




CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department 

MEETING DATE: **July 19, 2022**

FILE(S) #: FP-22-14 Final Plat, Stargazer Subdivision Phase 1

REQUEST

The Applicant is seeking approval of a Final Plat for Stargazer Subdivision Phase 1 consisting of 51 residential lots and 7 common lots on 22.39 acres. The subject property is generally located on the northwest corner of the intersection of N. Brandon Road and W. New Hope Road in Star, Idaho. Ada County Parcel No's. R3843650400, R3843650100, R3843650300 & R3843650200.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE:

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

OWNER/APPLICANT:

Corey Barton
Trilogy Idaho / Endurance Holdings
1977 E. Overland Road
Meridian, Idaho 83642

PROPERTY INFORMATION

	<u>Phase 1</u>
Land Use Designation -	Residential (R-3-DA)
Acres -	22.39
Residential Lots -	51
Common Lots -	7
Commercial -	N/A

HISTORY

June 15, 2021	Public Hearing for Stargazer Subdivision was tabled to July 20, 2021.
July 20, 2021	Public Hearing for Stargazer Subdivision was Tabled Indefinitely.

October 19, 2021

Council approved applications for Annexation and Zoning (AZ-21-04), Development Agreement (DA-21-06) and Preliminary Plat (PP-21-01) for Stargazer Subdivision. The preliminary plat was approved for 122 residential lots on 41.96 acres with the ability of lot 15, Block 1 (Bruneel's Lot) to re-subdivide into a maximum total of 6 lots (including the existing home).

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Stargazer Subdivision Phase 1 consisting of 51 residential lots and 7 common lots on 22.39 acres.

The Final Plat generally complies with the approved Preliminary Plat.

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

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

The Preliminary Plat originally submitted contained 125 single family residential lots, and 10 common area lots for a total of 135 total lots. **Council approved the preliminary plat with a maximum of 122 residential lots.** The buildable, residential lots range in size from 5,750 square feet to 12,162 square feet with an average buildable lot of 8,061 square feet. The applicant has indicated that the development will contain a total of 6.77 acres (16.2%) of open space. The applicant states that useable open space, not including street buffers and endcaps equal to 5.55 acres (13.3%) exceeding the requirement for usable open space in the current Unified Development Code, Section 8-4E-2. Streets are proposed to be public and will measure 36 ft from back of curb to back of curb and satisfy Section 8-4D-34B(4) of the UDC.

According to the plat map, two of the existing four homes will remain and be platted within the development. The first home will be on Lot 16, Block 1 and will have direct access on a public street. The second home will be located on Lot 10, Block 4, also with direct street access. The development will be accessed on the west via Meadow Lilly Street off Roseland Way. Access on the east off N. Brandon Road and W. Bellatrix Street. Access on the south will be directly off W. New Hope Road via N. Bright Light Avenue. The current private street, Hamlet Lane will be replaced by the new public street, N. Bright Light Avenue. The development will also have a stub road on the north of the property, N. Hosa Avenue, that will connect with the Collina Vista development in the future. The development will have a five (5) foot detached sidewalk along W. New Hope Road with a landscape strip and a twenty-five (25) foot buffer.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 4 site amenities. The applicant is proposing a children's play structure, covered picnic shelter and pathway connections for access to the development and park. The development is

also proposing 3 open areas that measure 50 ft by 100 ft or larger, that qualify as an amenity, per Section 8-4E-2.

Staff analysis of Final Plat Submittal:

The preliminary plat was approved with 122 residential lots. The final plat for Phase 1 has 51 residential lots and 7 common lots leaving 71 residential lots available for future phases.

Common/Open Space and Amenities – Approved open space includes a children’s play structure, covered picnic shelter and pathway connections to the neighborhood and 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. The included landscape plan appears to satisfy these requirements.

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model preferred by the city. Applicant has provided a streetlight plan that is in compliance with the city requirements and locations. **The applicant needs to provide a streetlight design and have approval from the city prior to installation.**

Setbacks – Client is not requesting any set back waivers and will adhere to the R-3 requirements outlined earlier in this report.

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

Street Names – Applicant has provided documentation that the proposed street names have been requested of Ada County. **Applicant needs to provide documentation showing approval from the Ada County naming committee for the requested roads. This will need to be received prior to signing the final plat.**

Mail Cluster – Star Postmaster Mel Norton has approved the mailbox cluster for the entire development to be placed on Block 4, Lot 8 in the northeast corner of the lot facing N. Bright Light Avenue. Approval letter included in the application packet.

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on May 30, 2022.

June 10, 2022

DEQ

Standard Letter

FINDINGS

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

A. The Plat is in conformance with the Comprehensive Plan.

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

1. The final plat for the Stargazer Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Add pathway to the north into the open space between Lots 8 & 10, Block 1. Pathway shall be paved or concrete surface. Council added condition of approval at preliminary plat.**
3. **Lot 15, Block 1 shall be permitted to re-subdivide with a maximum of 6 residential lots, including the existing dwelling. The owner shall submit all required applications to the City for approval. Council added condition of approval at preliminary plat.**
4. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
5. **Per the Development Agreement and prior to signing the final plat, developer is to pay the proportionate share fees for traffic mitigation by the Idaho Transportation Department. The developer will pay the City \$854.38 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$109,361.**

The City will allocate funds to roadway improvements in the vicinity of the project. Phase 1 has 51 residential lots for a fee of \$43,573.38 (51 x \$854.38).

6. **All irrigation agreements shall be executed with the appropriate district(s) and all historic irrigation water delivery methods in place and operational prior to signing the final plat.**
7. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
8. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained 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.
9. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
10. **Applicant shall provide approval of the street names and all names shall be reflected correctly on the final plat before signature of the mylar.**
11. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
12. The Mylar of this 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.
13. All common areas shall be maintained by the Homeowner's Association.
14. 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 shall submit a streetlight design and receive approval before installation and signature of final plat.** Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.
15. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. Street trees shall be installed per Chapter 4, Section B-7-C-3 Street Trees as indicated on the approved landscape plan. The submitted plan appears to satisfy the tree requirements, however
16. 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.**
17. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
18. A sign application shall be submitted to the City for any subdivision signs.

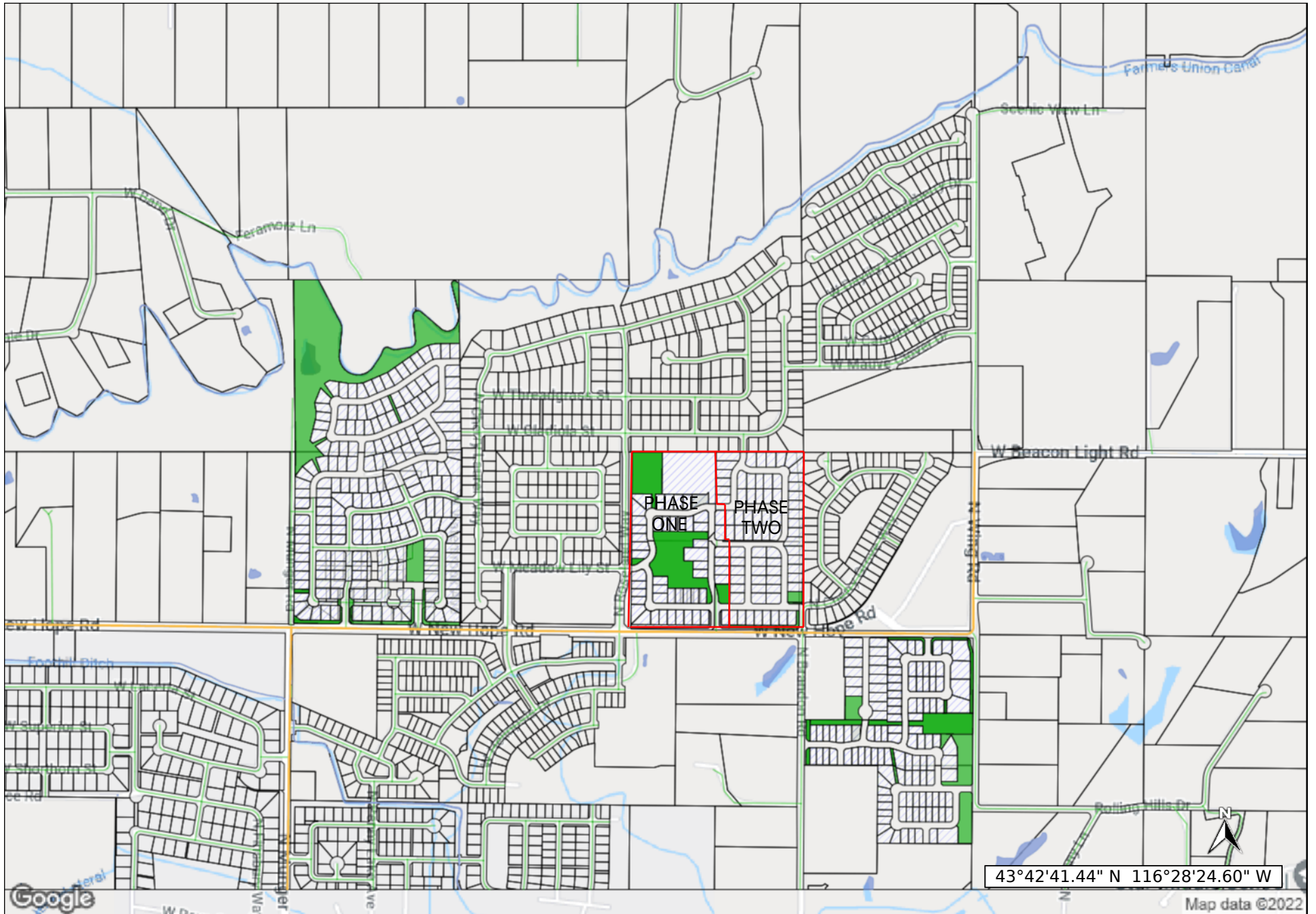
19. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
20. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
21. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the **signed recorded final plat** with all signatures, **prior to any building permits being issued.**
22. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
23. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**
24. All common areas shall be maintained by the Homeowners Association.
- 25. Owner/Developer agrees to install a 2' (High Density Polyethylene) HDPR SDR-11 roll pipe in the shared utility trench to be used for future fiber optic/high speed data cables.**
26. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-14 Stargazer Subdivision Phase 1, Final Plat, on _____, _____. 2022.

Stargazer Subdivision no 1

VICINITY MAP





FINAL PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative x

Applicant Name: Trilogy Idaho
 Applicant Address: 9839 W. Cable Car St STE 101 Zip: 83706
 Phone: 208-895-8858 Email: Shawn@trilogyidaho.com

Owner Name: Corey Barton / Endurance Holdings
 Owner Address: 1977 E.Overland Rd Meridian Id 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 Dr Meridian Id Zip: 83642
 Phone: 208-871-6842 Email: kentlkb@gmail.com

Property Information:

Subdivision Name: Stargazer Subdivision No 1 Phase: one

Parcel Number(s): R3843650400; R3843650110 & R3843650120

Approved Zoning: R-3 Units per acre: 2.27

Total acreage of phase: 22.39 Total number of lots: 58

Residential: 51 Commercial: 0 Industrial: 0

Common lots: 7 Total acreage of common lots: 6.02ac Percentage: 26.8

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

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

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>52</u>	<u>51</u>
Number of Common Lots:	<u>7</u>	<u>7</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	_____	_____

Amenities: COMMUNITY PLAYGROUND AND SHELTER AND PARK

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

Subdivision Name: Stargazer Subdivision no 1 Phase: One

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0130J
 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:

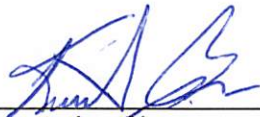
(Applications are required to contain one copy of the following unless otherwise noted.)

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: <ul style="list-style-type: none"> • 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	
KB	Electronic copy of the Final landscape plan**	

KB	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**	
KB	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	
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
N/A	Electronic copy of all easement agreements submitted to the irrigation companies	
	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
	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>	
will comply	<p>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</p> <ul style="list-style-type: none"> • 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.*



Applicant/Representative Signature

4-26-2022

Date

KENT BROWN PLANNING SERVICES

May 31, 2022

Star City Council
PO Box 130
Star, ID 83669

RE: Final Plat for Stargazer Subdivision No. 1

Dear Mayor and Council:

On behalf of Trilogy Idaho, please accept this request for Final Plat approval. The lot count for Stargazer No. 1 is; 31 single-family residential and 7 common lots. This subdivision is located in the northeast corner of New Hope Road and Roseland Way.

- Stargazer Subdivision No.1 is in compliance with the preliminary plat (AZ20-11;DA 20-11 &PP20-11) and meets all requirements of conditions.
- Stargazer Subdivision No. 1 Final Plat is in conformance with:
 1. The approved preliminary plat layout and uses
 2. Acceptable engineering, architectural and surveying practices and local standards.

Evidence of Substantial compliance for the Stargazer Subdivision:

APPROVED PRELIMINARY SUBDIVISION	PHASE ONE
Total Residential lots -122	Total Residential lots -31
Range of residential lots – 5750- 137242	Range of residential lots – 6900-137 242
Gross Density – 3	Gross Density – 1.38
OPEN SPACE	
Qualified open space – 5.5 acres (13.15%)	Qualified open space –5.48 acres (22.48%)
AMENITIES: Children’s play structure, covered picnic shelter and pathway connections to neighborhood and park	AMENITIES: Children’s play structure, covered picnic shelter and pathway connections to neighborhood and parks

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

Sincerely,

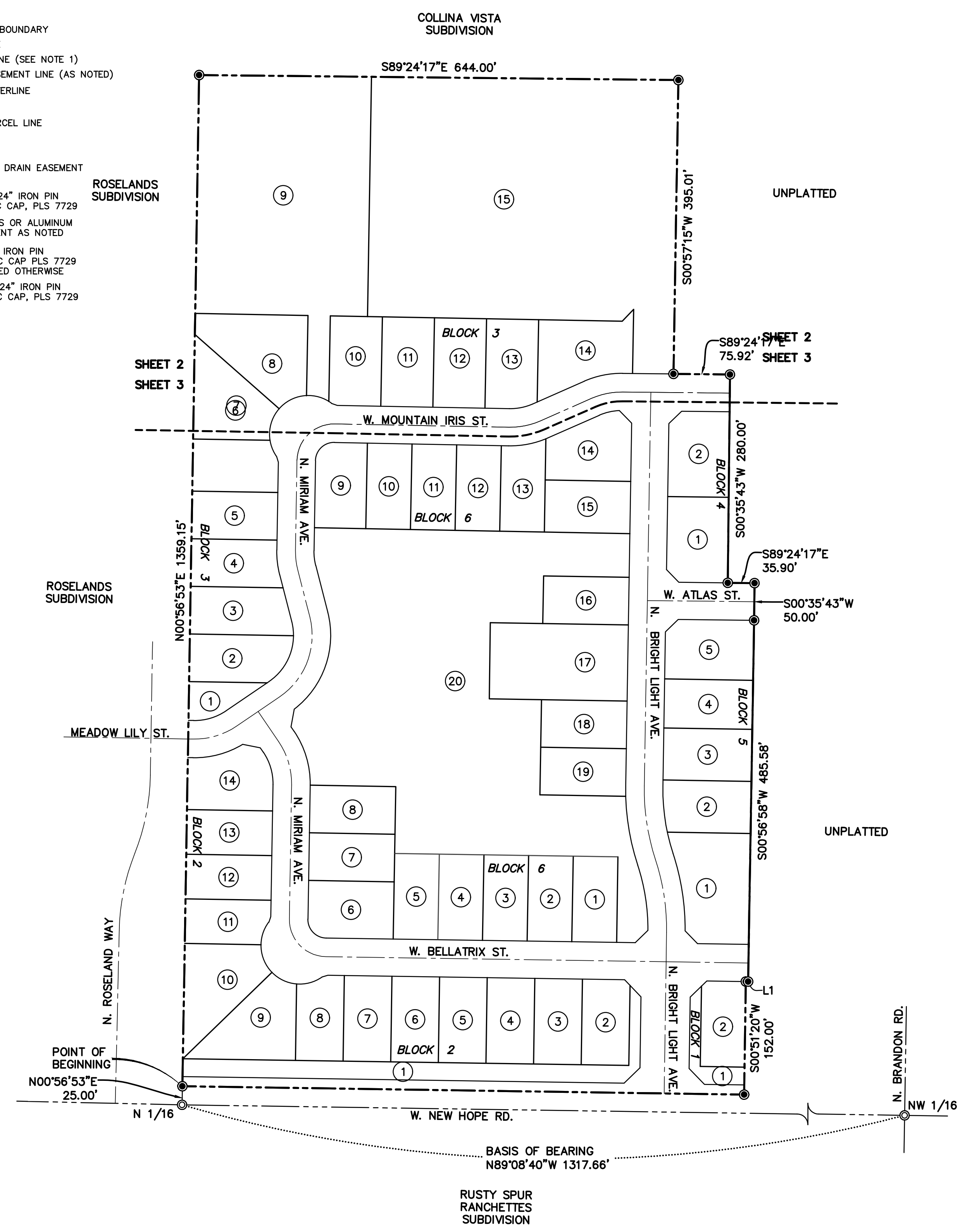


Kent Brown, Planner

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- - - EASEMENT LINE (SEE NOTE 1)
- - - EXISTING EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- ⑥ LOT NUMBER
- ACHD STORM DRAIN EASEMENT
SEE NOTE 2
- SET 1/2" x 24" IRON PIN
WITH PLASTIC CAP, PLS 7729
- FOUND BRASS OR ALUMINUM
CAP MONUMENT AS NOTED
- FOUND 5/8" IRON PIN
WITH PLASTIC CAP, PLS 7729
- SET 5/8" x 24" IRON PIN
WITH PLASTIC CAP, PLS 7729

Line #	Direction	Length
L1	N89°08'40"W	3.13'



PLAT SHOWING
STARGAZER SUBDIVISION NO. 1
A RESUBDIVISION OF HUTTON RANCHETTES SUBDIVISION
LOCATED IN GOVERNMENT LOT 4 OF SECTION 5,
T.4N., R.1W., B.M. CITY OF STAR, ADA COUNTY, IDAHO
2022

- NOTES:
1. A ten (10) foot wide Pressure Irrigation Easement in favor of the Stargazer Homeowner's Association and a Permanent Public Utilities and Property Drainage Easement is hereby designated along all lot lines common to a Public Right-of-Way and along all rear lot lines. A five (5) foot wide Public Utilities and Property Drainage Easement is hereby designated along each side of interior lot lines unless otherwise shown.
 2. Any Re-Subdivision of this Plat shall be in compliance with the most recently approved Subdivision Standards of the City of Star.
 3. 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."
 4. Maintenance of any Irrigation or Drainage pipe or Ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an Irrigation/Drainage District. Irrigation water has been provided by Farmers Union Ditch Co. in compliance with Idaho Code Section 31-3805(1)(b). Lots within the subdivision will be entitled to Irrigation Water Rights, and will be Obligated for Assessments from Farmers Union Ditch Co.
 5. Lot 1, Block 1, Lot 1, Block 2, Lots 1 and 9, Block 3, Lot 1, Block 5, and Lot 20, Block 6 are common lots which shall be owned and maintained by the Canvasback Homeowner's Association. All common lots are subject to a blanket public utility easement and irrigation easement.
 6. ACHD License Agreement - See Inst. _____
 7. Direct Lot or parcel access to W. New Hope Road is prohibited.
 8. Vacation of Hutton Ranchettes Easements - See Inst. _____

100 0 50 100 200
SCALE IN FEET
1" = 100'

PROFESSIONAL LAND SURVEYOR
LICENSED
7729
STATE OF IDAHO
GREGORY G. CARTER

GREGORY G. CARTER, PLS 7729
IDAHO SURVEY GROUP
9955 W. EMERALD ST
BOISE, ID 83704

SHEET 1 OF 5

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210 TEL. 208-838-0013
EAGLE, ID 83616 www.baileyengineers.com

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210 TEL. 208-838-0013
EAGLE, ID 83616 www.baileyengineers.com

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
JM/JD

REVISED	NO.	DATE	DESCRIPTION

F I N A L P L A T

STARGAZER SUBDIVISION NO. 1

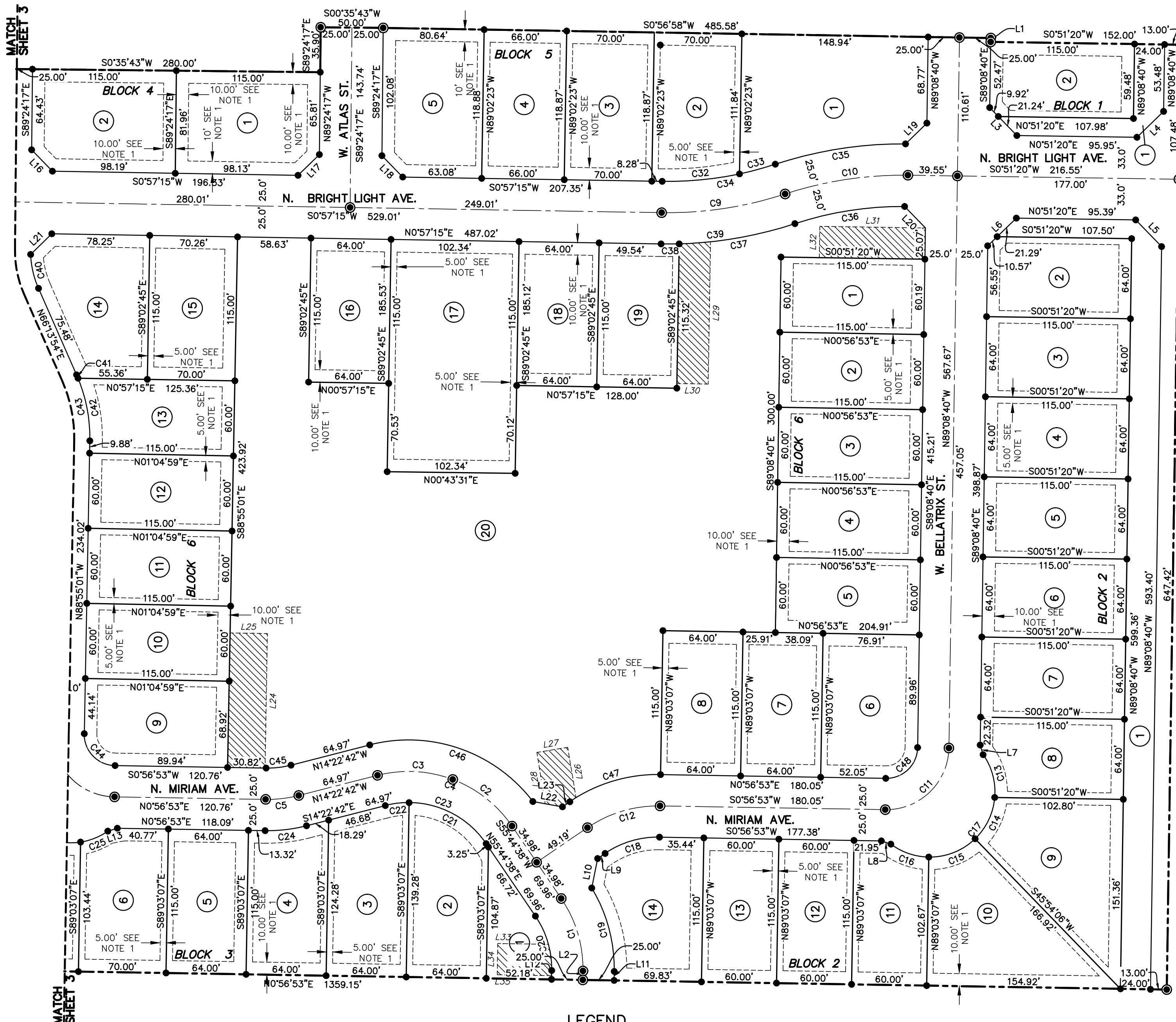
TRILOGY DEVELOPMENT, INC.

DATE:
3-14-2022
PROJECT:
C2019-030

SHEET
2.1

TOTAL # LOTS: 58

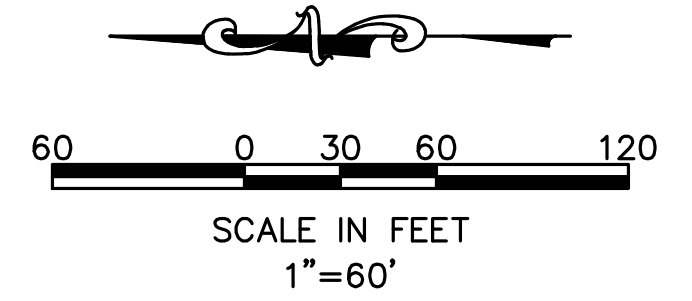
STARGAZER SUBDIVISION NO. 1



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- - - EASEMENT LINE (SEE NOTE 1)
- - - EXISTING EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- ⑥ LOT NUMBER
- ACHD STORM DRAIN EASEMENT
SEE NOTE 2
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 7729 UNLESS NOTED OTHERWISE
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729

NOTE:
SEE SHEET 1 OF 5 FOR NOTES.
SEE SHEET 3 OF 5 FOR LINE
AND CURVE TABLES.



GREGORY G. CARTER, PLS 7729
IDAHO SURVEY GROUP
9955 W. EMERALD ST
BOISE, ID 83704

SHEET 2 OF 5

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
 1119 E. STATE STREET, SUITE 210 TEL. 208-838-0013
 EAGLE, ID 83616 www.baileyengineers.com

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 1119 E. STATE STREET, SUITE 210 TEL. 208-838-0013
 EAGLE, ID 83616 www.baileyengineers.com

CHECKED BY:
DAVID A. BAILEY, P.E.

DRAWN BY:
JM/JD

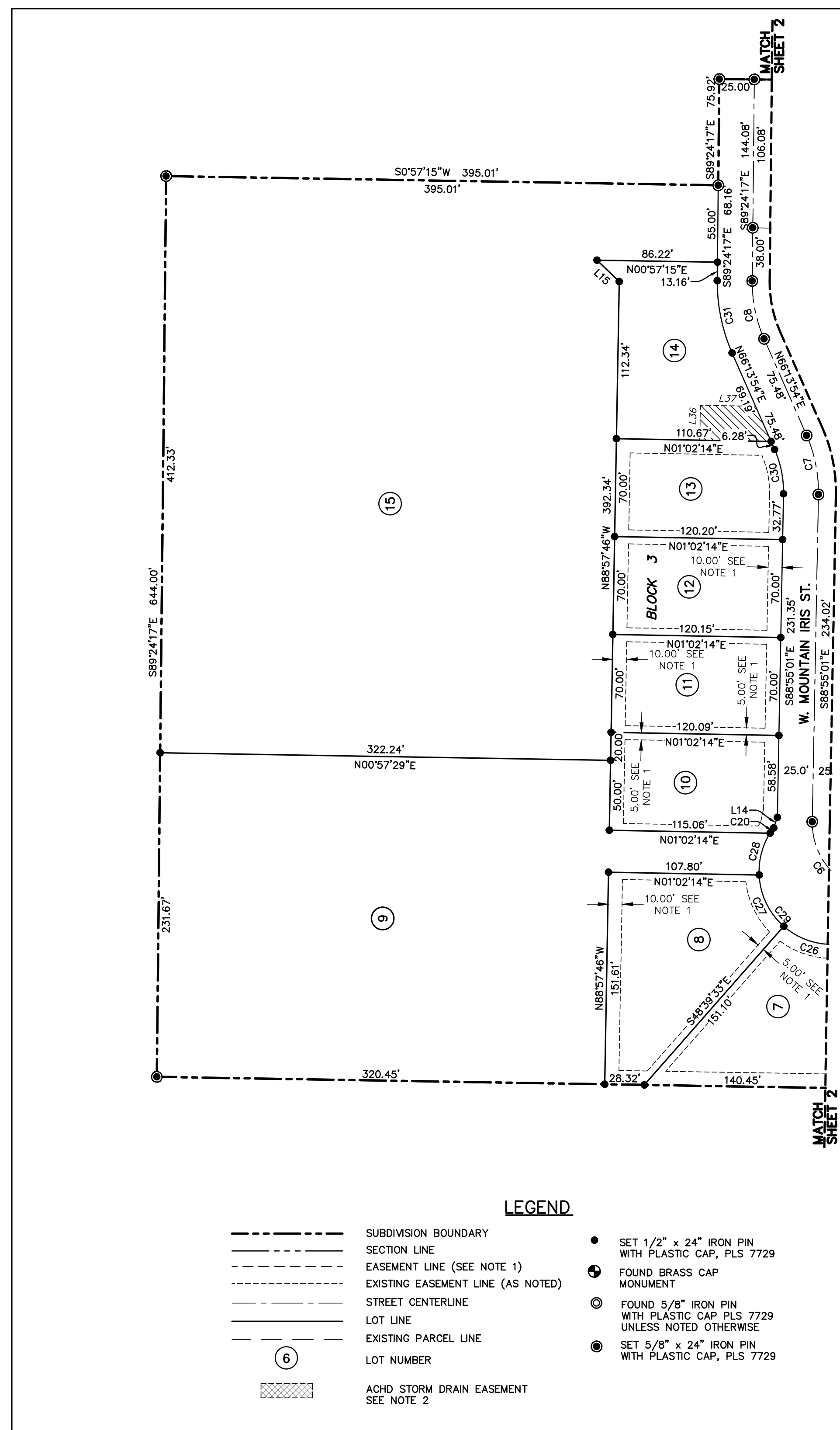
REVISED	NO.	DATE	DESCRIPTION

F I N A L P L A N
STARGAZER SUBDIVISION NO. 1
TRILOGY DEVELOPMENT, INC.

DATE:
3-14-2022
 PROJECT:
C2019-030

SHEET
2.2

STARGAZER SUBDIVISION NO. 1

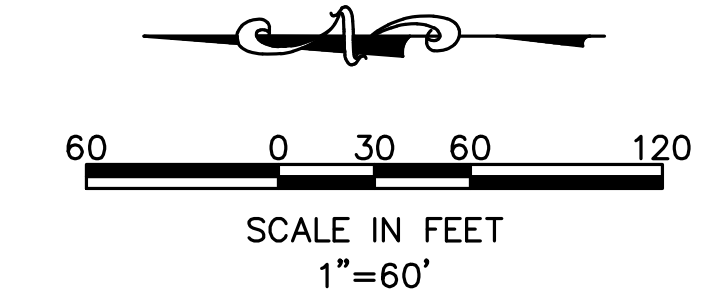


LEGEND

	SUBDIVISION BOUNDARY	●	SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
	SECTION LINE	●	FOUND BRASS CAP MONUMENT
	EASEMENT LINE (SEE NOTE 1)	●	FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 7729 UNLESS NOTED OTHERWISE
	EXISTING EASEMENT LINE (AS NOTED)	●	SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
	STREET CENTERLINE	●	
	LOT LINE	●	
	EXISTING PARCEL LINE	●	
	LOT NUMBER		
	ACHD STORM DRAIN EASEMENT SEE NOTE 2		

Curve Table					Line Table			
Curve #	Radius	Length	Chord	Bearing	Delta	Line #	Direction	Length
C1	100.00'	61.44'	60.48'	N73°20'45"E	35°12'15"	L1	N89°08'40"W	3.13'
C2	100.00'	122.39'	114.89'	N20°40'58"E	70°07'19"	L2	S89°03'07"E	7.12'
C3	100.00'	122.39'	114.89'	N20°40'58"E	70°07'19"	L3	S45°47'45"W	31.16'
C4	100.00'	122.39'	114.89'	N20°40'58"E	70°07'19"	L4	N44°08'40"W	29.70'
C5	100.00'	26.75'	26.67'	S06°42'55"E	15°19'34"	L5	S45°51'20"W	29.70'
C6	50.00'	78.66'	70.79'	S46°00'56"W	90°08'07"	L6	S43°56'36"E	31.86'
C7	100.00'	43.37'	43.03'	N78°39'27"E	24°51'05"	L7	N72°59'11"E	8.03'
C8	100.00'	42.52'	42.20'	S78°24'48"W	24°21'49"	L8	S18°57'21"W	7.97'
C9	300.00'	100.27'	99.80'	S08°37'16"E	19°09'01"	L9	S34°15'22"E	7.20'
C10	300.00'	99.75'	99.30'	N08°40'13"W	19°03'06"	L10	S78°37'47"E	24.03'
C11	50.00'	78.62'	70.77'	S44°05'54"E	90°05'33"	L11	S89°03'07"E	7.12'
C12	100.00'	61.44'	60.48'	N16°39'15"W	35°12'15"	L12	N89°03'07"W	7.12'
C13	52.00'	36.12'	35.40'	N74°53'09"E	39°47'57"	L13	S16°58'36"E	8.00'
C14	52.00'	37.32'	36.52'	S64°39'23"E	41°06'59"	L14	N70°59'32"W	8.00'
C15	52.00'	40.88'	39.84'	S21°34'31"E	45°02'46"	L15	S43°46'33"W	22.07'
C16	52.00'	32.55'	32.02'	S18°52'57"W	35°52'09"	L16	N45°46'29"E	23.85'
C17	52.00'	146.87'	102.70'	S44°05'54"E	161°49'51"	L17	N44°13'31"W	23.78'
C18	75.00'	46.08'	45.36'	N16°39'15"W	35°12'15"	L18	N45°46'29"E	23.85'
C19	125.00'	69.98'	69.07'	N74°54'37"E	32°04'30"	L19	S44°08'50"E	23.83'
C20	75.00'	46.08'	45.36'	N73°20'45"E	35°12'15"	L20	S45°51'30"W	23.80'
C21	52.00'	4.57'	4.56'	N55°34'59"W	5°01'52"	L21	S44°20'07"E	23.63'
C22	75.00'	72.57'	69.77'	N28°01'24"E	55°26'28"	L22	N10°07'02"E	24.03'
C23	75.00'	19.22'	19.16'	N07°02'16"W	14°40'52"	L23	N34°15'22"W	7.20'
C24	125.00'	33.44'	33.34'	S06°42'55"E	15°19'34"	L24	N89°03'07"W	107.50'
C25	52.00'	23.66'	23.46'	S21°52'00"E	26°04'11"	L25	S00°56'53"W	29.74'
C26	52.00'	45.54'	44.09'	S16°15'16"W	50°10'22"	L26	N80°44'38"E	40.85'
C27	52.00'	41.78'	40.66'	S64°21'24"W	46°01'54"	L27	N09°15'22"W	25.00'
C28	52.00'	31.34'	30.87'	N75°21'47"W	34°31'44"	L28	S80°44'38"W	41.58'
C29	52.00'	142.31'	101.88'	N43°30'00"E	156°48'10"	L29	N89°02'45"W	113.68'
C30	75.00'	32.53'	32.28'	N78°39'27"E	24°51'05"	L30	N00°57'15"E	25.00'
C31	125.00'	53.15'	52.75'	S78°24'48"W	24°21'49"	L31	N00°51'20"E	84.37'
C32	275.00'	62.26'	62.12'	S05°31'53"E	12°58'15"	L32	N89°08'40"W	25.00'
C33	275.00'	29.66'	29.65'	S15°06'23"E	6°10'46"	L33	N00°57'06"E	40.48'
C34	275.00'	91.91'	91.49'	N08°37'16"E	19°09'01"	L34	N89°02'54"W	25.00'
C35	325.00'	105.77'	105.31'	N08°52'21"W	18°38'51"	L35	S00°57'06"E	43.44'
C36	274.77'	89.17'	88.78'	N08°54'27"W	18°35'35"	L36	S88°57'46"E	25.00'
C37	325.00'	94.16'	93.83'	S09°53'47"E	16°35'59"	L37	S01°02'14"W	39.49'
C38	325.00'	14.47'	14.47'	S00°19'16"E	2°33'02"			
C39	325.00'	108.63'	108.12'	S08°37'16"E	19°09'01"			
C40	75.00'	27.94'	27.78'	S76°54'11"W	21°20'33"			
C41	125.00'	2.96'	2.96'	N66°54'34"E	12°11'19"			
C42	125.00'	51.26'	50.90'	N79°20'06"E	23°29'46"			
C43	125.00'	54.22'	53.79'	S78°39'27"W	24°51'05"			
C44	25.00'	39.33'	35.40'	S46°00'56"W	90°08'07"			
C45	75.00'	20.06'	20.00'	S06°42'55"E	15°19'34"			
C46	125.00'	146.16'	137.97'	N19°07'06"E	66°59'35"			
C47	125.00'	76.80'	75.60'	N16°39'15"W	35°12'15"			
C48	25.00'	39.31'	35.38'	S44°05'54"E	90°05'33"			

NOTE: SEE SHEET 1 OF 5 FOR NOTES.



GREGORY G. CARTER, PLS 7729
 IDAHO SURVEY GROUP
 9955 W. EMERALD ST
 BOISE, ID 83704

SHEET 3 OF 5

Bayley Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1119 E. STATE STREET, SUITE 210 TEL: 208-838-0013
 EAGLE, ID 83616 www.balleyenr.com

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 EAGLE, ID 83616 www.balleyenr.com

CHECKED BY: DAVID A. BAILEY P.E.
 DRAWN BY: JM/JD

REVISED	NO.	DATE	DESCRIPTION

F I N A L P L A N

STARGAZER SUBDIVISION NO. 1

TRILOGY DEVELOPMENT, INC.

DATE: 3-14-2022
 PROJECT: C2019-030

SHEET
23



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

June 10, 2022

By e-mail: snickel@staridaho.org

City of Star
P.O. Box 130
Star, Idaho 83669

Subject: Stargazer Subdivision Final Plat Phase 1, FP-22-14

Dear Mr. Nickel:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for 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.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells 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 ground water 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

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate 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 GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource 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 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 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.
- **Ground Water 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 Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

Response to Request for Comment

June 10, 2022

Page 5

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK129



Ada County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-22-13

Development Name/Section Milestone Ranch 4

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

Reviewed By: Rowan Date: 6/7/22



Ada County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-20-15

Development Name/Section Cherished Estates 1

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

Reviewed By: [Signature] Date: 6/7/22



Ada County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-22-14

Development Name/Section Stargazer 1

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

Reviewed By: [Signature] Date: 6/7/22