



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: February 17, 2026

FILE(S) #: FP-25-11 Final Plat, Colt Heights Subdivision

REQUEST

The Applicant is seeking approval of a Final Plat for Colt Heights Subdivision consisting of 5 residential lots and 3 common lots on 4.63 acres. The subject property is generally located north of N. Plummer Road and will be accessed from W. Wyatt Earp Drive in Star, Idaho. Ada County Parcel No S0405438440.

APPLICANT/OWNER/REPRESENTATIVE

APPLICANT/REPRESENTATIVE:

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

OWNER:

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

PROPERTY INFORMATION

Land Use Designation -	Residential (R-3-DA)
Acres -	4.63
Residential Lots -	5
Common Lots -	3
Commercial -	N/A

HISTORY

January 17, 2006	Council approved applications for annexation and zoning (AZ-06-01) and Preliminary Plat (PP-06-01) for the Connor-Carson Property. Property size is 47.26 acres, zoned R-3 with a development agreement. The Preliminary Plat consisted of 122 single family residential lots with 14 common lots on 47.26 acres with a density of 2.6 units per acre. The Development Agreement included a condition of approval restricting no more than 5 lots north of Foothill Canal.
June 6, 2006	Council approved Final Plat (FP-06-10) for Phase 1 of Colt Place, formerly known as Connor-Carson property. Phase 1 has 49 residential lots, reduced from 53 originally proposed.
April 2, 2013	Council approved Final Plat (FP-13/01) for Phase 2 of Colt Place consisting of 30 residential lots, reduced from 34 originally proposed.
June 17, 2014	Council approved Final Plat (FP-14-05) for Phase 3 of Colt Place consisting of 29 residential lots, reduced from 30 originally proposed.
January 3, 2023	Council tabled applications for Preliminary Plat (PP-22-09) and Private Road (PR-22-03) for Colt Heights Subdivision.
February 7, 2023	Council approved applications for Preliminary Plat (PP-22-09) and Private Road (PR-22-03) for Colt Heights Subdivision consisting of 5 single family residential lots and 3 common lots on 4.63 acres.
January 28, 2025	Administrator approved a Time Extension (TE-25-01) for Colt Heights Subdivision providing February 7, 2026 as the deadline for recording the final plat.
February 9, 2026	Applicant submitted an application for a six-month time extension to allow for recording the final plat for Colt Heights Subdivision. This second request requires Council Approval.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Colt Heights Subdivision consisting of 5 residential lots and 3 common lots on 4.63 acres.

The Final Plat generally complies with the approved Preliminary Plat.

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

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

PRELIMINARY PLAT & PRIVATE STREET:

Colt Heights Subdivision consists of 5 single-family detached residential lots and 2 common lots for a total of 7 lots on 10.96 acres. Residential lots range in size from 1.0 acres to 1.39 acres with an average buildable lot size of 1.23 acres. The gross density of the development is 0.46 dwelling units per acre.

Primary access and frontage for the lots will be from W. Wyatt Earp Drive using proposed Wooden Wagon Lane and proposed Silverpeak Lane, which will be a private street. Silverpeak Lane will provide access to each residential lot. A hammerhead, on the west end of Silverpeak Lane will provide turnaround access for the fire department. The access and turn-around shall be approved by the Fire District.

As earlier stated, the City Council originally approved five (5) residential lots on this property located north of the Foothills Ditch as part of the Colt Place Subdivision annexation in 2006. Included in the original conditions of approval in the Development Agreement was the following:

- 1.1.1 Future development at a density not to exceed three (3) du/acre and not more than five (5) lots north of the Foothills Ditch;
- 1.1.2 Developer must meet the requirements, if any, of Idaho Fish and Game and the Army Corps of Engineers prior to final plat of any subject ground north of Foothills ditch;
- 1.1.3 Developer must continue the historic path of the irrigation drainage through the subject property from Star Acres.

In July of 2022, the applicant submitted a preliminary plat with five 1 plus acre lots encompassing the entire 10.98 acres. Staff required the applicant to notify both the Army Corps of Engineers and Idaho Fish and Game to address issues related to the original concerns by the City Council that were part of the three conditions of approval. On October 13, 2022, City Staff, including the City Engineer met on-site with the applicant's representative and representatives from Army Corp of Engineers and walked the entire site. A correspondence addressing that visit is included within this record and indicates that there may be some areas on the property that could require further wetland delineation be studied, based on the original site layout. In discussions with the Army Corp representatives on-site, it was Staff's understanding that future wetlands delineation may be required in small areas of the development, mostly in the eastern portions of the property and as a result of the proposed private street (The applicant has

recently provided Staff with a copy of a Delineation report dated December 28, 2006). Based upon the site visit and meeting with the Army Corp representatives, Staff met with the applicant and made a suggestion that the preliminary plat be redesigned to cluster the residential lots to the west and leave the eastern portion of the property as open space, thus reducing the amount of disturbance to the more sensitive area of the property. It was also suggested that the eastern area may make for an excellent community park.

As redesigned and resubmitted to Staff, Lot 1 of the development is 4.63 acres or approximately 43% of the parcel and is being set aside as an open area to address the comments from the Army Corp of Engineers and help with the concerns of the neighbors regarding wildlife habitat and drainage. The future use and ownership of this lot will need to be determined by Council. The applicant suggests that the area be dedicated to the City as natural park area. The applicant has agreed to provide a passive pathway within the property to connect to any future pathway along the Foothill Ditch and also to connect to the natural pathway to the east within the Langtree Bungalows development.

On November 17, 2022, Staff arranged a meeting between the property owner and his representatives and several neighboring property owners to review the proposed concept of clustering the residential lots to the west and leaving the eastern portion as open space.

Section 8-4E-2 of the UDC allows Council to waive landscaping requirements for subdivisions with densities of 1 acre or less. Given the large lot size and density of this development, and with the potential protection of Lot 1, staff is supportive of the waiver for open space.

The Unified Development Code, Section 8-6B-2 requires public and private street widths to be a minimum of thirty-six feet (36') wide, unless specifically approved by Council. The applicant is proposing 28-foot-wide private roads with no sidewalks. Staff is supportive of the street width and waiver of sidewalks, given the low density and number of homes served by the private road and recommends no parking on either side of the street. **The reduced width and sidewalk waiver will also minimize disturbance of the property, which was a request by neighboring property owners.**

ADDITIONAL DEVELOPMENT FEATURES:

- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight design that is in compliance with city requirements. The Applicant has provided streetlight locations. Staff will require a light at the intersection of W. Wyatt Earp Dr. and Wooden Wagon Lane. Applicant shall provide streetlight style/design to City Staff for approval, prior to installation. **Shielding of streetlights may be required to protect adjacent properties from fugitive light.**

- Mailbox Clusters

Applicant has not provided approval from the Star Postmaster for the indicated location of the mailbox cluster. This will be required prior to signing the final plat. The applicant shall work with the Postmaster on relocation of the cluster if a private gate is utilized on the private street.

- Street Names

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

- Subdivision Name

Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development.

- Setbacks – The applicant has not proposed changes to the current setbacks of the R-3 zone. **Staff recommends that the five residential lots be required to adhere to the R-1 setbacks to further protect adjacent rural residences.**

- Block lengths – The single block meet the 750' block length requirement.

ADDITIONAL ITEMS FOR COUNCIL CONSIDERATION Items that should be considered by the applicant and Council include the following:

- Private Street Width of 28' with no parking or sidewalks;
- Private Gate for Private Street;
- R-1 Setbacks
- ITD Proportionate Share Fees;
- Dedication of Open Space to City including initial preparation of pathways, tree cleanup, etc.;
- Fencing along northern boundary of development
- Additional landscaping to address fugitive car headlights

Staff Analysis of Final Plat Submittal:

The preliminary plat was approved with 5 residential lots. The proposed Final Plat consists of 5 residential lots and was approved by Council on December 6, 2022.

Common/Open Space and Amenities – Approved open space plan includes a passive pathway and an open space park. The applicant shall work with the city on the ownership and design of the open space park.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.

Streetlights – Streetlight design shall be uniform throughout the development. Applicant has provided a streetlight design that is in compliance with the city requirements. The street light plan shows a light at each end of the private road, which satisfies code requirements.

Setbacks – **Council did not approve any setbacks waivers. Did add a 4' structure setback along the entire northern property boundary.**

Max Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Yard Setback	Min. Street Side Setback
35 feet	30'	30' 40' along entire northern boundary	10'	20'

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

Street Names – **Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required prior to signing the final plat.**

Mailbox Cluster – **Applicant has not provided approval from the Star Postmaster for the indicated location of the mailbox cluster. This will be required prior to signing the final plat. The applicant shall work with the Postmaster on relocation of the cluster if a private gate is utilized on the private street.**

The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. **All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times.** The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community

access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



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

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

1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
 1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

Section 8-3B-3 designates EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.**
 5. Additional landscaping buffers may also be required.
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2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
 - a. **1 to 50 units = minimum of 5 architectural styles and/or floorplans**
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans

- c. 101 and over units = minimum of 10 architectural styles and/or floorplans
3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

Street Widths – Streets were approved by Council to be 28 feet wide.

Sidewalks – Sidewalk requirement was waived by Council.

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

Time Extension – The applicant has submitted a time extension for the preliminary plat that will allow additional time to record the final plat with Ada County. This request is part of the consent agenda for February 17, 2026.

PUBLIC/DEPARTMENTAL NOTIFICATIONS
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Notifications of this application were sent to agencies and City Departments having jurisdiction on January 27, 2026.

DEQ submitted a review letter dated February 9, 2026.

FINDINGS

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

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

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

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

C. There is public financial capability of supporting services for the proposed development.

Staff knows of no financial hardship that would prevent services from being provided.

D. The development will not be detrimental to the public health, safety or general welfare; and,

Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.

E. The development preserves significant natural, scenic or historic features.

Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

Conditions included in the Findings of Fact & Development Agreement.

- 1. Future structures shall meet the setback requirements of the R-1 zoning district. A 40' minimum setback shall apply along the entire northern property line of the development. A note shall be placed on the final plat designating this note.**
- 2. The applicant shall provide a public access easement for a future pathway along the Foothill Ditch prior to signature of final plat.**
- 3. The common open space lot shall be placed into permanent open space as a City park, conservation easement or land trust. The applicant shall work with City Staff on the design of the natural open space and the transfer of ownership to the city to maintain as a city park.**
- 4. A natural pathway shall be provided by the applicant. The applicant shall work with the City Staff on the details of the pathway.**
- 5. The subdivision is approved with an R-1 maximum density.**
- 6. ITD Proportionate Shares shall be paid to the City for each residential lot.**
- 7. Private Street is hereby approved by Council with a 28' road width with no parking and shall be approved by the Star Fire District.**
- 8. Sidewalks shall be installed along both sides of the private street on N. Wooden Wagon Lane to the north side of the bridge across the Foothills Ditch.**
- 9. The maintenance of the private street shall be the sole responsibility of the Colt Heights neighborhood association.**
- 10. The Applicant shall be responsible for payment of all emergency services mitigation fees and ITD Proportionate Shares.**
- 11. The Applicant shall provide an Exhibit showing compliance with Section 8-3B-3J-2 of the UDC regarding Dwelling Unit Design.**

- 12. All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
- 13. 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.**
- 14. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above is a direct violation of this Development Agreement and may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.**
- 15. A minimum of three (3) architectural elements shall be provided for all single-family residential structures.**

Conditions Specific to Signature of Final Plat.

- 1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$5,000. \$5,000 is due (5 residential lots x \$1,000) to be paid before signing the final plat.**
- 2. Prior to signature of the final plat, all issues associated with the grading, wetlands, and neighboring property owner conditions shall be completed.**
- 3. Prior to signature of the final plat, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.**
- 4. As built plans for pressurized irrigation systems shall be submitted to the City of Star prior to signing the final plat.**
- 5. The applicant shall pay all required emergency services mitigation fees to the City at the time of building permit, as determined by the City Council.**
- 6. The private street has been approved by Council with a minimum street width of 28' and shall otherwise be constructed to ACHD standards, unless otherwise approved by Council and the Fire District. The private street shall meet all requirements of the Star Fire District.**

7. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, prior to signature of the final plat.**
8. **Prior to signature of final plat, the applicant shall provide a fencing plan for Staff review/approval. Fencing shall be consistent throughout the development.**
9. **A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.**
10. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This shall be completed prior to final plat signature.**
11. The applicant shall provide approval from the Star Postmaster for the location of the mailbox cluster prior to signing the final plat.
12. The applicant shall provide approval from Ada County that the street names have been approved prior to signing the final plat.

Additional Conditions of Approval

1. The approved Final Plat for Colt Heights Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
3. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
4. **Applicant shall work with the Army Corp of Engineers regarding any wetland delineation associated with construction of the subdivision, including street and building pad locations.**
5. **Applicant shall meet all requirements of the City Engineer regarding development within the Hillside and/or sloped areas of the property.**
6. All entrances into the subdivision shall be cleaned nightly to include dirt, dust, rocks, mud, and other debris. All trash shall be secured on site and trash receptacles emptied on a regular basis to avoid blowing debris.
7. During the entire construction process, dust from the site must be minimized as much as possible. Water trucks should be used as appropriate. Excess dust could result in fines and/ or work stoppage.
8. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. Even after installation, streetlights may require shielding to prevent light trespass.**

9. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
10. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
11. As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
12. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
13. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
14. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
15. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
16. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
17. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
18. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.

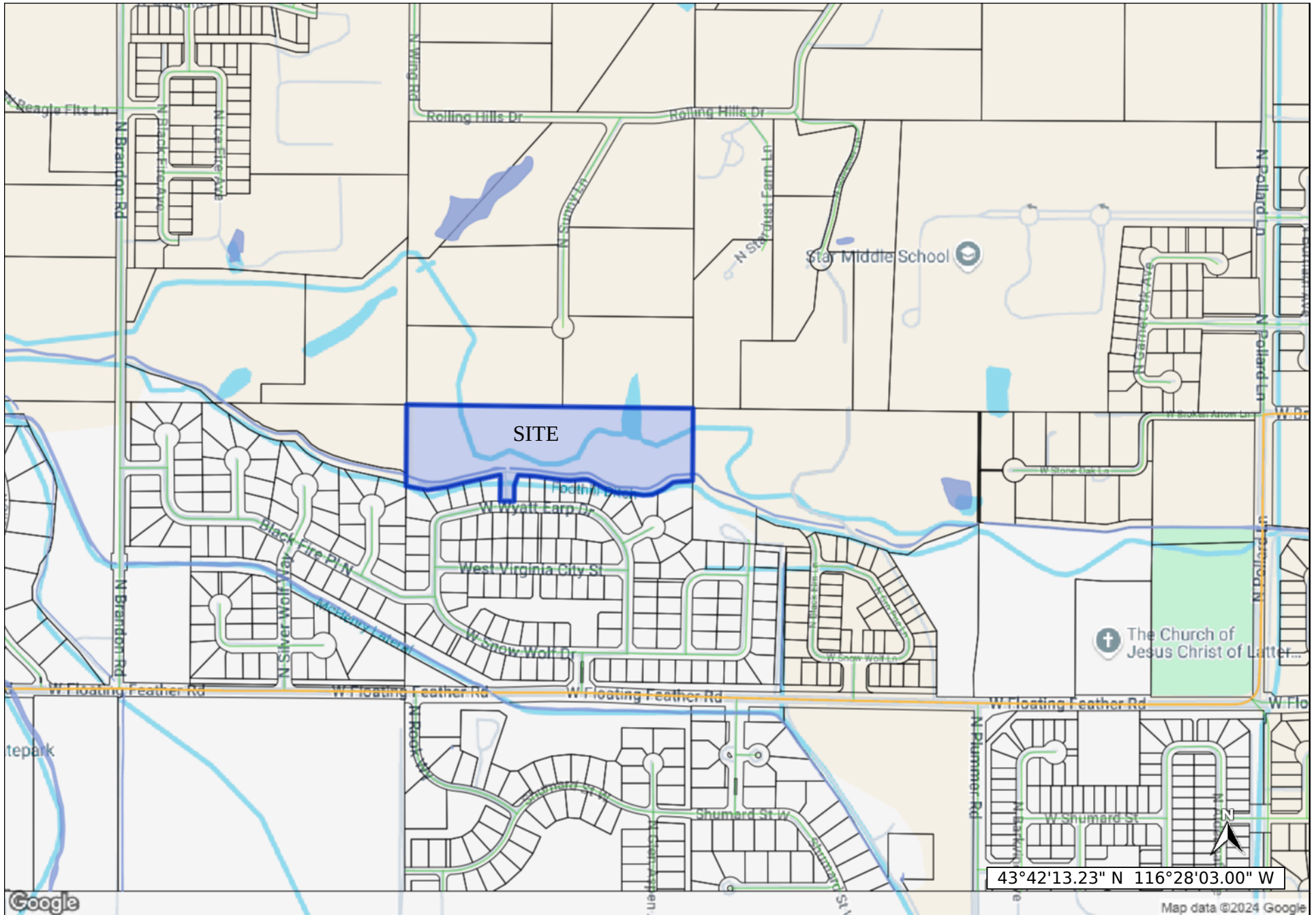
19. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
20. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
21. A separate sign application is required for any subdivision sign.
22. Applicant shall provide the City with an electronic copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
23. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
24. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
25. All common areas shall be maintained by the Homeowners Association.
26. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
27. **A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.**
28. All common areas shall be maintained by the Homeowners Association.
29. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-25-11 Colt Heights Subdivision, Final Plat, on _____, _____ 2026.

Colt Heights

Vicinity Map



KENT BROWN PLANNING SERVICES

January 27, 2026

Star City Council
PO Box 130
Star, ID 83669

RE: Final Plat for Colt Heights Subdivision

Dear Mayor and Council:

On behalf of Corey Barton and CBH Homes, please accept this request for Final Plat approval. Colt Heights consists of five single-family residential and one private street lot and two common lots. This subdivision is in the northeast corner of New Hope Road and Roseland Way.

- Colt Heights Subdivision is in compliance with the preliminary plat (PP-22-09;PR-22-03) and meets all requirements of conditions.
- Colt Heights Subdivision Final Plat is in conformance with:
 1. The approved preliminary plat layout and conditions of approval
 2. Acceptable engineering, architectural and surveying practices and local standards.

Evidence of Substantial compliance for the Colt Heights Subdivision:

APPROVED PRELIMINARY SUBDIVISION	FINAL PLAT
Total Residential lots -5	Total Residential lots -5
Range of residential lots –43,875- 60,599	Range of residential lots – 43875-60,599
Gross Density – .46	Gross Density – .46
OPEN SPACE	
Qualified open space – 4.63 acres (42.16%)	Qualified open space –4.63 acres (42.16%)
AMENITIES: pathway and open space park	AMENITIES pathway and open space park

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

Sincerely,



Kent Brown, Planner



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

FINAL PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant X Owner ____ Representative ____

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

Owner Name: Corey Barton Homes Inc
Owner Address: 1977 E Overland Road Meridian Zip: 83642
Phone: 208-895-8858 Email: shawn@trilogyidaho.com

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

Property Information:

Subdivision Name: Colt Heights Phase: _____

Parcel Number(s): S0405438440

Approved Zoning: R-3-DA Units per acre: .46

Total acreage of phase: 10.96 Total number of lots: 8

Residential: 5 Commercial: 0 Industrial: 0

Common lots: 3 Total acreage of common lots: 4.63 Percentage: 42.16

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

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

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>5</u>	<u>5</u>
Number of Common Lots:	<u>2</u>	<u>3</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	_____	_____

Amenities: pathway open space park _____

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

Subdivision Name: _____ Phase: _____

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: _____
 FIRM effective date(s): mm/dd/year _____
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
 Base Flood Elevation(s): AE____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

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

N/A	One (1) 11" X 17" copy of the Final landscape plan	
KB	Electronic copy of site grading & drainage plans**	
KB	Electronic copy of originally approved Preliminary Plat**	
	Electronic copy of a Plat with all phases marked with changes, if applicable**	
KB	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
KB	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
KB	Electronic copy of streetlight design and location information	
	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
	Electronic copy of all easement agreements submitted to the irrigation companies	
KB	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
KB	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	
UNDERSTOOD	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.	
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

FEE REQUIREMENT:

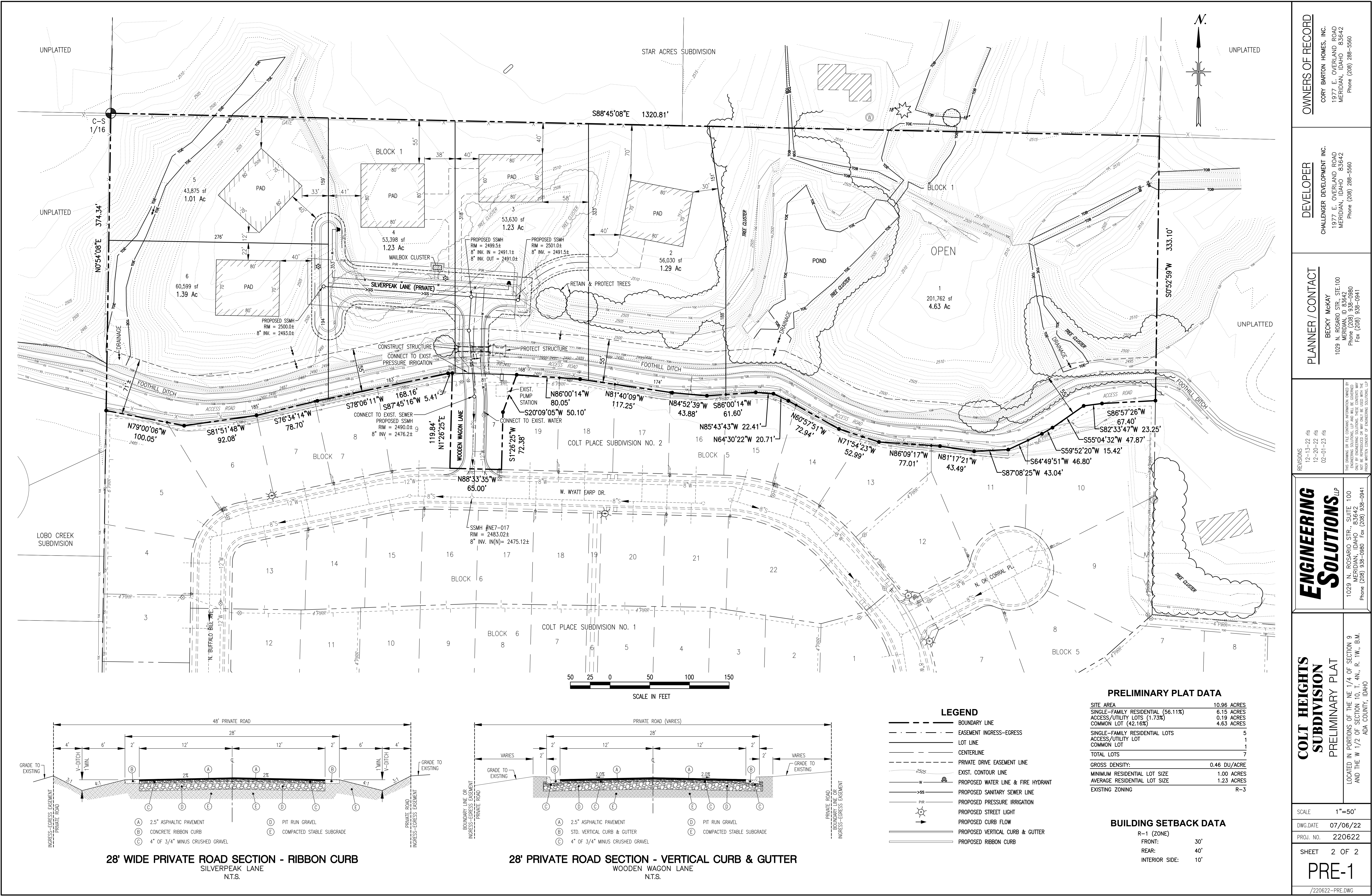
*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary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

Kent Brown

 Applicant/Representative Signature

December 3, 2025

 Date



OWNERS OF RECORD
CORY BARTON HOMES, INC.
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 288-5560

DEVELOPER
CHALLENGER DEVELOPMENT INC.
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 288-5560

PLANNER / CONTACT
BECKY MCKAY
1029 N. ROSARIO STR., STE. 100
MERIDIAN, ID 83642
Phone (208) 938-0980
Fax (208) 938-0941

REVISIONS
12-13-22, R/S
12-20-22, R/S
02-01-23, R/S

THIS DRAWING OR ANY PART THEREOF CONTAINS INFORMATION OWNED BY CHALLENGER DEVELOPMENT INC. AND WILL BE COVERED BY A NON-DISCLOSURE AGREEMENT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN CONSENT OF CHALLENGER DEVELOPMENT INC.

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

COLT HEIGHTS SUBDIVISION PRELIMINARY PLAT

LOCATED IN PORTIONS OF THE NE 1/4 OF SECTION 9 AND THE W 1/2 OF SECTION 10, T. 4N., R. 1W., B.M. ADA COUNTY, IDAHO

SCALE 1"=50'

DWG. DATE 07/06/22

PROJ. NO. 220622

SHEET 2 OF 2

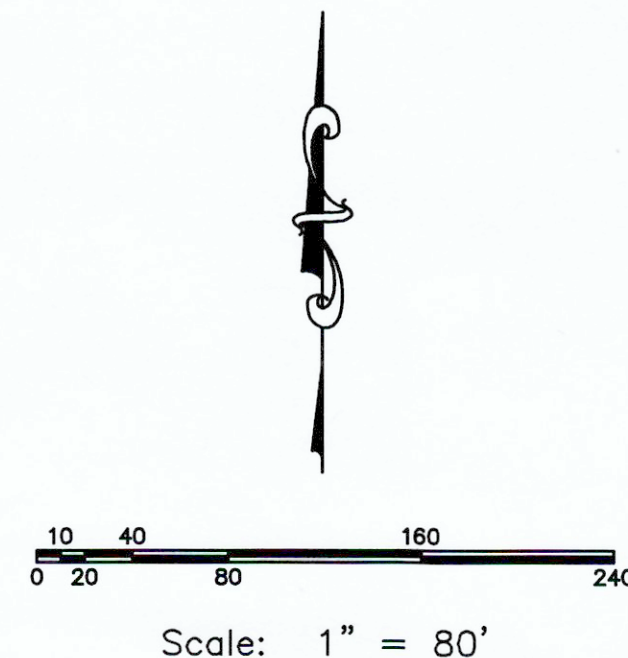
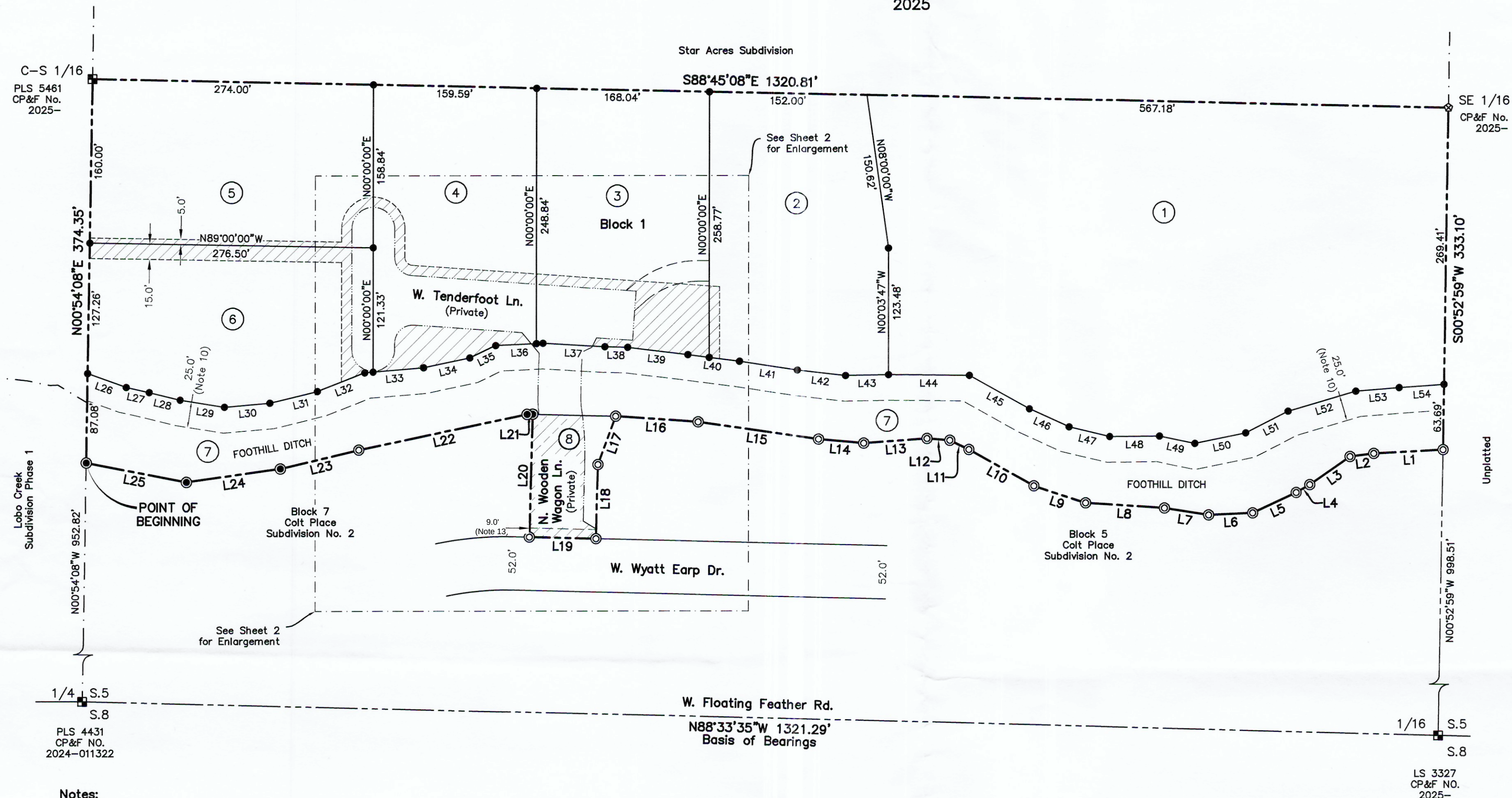
PRE-1

/220622-PRE.DWG

PRELIMINARY PLAT DATA	
SITE AREA	10.96 ACRES
SINGLE-FAMILY RESIDENTIAL (56.11%)	6.15 ACRES
ACCESS/UTILITY LOTS (1.73%)	0.19 ACRES
COMMON LOT (42.16%)	4.63 ACRES
SINGLE-FAMILY RESIDENTIAL LOTS	
ACCESS/UTILITY LOT	1
COMMON LOT	1
TOTAL LOTS	2
GROSS DENSITY:	
MINIMUM RESIDENTIAL LOT SIZE	0.46 DU/ACRE
AVERAGE RESIDENTIAL LOT SIZE	1.00 ACRES
EXISTING ZONING	R-3

BUILDING SETBACK DATA	
R-1 (ZONE)	
FRONT:	30'
REAR:	40'
INTERIOR SIDE:	10'

PLAT SHOWING
COLT HEIGHTS SUBDIVISION
 LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4
 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
 CITY OF STAR, ADA COUNTY, IDAHO
 2025



Legend

- Subdivision Boundary Line
- Lot Line
- Section Line
- Adjoining Subdivision Boundary Line
- Easement Line (Note 8)
- Easement Line (Note 9)
- Easement Line (Note 11)
- Easement Line, as Noted

- ⑥ Lot Number
- Found Aluminum Cap, as Noted
- Found 5/8" Iron Pin, PLS 11118, or as Noted
- ☆ Found 1/2" Iron Pin, PLS 946, Re-set 5/8" x 24" Iron Pin with Aluminum Cap, PLS 11779
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 11779
- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 11779

Notes:

1. This development recognizes Idaho Code Section 22-4503, Right to Farm Act, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
2. Minimum building set backs shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required, or as shown on this plat.
3. The lands included in this plat are located in the Middleton Irrigation Association Inc. (Office Phone Number: 986-229-1710) and the Foot Hill Ditch Company (Office Phone Number: 208-671-7911) service area. Irrigation water will be provided to all lots through a pressure irrigation delivery system which has been approved pursuant to Section 31-3805(4), Idaho Code. The purchaser of each lot shall remain subject to all assessments levied by the Middleton Irrigation Association Inc. and the Foot Hill Ditch Company. All unpaid irrigation entity assessments are a lien on the land.
4. All lots within this subdivision are subject to to the Declarations of Covenants, Conditions and Restriction for Colt Heights Subdivision and as subsequently amended from time to time.
5. Lots 1, 7 and 8, Block 1 are common lots and shall be owned and maintained by the Colt Heights Homeowners Association.
6. A blanket easement for public utilities, lot drainage and pressure irrigation is hereby designated on Lot 8, Block 1.
7. A blanket easement is hereby designated on Lot 7, Block 1 in favor of the Middleton Irrigation Association Inc. and the Foot Hill Ditch Company for the operation and maintenance of the Foothill Ditch.
8. An easement for common ingress/egress, public utilities, lot drainage and pressure irrigation is hereby designated on Lots 3 through 7, Block 1 as shown and dimensioned.
9. An easement for common ingress/egress is hereby designated on Lot 8, Block 1 as shown and dimensioned.
10. Lot 7, Block 1 is subject to a City of Star pathway easement - See Instrument No. 2025-
11. An easement for public utilities, lot drainage and pressure irrigation is hereby designated on Lots 2 through 6, Block 1 as shown and dimensioned.
12. A twenty (20) foot common ingress/egress easement is hereby designated on Lot 3, Block 1 as shown and dimensioned to the benefit of Lot 2, Block 1.
13. ACHD Permanent Easement - See Instrument No. 2025-

Surveyors Narrative:

The purpose of this survey is to subdivide the property as conveyed by a Warranty Deed recorded as Instrument No. 112102650, records of Ada County, Idaho. The property is adjacent to Star Acres Subdivision, as filed in Book 29 of Plats at Pages 1822 through 1823, Lobo Creek Subdivision Phase 1 as filed in Book 96 of Plats at Pages 12021 through 12024 and Colt Place Subdivision No. 2, as filed in Book 120 of Plats at Pages 14498 through 14499, records of Ada County, Idaho. The monuments found per the above mention plats and survey are in substantial agreement and were held as controlling corners.

The record bearing North 88°33'35" West as shown on the plat of said Colt Place Subdivision No. 2 between the found monuments the East 1/16 corner common to Sections 5 and 8, and the 1/4 Section corner common to said Sections 5 and 8, T.4N., R.1W., B.M., Ada county, Idaho.

Reference Documents:

Deed Inst. No.s: 112102650.
 R.O.S. Inst. No.s: 375, 6705, 9393, 10472, 13369.
 Subdivisions: Star Acres Subdivision, Lobo Creek Subdivision Phase 1, Colt Place Sub. No. 2.

SEE SHEET 2 FOR LINE
 AND CURVE DATA TABLES

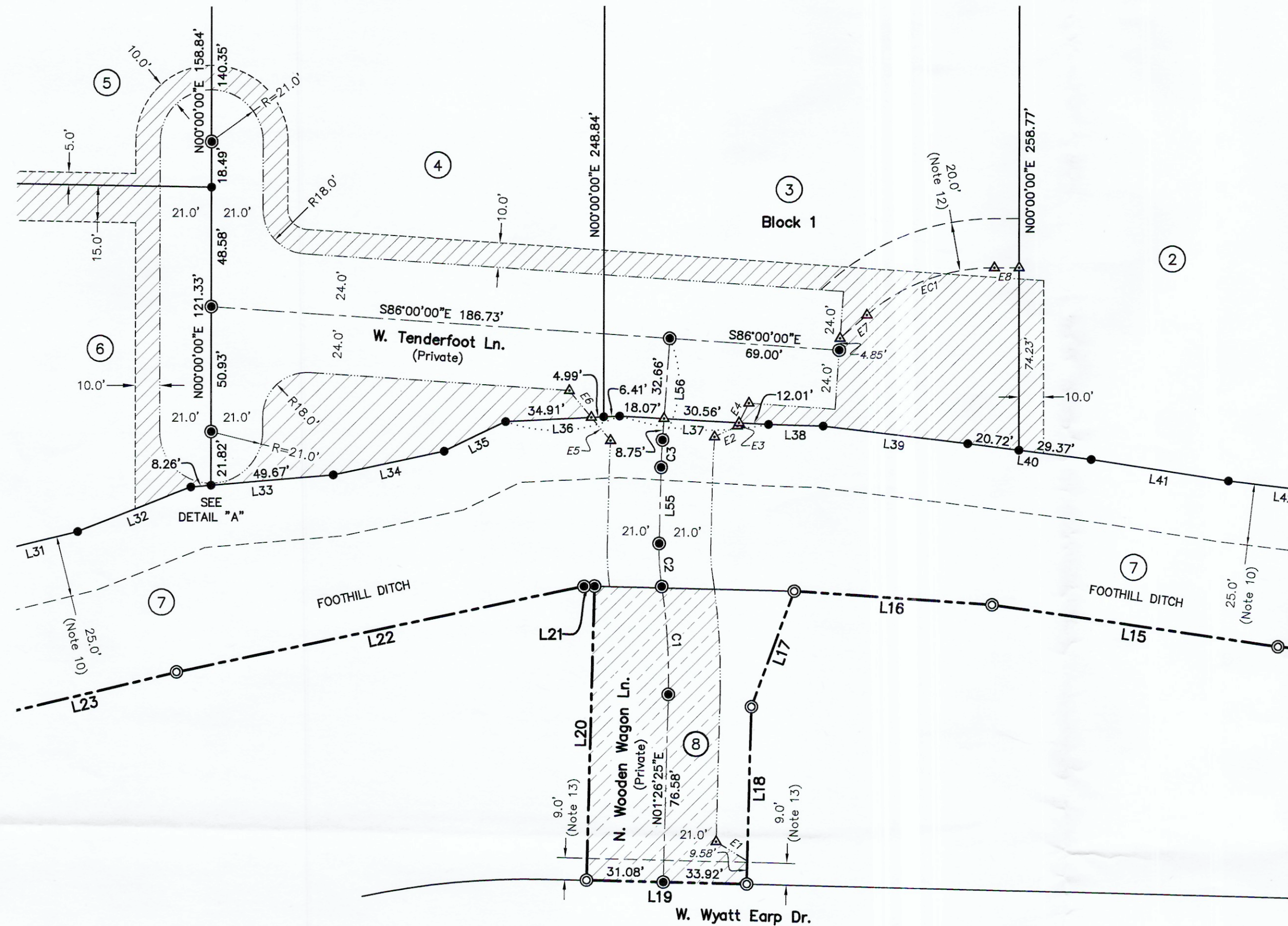


CODY M. McCAMMON, PLS 11779
 IDAHO SURVEY GROUP
 9939 W EMERALD ST
 BOISE, ID 83704

SHEET 1 OF 4

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

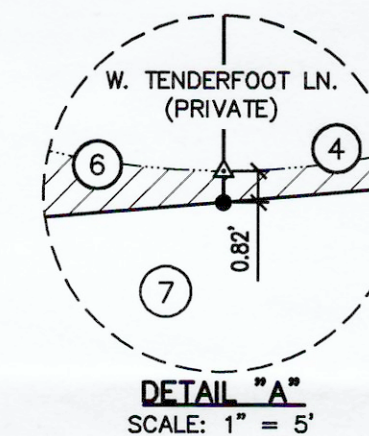
PLAT SHOWING COLT HEIGHTS SUBDIVISION



Scale: 1" = 40'

Legend

- Subdivision Boundary Line
- Lot Line
- Easement Line (Note 8)
- Easement Line (Note 9)
- Easement Line (Note 11)
- Easement Line, as Noted
- Tie Line
- 6 Lot Number
- Found Aluminum Cap, as Noted
- Found 5/8" Iron Pin, PLS 11118, or as Noted
- Found 1/2" Iron Pin, PLS 946, Re-set 5/8" x 24" Iron Pin with Aluminum Cap, PLS 11779
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 11779
- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 11779
- Calculated Point, Nothing Found or Set
- Easement Dimension



Line Table		
Line #	Direction	Length
L1	S86°57'25"W	67.50'
L2	S82°33'47"W	23.25'
L3	S55°04'32"W	47.87'
L4	S59°52'20"W	15.42'
L5	S64°49'51"W	46.80'
L6	S87°08'25"W	43.04'
L7	N81°17'21"W	43.49'
L8	N86°09'17"W	77.01'
L9	N71°54'23"W	52.99'
L10	N60°57'51"W	72.94'
L11	N64°30'22"W	20.71'
L12	N85°43'43"W	22.41'
L13	S86°00'14"W	61.60'
L14	N84°52'39"W	43.88'
L15	N81°40'09"W	117.25'
L16	N86°00'14"W	80.05'
L17	S20°09'05"W	50.10'
L18	S01°26'25"W	72.38'
L19	N88°33'35"W	65.00'

Line Table		
Line #	Direction	Length
L20	N01°26'25"E	119.84'
L21	S87°45'16"W	5.41'
L22	S78°06'11"W	168.16'
L23	S76°34'14"W	78.70'
L24	S81°51'48"W	92.08'
L25	N79°00'06"W	99.98'
L26	N70°16'54"W	40.15'
L27	N77°27'12"W	23.12'
L28	N76°07'27"W	31.11'
L29	N80°57'05"W	43.68'
L30	S84°58'50"W	44.28'
L31	S76°12'44"W	47.55'
L32	S68°38'02"W	49.64'
L33	S85°09'52"W	57.93'
L34	S77°53'47"W	46.10'
L35	S64°24'55"W	27.86'
L36	S87°10'12"W	46.32'
L37	N86°44'17"W	60.64'
L38	N88°23'36"W	22.19'

Line Table		
Line #	Direction	Length
L39	N82°59'50"W	58.77'
L40	N82°35'01"W	50.09'
L41	N81°11'18"W	56.48'
L42	N83°15'10"W	46.92'
L43	S88°55'02"W	41.53'
L44	N89°27'24"W	78.92'
L45	N61°00'25"W	67.21'
L46	N65°42'36"W	42.45'
L47	N76°37'19"W	40.73'
L48	S89°18'28"W	48.53'
L49	N78°20'55"W	35.21'
L50	S78°09'05"W	50.62'
L51	S62°41'28"W	46.37'
L52	S73°38'41"W	68.93'
L53	S85°20'52"W	42.22'
L54	S85°54'06"W	43.91'
L55	S01°26'25"W	30.92'
L56	S04°00'00"W	41.41'

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	250.00'	44.02'	43.96'	N03°36'13"W	10°05'16"
C2	100.00'	17.61'	17.58'	S03°36'13"E	10°05'16"
C3	250.00'	11.17'	11.17'	S02°43'13"W	2°33'35"

Easement Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
EC1	56.05'	78.00'	041°10'20"	S69°24'50"W	54.85'

Easement Line Table		
Line	Bearing	Length
E1	N58°29'40"W	14.93'
E2	N64°31'09"E	10.34'
E3	N26°36'33"E	1.46'
E4	N26°36'33"E	8.96'
E5	N39°25'51"W	12.21'
E6	N39°25'51"W	14.11'
E7	N48°49'40"E	14.37'
E8	N90°00'00"E	9.94'

SEE SHEET 1 FOR NOTES



CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W EMERALD ST
BOISE, ID 83704

SHEET 2 OF 4

Bailey Engineering, Inc.

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

COLT HEIGHTS SUBDIVISION

Certificate Of Owners

Know all men by these presents: that Corey Barton Homes, Inc., an Idaho Corporation is the Owner of the Property described as follows:

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho more particularly described as follows:

Commencing at the 1/4 corner common to Sections 5 and 8, T.4N., R.1W., B.M., from which the East 1/16 corner common to said Sections 5 and 8, bears South 88°33'35" East, 1321.29 feet; thence on the west boundary line of said Southwest 1/4 of the Southeast 1/4, coincident with the east boundary line of Lobo Creek Subdivision Phase 1 as filed in Book 96 of Plats at Pages 12021 through 12024, records of Ada County, Idaho, North 00°54'08" West, 952.82 feet to the Northwest corner of Colt Place Subdivision No. 2 as filed in Book 105 of Plats at Pages 14498 and 14499, records of Ada County, Idaho and the POINT OF BEGINNING;

thence continuing, North 00°54'08" East, 374.35 feet to the Center-South 1/16 corner of said Section 5, coincident with the Southwest corner of Star Acres Subdivision as filed in Book 29 of Plats at Pages 1822 and 1823, records of Ada County, Idaho;

thence on the south boundary line of said Star Acres Subdivision, South 88°45'08" East, 1320.81 feet to the Southeast 1/16 corner of said Section 5, coincident with the Southeast corner of said Star Acres Subdivision;

thence on the east boundary line of said Southwest 1/4 of the Southeast 1/4, South 00°52'59" West, 333.10 feet to the Northeast corner of said Colt Place Subdivision No. 2;

thence on the northerly boundary line of said Colt Place Subdivision No. 2 for the following twenty-five (25) courses and distances:

- South 86°57'25" West, 67.50 feet;
- South 82°33'47" West, 23.25 feet;
- South 55°04'32" West, 47.87 feet;
- South 59°52'20" West, 15.42 feet;
- South 64°49'51" West, 46.80 feet;
- South 87°08'25" West, 43.04 feet;
- North 81°17'21" West, 43.49 feet;
- North 86°09'17" West, 77.01 feet;
- North 71°54'23" West, 52.99 feet;
- North 60°57'51" West, 72.94 feet;
- North 64°30'22" West, 20.71 feet;
- North 85°43'43" West, 22.41 feet;
- South 86°00'14" West, 61.60 feet;
- North 84°52'39" West, 43.88 feet;
- North 81°40'09" West, 117.25 feet;
- North 86°00'14" West, 80.05 feet;
- South 20°09'05" West, 50.10 feet;
- South 01°26'25" West, 72.38 feet;
- North 88°33'35" West, 65.00 feet;
- North 01°26'25" East, 119.84 feet;
- South 87°45'16" West, 5.41 feet;
- South 78°06'11" West, 168.16 feet;
- South 76°34'14" West, 78.70 feet;
- South 81°51'48" West, 92.08 feet;
- North 79°00'06" West, 99.98 feet to the POINT OF BEGINNING.

Containing 10.961 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat. The private streets and easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from the City of Star municipal water system and the City of Star has agreed in writing to serve all the lots in this Subdivision. Corey Barton Homes, Inc., hereby certifies that surface water for irrigation is reasonably available, per Section 67-6537, Idaho Code and that they are in compliance with Section 31-3805, Idaho Code.

Corey Barton Homes, Inc., an Idaho Corporation

Corey D. Barton, President

Acknowledgment

State of Idaho }
County of Ada } s.s.

This record was acknowledged before me on this _____ day of _____, 2025, by Corey D. Barton, as President of Corey Barton Homes, Inc., an Idaho Corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Signature of Notary Public My Commission Expires: _____

Certificate of Surveyor

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

Cody M. McCammon



P.L.S. No. 11779

COLT HEIGHTS SUBDIVISION

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing City of Star Water and Sewer District and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Central District Health Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, 20____.

President ACHD

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Star, Ada County, Idaho, on this day _____, hereby approve this plat.

City Engineer

Approval of City Council

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

City Clerk, Star, Idaho

Certificate Of County Surveyor

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

County Surveyor

Certificate of County Treasurer

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

County Treasurer Date

County Recorder's Certificate

State of Idaho }
County of Ada } ss. Instrument No. _____

I hereby certify that this instrument was filed at the request of Corey Barton Homes, Inc., an Idaho Corporation,

at _____ minutes past _____ o'clock _____ M.,

this _____ day of _____, 20____ in Book _____ of Plats at

Pages _____ through _____.

Fee \$ _____

Deputy

Ex-Officio Recorder



CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W EMERALD ST
BOISE, ID 83704



February 9, 2026

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

Subject: Agency Transmittal - Colt Heights Subdivision Final Plat

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.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- 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 Conservation 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