



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star, Idaho – Planning & Zoning Department *Shen T. Smith*

**MEETING DATE:** **February 1, 2022 – PUBLIC HEARING (tabled from January 11, 2022)**

**FILE(S) #:** AZ-21-17 Annexation and Zoning of Star River Meadows Subdivision

### OWNER/APPLICANT/REPRESENTATIVE

**Owner:**

Hallmark Homes  
1895 N. Lakes Place  
Meridian, ID 83646

**Owner:**

Oakmont Signature Homes, LLC  
2502 N. Constance Place  
Eagle, ID 83616

**Owner:**

WPG Star Meadows, LLC  
27271 Las Ramblas, Ste. 100  
Mission Viejo, CA 92691

**Applicant/Representative:**

Woodbridge Pacific Group  
Jim Perry  
6225 N. Meeker Place  
Boise, ID 83713

### REQUEST

**Request:** The Applicant is seeking approval of an Annexation and Zoning (R-3) for the annexation of the existing Star River Meadows Subdivision into the City of Star. The annexation of the subdivision includes a total of 13 existing residential lots and associated common lots. The properties included in this annexation are located on River Ranch Lane in Star, Canyon County, Idaho and consists of approximately 4.8 acres.

### PROPERTY INFORMATION

**Property Location:** The subject property is generally located south of W. State Street (Hwy 44) at Bent Lane.

**Existing Site Characteristics:** The property is currently a platted subdivision with single-family dwellings and associated common lots with a public street.

**Irrigation/Drainage District(s):** Canyon County Water Co. LTD  
P.O. Box 11  
Star, Idaho 83669

**Flood Zone:** This property is located in an area of Special Hazard with portions located within Zones AE and X.

**Special On-Site Features:**

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – No known areas.
- ✪ Mature Trees – No.
- ✪ Riparian Vegetation – Unknown.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – None.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

**APPLICATION REQUIREMENTS**

Pre-Application Meeting	September 30, 2021
Neighborhood Meeting Held	October 12, 2021
Application Submitted & Fees Paid	October 28, 2021
Application Accepted	October 28, 2021
Residents within 300' Notified	December 16, 2021
Agencies Notified	October 28, 2021
Legal Notice Published	January 7, 2022
Property Posted	December 31, 2021

**HISTORY**

The Star River Meadows was originally platted within Canyon County in February 2021. The development annexed into the Star Sewer & Water District but not the City of Star.

**SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS**

	<b>Zoning Designation</b>	<b>Comp Plan Designation</b>	<b>Land Use</b>
<b>Existing</b>	County Rural Residential	Estate Residential	Existing Residential Subdivision
<b>Proposed</b>	Residential (R-3)	Estate Residential	Existing Residential Subdivision
<b>North of site</b>	County Rural Residential	Neighborhood Residential	Single Family Residential/Agricultural
<b>South of site</b>	Residential (R-2)	Estate Residential	Star River Ranch Subdivision
<b>East of site</b>	County Rural Residential	Estate Residential	Agricultural Proposed Residential Subdivision (Rivermoor)
<b>West of site</b>	County Rural Residential	Neighborhood Residential	Agricultural

**CODE DEFINITIONS / COMPREHENSIVE PLAN**

**UNIFIED DEVELOPMENT CODE:**

**8-1B-1: ANNEXATION AND ZONING; REZONE:**

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.
3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent

zoning as determined by the current Comprehensive Plan Land Use Map designation.

4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

C. Required Findings: The council shall review the application at the public hearing. In order to grant an annexation and zoning or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;
2. The map amendment complies with the regulations outlined for the proposed district;
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.
5. The annexation (as applicable) is in the best interest of city.

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

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

### **8-3A-3: USES WITHIN ZONING DISTRICTS**

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

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to living area/side load garage. 20' to garage face.	20	5' per Story	20'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. Interior side yard setbacks for lots with 50' or less of lot width shall be allowed 5' interior side yard setbacks for one and two-story structures.

**COMPREHENSIVE PLAN:**

8.2.3 Land Use Map Designations:

Estate Residential

Suitable primarily for single family residential use. Densities in this land use area are to range from 1 unit per acre to 3 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing

residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future. Clustering is encouraged to preserve open space. A density bonus may be considered if open space is preserved, and land of at least 40% of additional preserved open space is developable.

### 8.3 Goal:

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

### 8.4 Objectives:

- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Retain and encourage rural areas where it will not result in increased costs for urban service.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

### 8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

A. The Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.

B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

### 8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.

- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

## PROJECT OVERVIEW

### **ANNEXATION & ZONING:**

The annexation and zoning request from the Star River Meadows Subdivision will bring the existing 4.8-acre, 13 residential lot development into the City of Star. The R-3 zoning designation proposed is consistent with the current Comprehensive Plan Map. The subdivision has already annexed into the Star Sewer and Water District and will be connecting to existing services.

The existing subdivision was developed with a 50' wide public road with a cul-de-sac and attached sidewalk. Because this was a rural development when approved by Canyon County, the subdivision does not include streetlights or fire hydrants. Municipal sewer and water service is being provided by Star Sewer and Water District. When the City annexes this property, they will be annexing the subdivision under its current configuration.

## AGENCY RESPONSES

None

## PUBLIC RESPONSES

No public comments have been received.

### **STAFF ANALYSIS & RECOMMENDATIONS**

Staff is supportive of bringing this existing subdivision into the City of Star. The builders will be required to meet the current R-3 zoning district design and dimensional standards at the time of building permit.

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed annexation and zoning, meets the requirements, standards and intent for development as they relate to the Unified Development Code and the Comprehensive Plan. The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added conditions of approval,

Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

## FINDINGS

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

### ANNEXATION/REZONE FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.  
*The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:*
  - ✓ *Protection of property rights.*
  - ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
  - ✓ *Ensure the local economy is protected.*
  - ✓ *Encourage urban and urban-type development and overcrowding of land.*
  - ✓ *Ensure development is commensurate with the physical characteristics of the land.**The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The City must find compliance with the Comprehensive Plan.*
2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.  
*The City must find that the proposal complies with the proposed district and purpose statement. The purpose of the residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent of the Comprehensive Plan designation. Housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for access to newly subdivided or split property.*
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and



*The City must find that there is no indication from the material submitted by any political agency stating that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.*

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.

*The City must find that it has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.*

5. The annexation is in the best interest of the city.

*The City must find that this annexation is reasonably necessary for the orderly development of the City.*

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

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

<b>COUNCIL DECISION</b>
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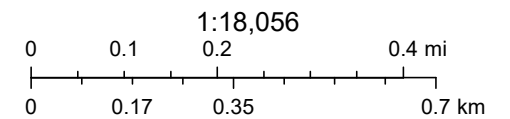
The Star City Council \_\_\_\_\_ File #AZ-21-17 for Star River Meadows Subdivision on \_\_\_\_\_, 2022.

# Assessor's Office Web Application



10/19/2021, 11:12:46 AM

- |                  |                  |           |       |            |               |
|------------------|------------------|-----------|-------|------------|---------------|
| Highway          | Road Centerlines | Greenleaf | Nampa | StarCanyon | Imagery_2020  |
| Taxparcels       | City Limits      | Melba     | Notus | Wilder     | Red: Band_1   |
| Road Centerlines | Caldwell         | Middleton | Parma | Sections   | Green: Band_2 |
|                  |                  |           |       |            | Blue: Band_3  |



Canyon County, Canyon County Assessor

Web AppBuilder for ArcGIS

THIS MAP IS MAINTAINED FOR ASSESSMENT PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR DETERMINING PROPERTY BOUNDARIES AND CURRENT PROPERTY OWNERSHIP. ANY USE OF THESE DOCUMENTS FOR OTHER THAN



October 21, 2021

Planning & Zoning Department  
City of Star  
P O Box 130  
Star, Idaho 83669

**RE: *Star River Meadows Subdivision Annexation Request***

On behalf of Woodbridge Pacific Group, we are submitting the Star River Meadows Subdivision Annexation request for review and approval. In accordance with the submittal checklist, we are submitting a paper copy and two USBs with all required information.

Star River Meadows Subdivision was recently platted within Canyon County in February 2021. We are seeking annexation into the City of Star with R-1 zoning designation of this approximately 4.8 acres. The project includes 14 parcels with a new public road, Chateau Ct.

Please contact Jim Perry at (208) 889-0242 or [jperry@woodbridgepacific.com](mailto:jperry@woodbridgepacific.com) should you have any questions.

Sincerely,

*Nicolette Womack*

Nicolette Womack  
Planner

A handwritten signature in black ink, appearing to read "Jim Perry".

Jim Perry  
Applicant



2021-011925

RECORDED

02/18/2021 12:47 PM



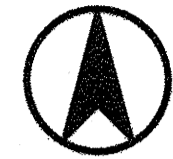
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 HCRETAL \$11.00  
PLAT  
KM ENGINEERING

N 1/4 CORNER SECTION 13  
FOUND ALUMINUM CAP  
PER CP&F No. 2020-074880

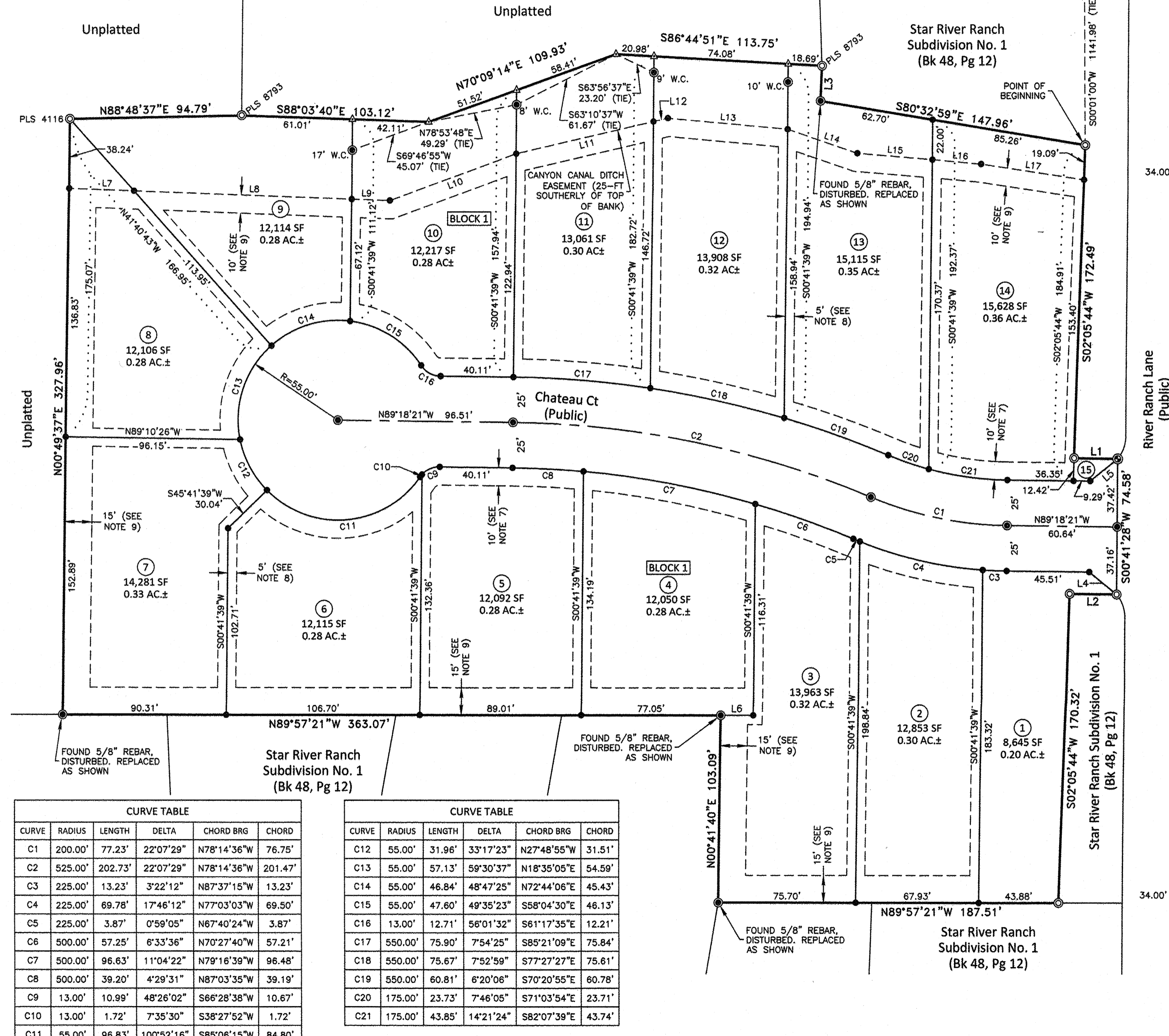
POINT OF COMMENCEMENT  
NE CORNER SECTION 13  
FOUND BRASS CAP  
PER CP&F No. 2008019839

# PLAT OF Star River Meadows Subdivision

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13,  
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.,  
CANYON COUNTY, IDAHO.  
2021



0 40 80 120  
Plan Scale: 1" = 40'



### SHEET INDEX

- SHEET 1 - DETAIL PLAT MAP
- SHEET 2 - NOTES, CERTIFICATE OF OWNERS, AND CERTIFICATE OF SURVEYOR
- SHEET 3 - CERTIFICATES AND APPROVALS

### REFERENCES

- PLAT OF STAR RIVER RANCH SUBDIVISION No. 1, BOOK 48 OF PLATS AT PAGE 12, RECORDS OF CANYON COUNTY, IDAHO.
- RECORD OF SURVEY PER INSTRUMENT No. 1997044015, RECORDS OF CANYON COUNTY, IDAHO.
- RECORD OF SURVEY PER INSTRUMENT No. 2009016458, RECORDS OF CANYON COUNTY, IDAHO.
- RECORD OF SURVEY PER INSTRUMENT No. 2013-001304, RECORDS OF CANYON COUNTY, IDAHO.
- WARRANTY DEED PER INSTRUMENT No. 2018-005689, RECORDS OF CANYON COUNTY, IDAHO.

### SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

### LEGEND

- FOUND BRASS CAP AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 11779", UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- FOUND BRASS PLUG MARKED "PLS 11779"
- CALCULATED POINT, NOTHING FOUND OR SET
- LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- ROAD CENTERLINE



2-4-2021  
DEVELOPER  
**TRADITION CAPITAL PARTNERS, LLC**  
MIDDLETON, IDAHO

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	200.00'	77.23'	22°07'29"	N78°14'36"W	76.75'
C2	525.00'	202.73'	22°07'29"	N78°14'36"W	201.47'
C3	225.00'	13.23'	3°22'12"	N87°37'15"W	13.23'
C4	225.00'	69.78'	17°46'12"	N77°03'03"W	69.50'
C5	225.00'	3.87'	0°59'05"	N67°40'24"W	3.87'
C6	500.00'	57.25'	6°33'36"	N70°27'40"W	57.21'
C7	500.00'	96.63'	11°04'22"	N79°16'39"W	96.48'
C8	500.00'	39.20'	4°29'31"	N87°03'35"W	39.19'
C9	13.00'	10.99'	48°26'02"	S66°28'38"W	10.67'
C10	13.00'	1.72'	7°35'30"	S38°27'52"W	1.72'
C11	55.00'	96.83'	100°52'16"	S85°06'15"W	84.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C12	55.00'	31.96'	33°17'23"	N27°48'55"W	31.51'
C13	55.00'	57.13'	59°30'37"	N18°35'05"E	54.59'
C14	55.00'	46.84'	48°47'25"	N72°44'06"E	45.43'
C15	55.00'	47.60'	49°35'23"	S58°04'30"E	46.13'
C16	13.00'	12.71'	56°01'32"	S61°17'35"E	12.21'
C17	550.00'	75.90'	7°54'25"	S85°21'09"E	75.84'
C18	550.00'	75.67'	7°52'59"	S77°27'27"E	75.61'
C19	550.00'	60.81'	6°20'06"	S70°20'55"E	60.78'
C20	175.00'	23.73'	7°46'05"	S71°03'54"E	23.71'
C21	175.00'	43.85'	14°21'24"	S82°07'39"E	43.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°18'32"E	23.98
L2	N89°18'32"W	25.82
L3	S2°35'49"W	19.37
L4	N50°30'35"W	19.41
L5	N51°03'29"E	19.47
L6	S89°57'21"E	17.96
L7	S87°50'53"E	35.82
L8	S87°50'53"E	120.06
L9	S87°50'53"E	20.99

LINE TABLE		
LINE	BEARING	DISTANCE
L10	N69°38'34"E	74.32
L11	N76°54'46"E	77.90
L12	N76°54'46"E	8.22
L13	S84°44'46"E	66.23
L14	S71°00'10"E	40.57
L15	S85°10'25"E	41.59
L16	S84°52'05"E	27.01
L17	S81°19'42"E	57.43

PLAT OF  
Star River Meadows Subdivision

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING A FOUND BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 13, WHICH BEARS S89°59'00"E A DISTANCE OF 2,695.50 FEET FROM A FOUND ALUMINUM CAP MARKING THE NORTH 1/4 CORNER OF SAID SECTION 13;  
THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST 1/4 OF SECTION 13, N89°59'00"W A DISTANCE OF 1461.13 FEET TO A POINT;  
THENCE LEAVING SAID NORTHERLY LINE, S00°01'00"W A DISTANCE OF 1141.98 FEET TO A 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF STAR RIVER RANCH SUBDIVISION No. 1 AND BEING THE POINT OF BEGINNING.


THENCE FOLLOWING SAID SUBDIVISION BOUNDARY OF STAR RIVER RANCH SUBDIVISION No. 1 FOR THE FOLLOWING EIGHT (8) COURSES:

1. S02°05'44"W A DISTANCE OF 172.49 FEET TO A 5/8-INCH REBAR;
2. S89°18'32"E A DISTANCE OF 23.98 FEET TO A BRASS PLUG;
3. S00°41'28"W A DISTANCE OF 74.58 FEET TO A 5/8-INCH REBAR;
4. N89°18'32"W A DISTANCE OF 25.82 FEET TO A 5/8-INCH REBAR;
5. S02°05'44"W A DISTANCE OF 170.32 FEET TO A 5/8-INCH REBAR;
6. N89°57'21"W A DISTANCE OF 187.51 FEET TO A 5/8-INCH REBAR;
7. N00°41'40"E A DISTANCE OF 103.09 FEET TO A 5/8-INCH REBAR;
8. N89°57'21"W A DISTANCE OF 363.07 FEET TO A 5/8-INCH REBAR;

THENCE LEAVING SAID SUBDIVISION BOUNDARY, N00°49'37"E A DISTANCE OF 327.96 FEET TO A 5/8-INCH REBAR;  
THENCE N88°48'54"E A DISTANCE OF 94.79 FEET TO A 5/8-INCH REBAR;  
THENCE S88°03'40"E A DISTANCE OF 103.12 FEET;  
THENCE N70°09'14"E A DISTANCE OF 109.93 FEET;  
THENCE S86°44'51"E A DISTANCE OF 113.75 FEET TO A 5/8-INCH REBAR;  
THENCE S02°35'49"W A DISTANCE OF 19.37 FEET TO A 5/8-INCH REBAR;  
THENCE S80°32'59"E A DISTANCE OF 147.96 FEET TO THE POINT OF BEGINNING.


SAID DESCRIPTION CONTAINS A TOTAL OF 4.804 ACRES, MORE OR LESS

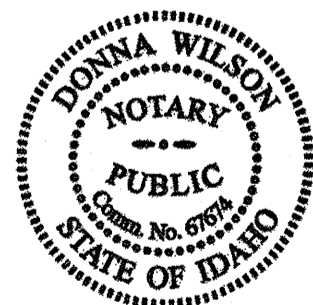
IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC FOREVER ALL PUBLIC STREETS AND RIGHTS-OF-WAYS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM AN EXISTING STAR SEWER AND WATER DISTRICT WATER SYSTEM, AND SAID DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

  
SPENCER KOFOED, MANAGER  
TRADITION CAPITAL PARTNERS, LLC

ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF } SS  
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON December 16, 2020, BY SPENCER KOFOED, AS MANAGER OF TRADITION CAPITAL PARTNERS, LLC.

  
SIGNATURE OF NOTARY PUBLIC  
MY COMMISSION EXPIRES 5.6.2022



NOTES

1. IRRIGATION WATER HAS BEEN PROVIDED FROM THE CANYON CANAL COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CANYON CANAL COMPANY.
2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, 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".
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4. LOT 1 AND LOT 15, BLOCK 1 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE COMMON LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE AND IRRIGATION.
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
6. THIS SUBDIVISION WILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE AND MAY BE AMENDED FROM TIME TO TIME.
7. ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, LOT DRAINAGE AND IRRIGATION AS SHOWN HEREON.
8. UNLESS SHOWN OTHERWISE, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT (EACH SIDE) FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION AS SHOWN HEREON.
9. UNLESS SHOWN OTHERWISE, ALL REAR LOT LINES AND LINES ADJACENT TO THE SUBDIVISION BOUNDARY CONTAIN A 15.00 FOOT WIDE EASEMENT, FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION AS SHOWN HEREON.
10. MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
11. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
12. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
13. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
14. THE SUBDIVISION HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
15. ALL LOTS WITHIN THIS PLAT WILL BE PROVIDED SEWER VIA A STAR SEWER AND WATER DISTRICT GRAVITY SEWER SYSTEM.
16. THE HOMEOWNER'S ASSOCIATION OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING AND ALL AMENITIES (LAWNS, SPRINKLERS, SIDEWALKS, LANDSCAPING, ETC.) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT-OF-WAY.
17. DIRECT LOT ACCESS TO RIVER RANCH LN. IS PROHIBITED.

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF STAR RIVER MEADOWS SUBDIVISION AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON L. BALLARD, P.L.S. 12459



DEVELOPER  
TRADITION CAPITAL  
PARTNERS, LLC  
MIDDLETON, IDAHO



PLAT OF  
Star River Meadows Subdivision

CERTIFICATE AND APPROVAL OF COUNTY SURVEYOR

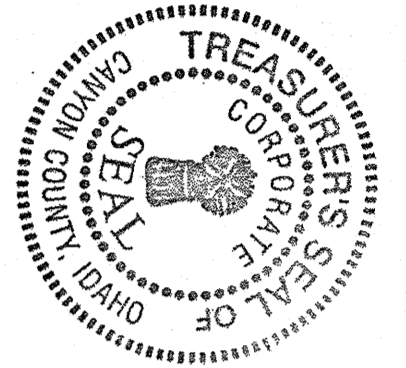
I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13, RELATING TO PLATS AND SURVEYS.

David R. Kinzer  
CANYON COUNTY SURVEYOR  
DATE 10/12/20  
DAVID R. KINZER PE/PLS 2659

CERTIFICATE AND APPROVAL OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THE SUBDIVISION PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Tracie Wood  
CANYON COUNTY TREASURER  
DATE 2-5-2021  
By L. Danbim



CERTIFICATE AND APPROVAL OF CANYON COUNTY COMMISSIONERS

I, THE UNDERSIGNED, CHAIRMAN OF THE CANYON COUNTY COMMISSIONERS, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE COMMISSIONERS HELD ON THE 18<sup>th</sup> DAY OF February, IN THE YEAR OF 2021, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Kevin Kamin  
CHAIRMAN  
DATE 18 February 2021  
Chris Hammond, PE/PLS  
CLERK  
DATE 2-18-21



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 STAR SEWER AND WATER DISTRICT, AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES THEN THE 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.

Clare  
SOUTHWEST DISTRICT  
HEALTH DEPARTMENT  
DATE 10/16/2020

CERTIFICATE AND APPROVAL OF CANYON HIGHWAY DISTRICT No. 4

CANYON HIGHWAY DISTRICT No. 4 DOES HEREBY ACCEPT THIS PLAT AND THE DEDICATED PUBLIC STREETS, HIGHWAYS AND RIGHTS-OF-WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF IDAHO CODE 50-1312.

[Signature]  
CHAIRMAN  
DATE 12/23/2020



DEVELOPER  
TRADITION CAPITAL PARTNERS, LLC  
MIDDLETON, IDAHO

