide gravel private road on Scenic View Lane located 150-feet east of Wing Road (measured centerline to centerline). The applicant should be required to pave the private road its full width and 30-feet into the site from the edge of pavement of the adjacent street, Scenic View Lane.

To gain access to this portion of Scenic View Lane, the applicant must cross two parcels – one of which being a spite strip owned by Trident Ridge Home Owners Association. The applicant should gain approval from the property owners to ensure access through those parcels prior to the submittal of a driveway approach request.

Policy

Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7209.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

The applicant shall be required to:

1. Provide written approval for access through the adjacent parcels from the property owners.
2. Submit a driveway approach request for the proposed private road onto Scenic View Lane located 150-feet east of Wing Road. Driveway approach permits can be found at: https://www.achdidaho.org/home/showpublisheddocument/988/638245965711600000
3. Pave the private roadway its full width and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge.
4. Install street name and stop signs for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.
5. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to issuance of a building permit. For any questions regarding the traffic impact fee please contact ACHD's Impact Fee Administrator at impactfees@achdidaho.org or call (208) 387-6170.
6. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
7. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

If you have any questions, please contact me at (208) 387-6391.

Sincerely,

KaraLeigh Troyer

KaraLeigh Troyer
Planner
Development Services

cc: City of Star (Shawn Nickel), via email
Landon Cooley, via email

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter, and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 208-387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 208-387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.