



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: July 16, 2024 – PUBLIC HEARING

FILE(S) #: PP-24-03 Preliminary Plat for Lake Haven Estates
PR-24-02 Private Road

OWNER/APPLICANT/REPRESENTATIVE

Owner /Applicant:

Tradition Capital Partners LLC
Brawndo, LLC & Nathan Ogden
8454 Brookhaven Place
Middleton, Idaho 83644

Representative:

Stephanie Hopkins
KM Engineering, LLP
5725 N. Discovery Way
Boise, Idaho 83713

REQUEST

Request: The Applicant is requesting approval of a Preliminary Plat for a proposed residential subdivision consisting of 30 residential lots and 7 common lots with private streets. The property is located at 21831 and 21875 Koa Lane in Star, Ada County, Idaho, and consists of approximately 65.30 acres with a proposed density of 0.46 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located east of Bent Lane, south of Highway 44. Canyon County Parcel No's. R34035010A0, R34035010A1, and R3403901100.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-2-DA)	Estate Urban Residential	Agricultural/Single Family Residential
Proposed	Residential (R-2-DA)	Estate Urban Residential	Single Family Residential
North of site	AG (Canyon County)	Estate Urban Residential	Agricultural
South of site	AG (Canyon County)	Estate Urban Residential/Flood Way	Single Family Residential/Boise River
East of site	Residential (R-4-DA)/RUT (Canyon County)	Estate Urban Residential	Approved Cranefield Subdivision/Agricultural
West of site	Residential (R-2)	Estate Urban Residential	Star River Ranch Subdivision

Existing Site Characteristics: The property currently has a single-family residential home with outbuildings and vacant ground.

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

Flood Zone: This property is located in a Special Flood Hazard Area and Flood Way.
Flood Zone: Zone AE
FEMA FIRM Panel Number: 16027C0267G
Effective Date: 6/7/2019

Special On-Site Features:

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No evidence.
- ✪ Fish Habitat – Yes, adjacent to Boise River; existing ponds
- ✪ Floodplain – Yes, Zone AE and Flood Way.
- ✪ Mature Trees – Yes.
- ✪ Riparian Vegetation – Yes, along the southern border.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – Yes, Boise River.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Historical Assets – No historical assets have been observed.
- ✪ Wildlife Habitat – Yes. No sensitive wildlife observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	July 6, 2023
Neighborhood Meeting Held	January 10, 2024
Application Submitted & Fees Paid	April 18, 2024
Application Accepted	May 13, 2024
Residents within 300' Notified	June 18, 2024
Agencies Notified	May 13, 2024
Legal Notice Published	June 21, 2024
Property Posted	July 3, 2024

HISTORY

March 5, 2024 Council approved applications for Annexation and Zoning (AZ-24-01), and Development Agreement (DA-24-01) for Lake Haven Subdivision consisting of 64.70 acres. Property was zoned residential (R-2-DA)

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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

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

DA DEVELOPMENT AGREEMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., C-2-DA), indicates that the zoning was approved by the city with a development agreement, with specific conditions of zoning.

8-3A-3: USES WITHIN ZONING DISTRICTS

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

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

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

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-2	35'	20'	20'	10'	20'

Notes:

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

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

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

A. Design Standards:

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.
2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.
3. Emergency Vehicle: The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.
4. Gates: Private gates or other obstacles shall not be allowed, unless approved by Council and the Fire District.

B. Construction Standards:

1. Obtain approval from the county street naming committee and/or City for a private street name(s);
2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;
3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.
4. Street Width and Construction: The private street may be constructed within an easement for low density developments of R-1 or less with a Fire District approved base and width of no less than 28'. All other residential developments shall be constructed within a common lot and shall have a 36' street width, and shall meet ACHD/CHD4 construction standards, unless otherwise determined by the Council and Star Fire District.
5. Sidewalks: A minimum five foot (5') detached sidewalk shall be provided on at least one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists. Residential private streets in some lower density developments may request a modification or waiver of sidewalks to be approved by Council. All other residential developments shall have a minimum 5' detached sidewalks on both sides of the street and shall further meet the requirements of 8-4A-17 of this title.
6. All private streets shall be paved unless a waiver is obtained by Council. Waivers for

paving shall only be considered in low density developments of R-1 or less. Any unpaved streets shall be required to meet all Highway District standards for paving the approaches onto public streets.

7. Fire Lanes: All drive aisles as determined by the Star Fire District to be fire lanes, shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red.

8. Permits shall not be issued for any structure using a private street until the private street has been approved and inspected by the City Engineer and Fire District, and the transportation authority has signed off on all permits associated with access to a public street.

C. The applicant or owner shall establish an on-going maintenance fund through the Owner's association with annual maintenance dues to ensure that funds are available for future repair and maintenance of all private streets. This shall be a requirement in a development agreement and/or as part of a planned unit development. A reserve account condition shall be included in the recorded CC&R's and shall be provided to the City for review. The condition of approval shall include the following:

1. Private Street Reserve Study Requirements.

- a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private street components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.
- b. The study required by this section shall at a minimum include:
 - i. Identification of the private street components that the association is obligated to repair, replace, restore, or maintain.
 - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
 - iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
 - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
 - v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the

association's obligation for the repair and replacement of all private street components.

- c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

8-4D-4: REQUIRED FINDINGS (PRIVATE STREETS):

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

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

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

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

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

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

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

ponds must be aerated;

d. A plaza.

2. Additions to a public park or other public open space area.

3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.

4. Parkways along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:

a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.

b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:

1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open style fencing, may qualify for up to 20% of the required open space total.

C. Qualified Site Amenities: Qualified site amenities shall include, but not be limited to, the following:

1. Clubhouse;

2. Fitness facilities, indoors or outdoors;

3. Public art;

4. Picnic area; or

5. Recreation amenities:

a. Swimming pool.

- b. Children's play structures.
 - c. Sports courts.
 - d. Additional open space in excess of 5% usable space.
 - e. RV parking for the use of the residents within the development.
 - f. School and/or Fire station sites if accepted by the district.
 - g. Pedestrian or bicycle circulation system amenities meeting the following requirements:
 - (1) The system is not required for sidewalks adjacent to public right of way;
 - (2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and
 - (3) The system is designed and constructed in accord with standards set forth by the city of Star;
- D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

8-6A-3: PRELIMINARY PLAT PROCESS

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title and the criteria and standards contained herein.

B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. Any unresolved access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator at least the following:

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

storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;

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

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

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

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Estate Urban Residential:

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

8.3 Goal:

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

8.4 Objectives:

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

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

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

B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one

acre and larger where those existing larger lots are not likely to be subdivide in the future.

8.5.9 Additional Land Use Component Policies:

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

18.4 Implementation Policies:

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

PROJECT OVERVIEW

PRELIMINARY PLAT & PRIVATE STREET:

The Preliminary Plat contains 30 single family residential lots, 6 common area lots and 1 common driveway for a total of 37 lots on 64.70 acres. This equates to 0.46 dwelling units per acre. The lots will have access and frontage from the proposed private streets. The private streets are proposed to be gated. The residential lots range in size from 13,200 square feet to 812,392 square feet with the average buildable lot being 70,712 square feet. The private street will be built to ACHD (& HD4), City of Star and Star Fire District standards. The submitted preliminary plat shows three different roadway sections.

KOA LANE: is proposed in a 60-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Sidewalks are proposed to be detached with a 6-foot-wide landscape strip and a 5-foot wide, concrete sidewalk.

LAKE HAVEN LANE: is proposed in a 49-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Sidewalk is proposed along the east side of the road only, to be 5-foot-wide, detached with a 60-foot-wide landscape strip.

CHATEAU PLACE: is proposed in a 69-foot wide right of way with paved streets measuring 42 feet from back of curb to back of curb with a 12-foot-wide island dividing the entrance into two separate lanes. Sidewalks are proposed to be detached with an 8-foot-wide landscape strip and a 5-foot wide, concrete sidewalk on the north side of the road only. This access will be controlled by a gate.

The UDC allows the applicant to request a modification or waiver of sidewalks in certain low-density subdivisions. In this case, sidewalk in specific areas are requested to be on one side of the private street.

The applicant has included a draft private street maintenance plan, including proposed funding, with this application. Street names must be obtained by working with the City of Star and Canyon County prior to signature of the final plat. The subdivision name has been reserved already and the applicant has provided documentation supporting the reservation. The applicant is proposing 10.89 acres (16.61%) of open space, including 6.53 acres (14.2%) usable open space including areas that are in the AE flood zone and will not be developed.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 4 site amenities. The applicant is proposing a central pond, pickleball courts and a pathway along the canal with connecting sidewalks. These amenities satisfy the code requirement for development amenities.

The applicant has not provided approval from the Postmaster for the location of the mailbox cluster. This will be required prior to signing the final plat. Mailbox clusters must also be covered and adequately lit per the Unified Development Code.

The future water features within the development shall be designed and maintained in a manner that protects the public safety. This will include aerators to prevent algae and mosquito issues, safety ring stations throughout the water feature locations, safety shelves and erosion consideration.

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight plan. All other proposed light locations satisfy City code. **Applicant has not provided a streetlight design/cut sheet for City approval. This will be required at submittal of the final plat.**

As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. The submitted landscape plan appears to satisfy these requirements.

The applicant is not requesting any setback waivers and will adhere to the R-2 requirements outlined earlier in this report.

The Unified Development Code, Section 8-6B-2, paragraph F states that In the residential districts, no block shall be more than seven hundred fifty feet (750') in length without an

intersecting street, alley, or other City and ACHD/CHD4 approved remedy. **The proposed streets are longer than 750 feet, however they do end in a cul-de-sac. The applicant is requesting a block length waiver from the Council with this application.**

AGENCY RESPONSES

ITD	May 22, 2024
Highway District #4	June 10, 2024
Flood Control District # 10	May 28, 2024
DEQ	May 28, 2024

PUBLIC RESPONSES

No public comments have been received.

STAFF ANALYSIS AND RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed preliminary plat meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed future density of 0.46 dwelling units per acre is well below the maximum of 3 dwelling units per acre allowed in the Estate Urban Residential Comprehensive Plan Future Land Use Map or 2 dwelling units per acre as allowed in the approved zoning of the property. Given the density and overall layout of the development, Staff is supportive of having sidewalk on one side of Lake Haven Lane and Chateau Place.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the application, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

FINDINGS

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

PRELIMINARY PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan.

The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:

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

PRIVATE STREET FINDINGS:

- A. The design of the private street meets the requirements of this article;
The City must find that the proposed private streets meets the design standards in the Code.
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity:
The City must find that it has not been presented with any facts stating this private road will cause damage, hazard or nuisance, or other detriment to persons, property or uses in the vicinity.
- C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.
The City must find that the use is not in conflict with the comprehensive plan and/or regional transportation plan.

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

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

CONDITIONS OF APPROVAL

- 1. The approved Preliminary Plat for the Lake Haven Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 2. Council hereby approves the following:
 - A. Sidewalk waivers for one-side of private streets. *(if approved)*
 - B. Council approves waivers to maximum block length. *(if approved)*
 - C. Private Streets with gates are hereby approved by Council. *(if approved)*
- 3. The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to any development work on the property.**
- 4. The applicant has entered into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**
- 5. The private streets shall have a minimum street width of 36' and shall otherwise be constructed to ACHD/HD4 standards. The private street shall meet all requirements of the Star Fire District.
- 6. The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
- 7. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
- 8. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
- 9. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or

public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. Failure to comply with the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.

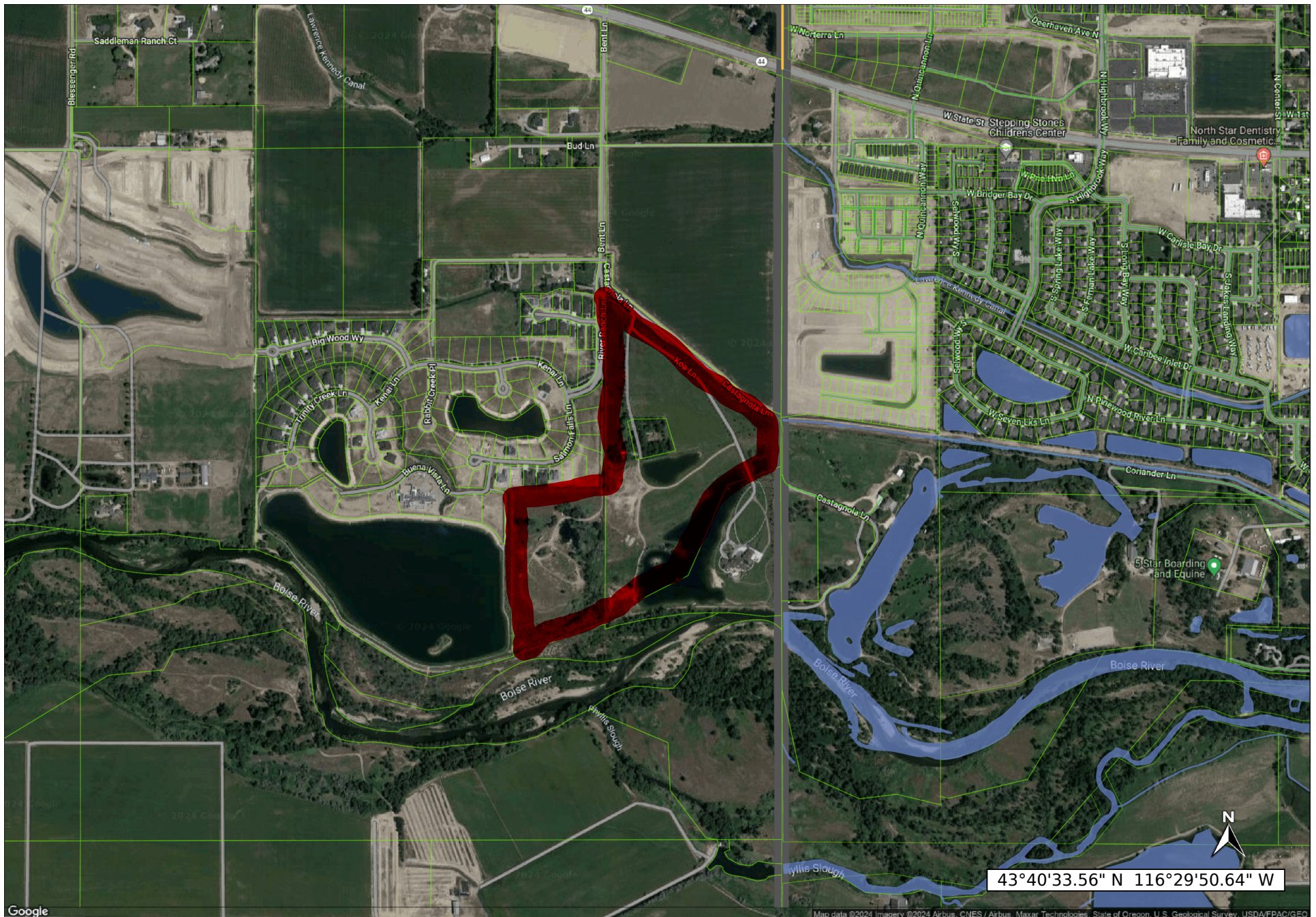
10. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
11. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
12. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
13. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
- 14. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service and the location of the mailbox cluster. The mailbox cluster must be covered and reasonably lit.**
15. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
16. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
17. 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.
18. All common areas shall be owned and maintained by the Homeowners Association.
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 construction.**
20. A sign application is required for any subdivision signs.
- 21. Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council _____ File Number PP-24-03 and PR-24-02 for the Lake Haven Estates Subdivision on _____, 2024.



Vicinity Map



April 18, 2024
Project No.: 22-192

Mr. Shawn Nickel
Planning Director & Zoning Administrator
City of Star
10769 W. State St.
Star, ID 83669

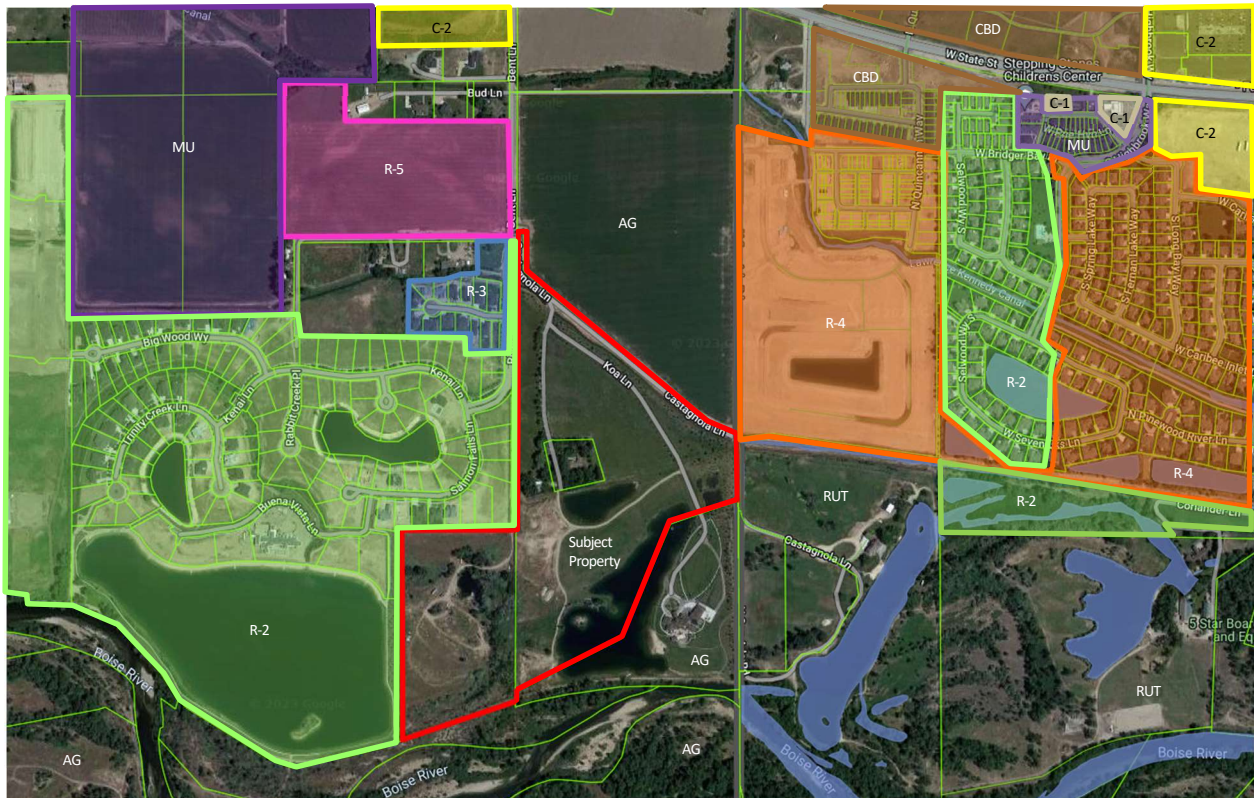
**RE: Lake Haven Estates – Star, ID
Preliminary Plat and Private Street**

Dear Mr. Nickel:

On behalf of Nathan Ogden and Tradition Capital Partners LLC, we are pleased to submit a preliminary plat and private street application for Lake Haven Estates. The subdivision will be located on three parcels (R34035010A0, R34035010A1, and R3403901100) located off Koa Lane, South of Castagnola Lane. An annexation and rezone application with Development Agreement were recently approved by Star City Council.

Site Information and Background

The approximately 64.70-acre site is comprised of three different taxing parcels and was recently annexed and zoned into the RR and R-2 districts in Star. One parcel contains a single-family residence while the other two are vacant land. The subject property is adjacent to the Star River Ranch Subdivision and southeast of the Star River



Meadows Subdivision within the City of Star; vacant agricultural land in Unincorporated Canyon County to the north; rural residential properties in Unincorporated Ada County to the east; and the Boise River and Boise River Floodplain to the south.

A portion of the property along the southern property boundary contains the future land use designation of *Floodway*. This area of the property is located within FEMA's designated floodway for the Boise River. This is a riparian area currently and is not planned to be developed.

Preliminary Plat

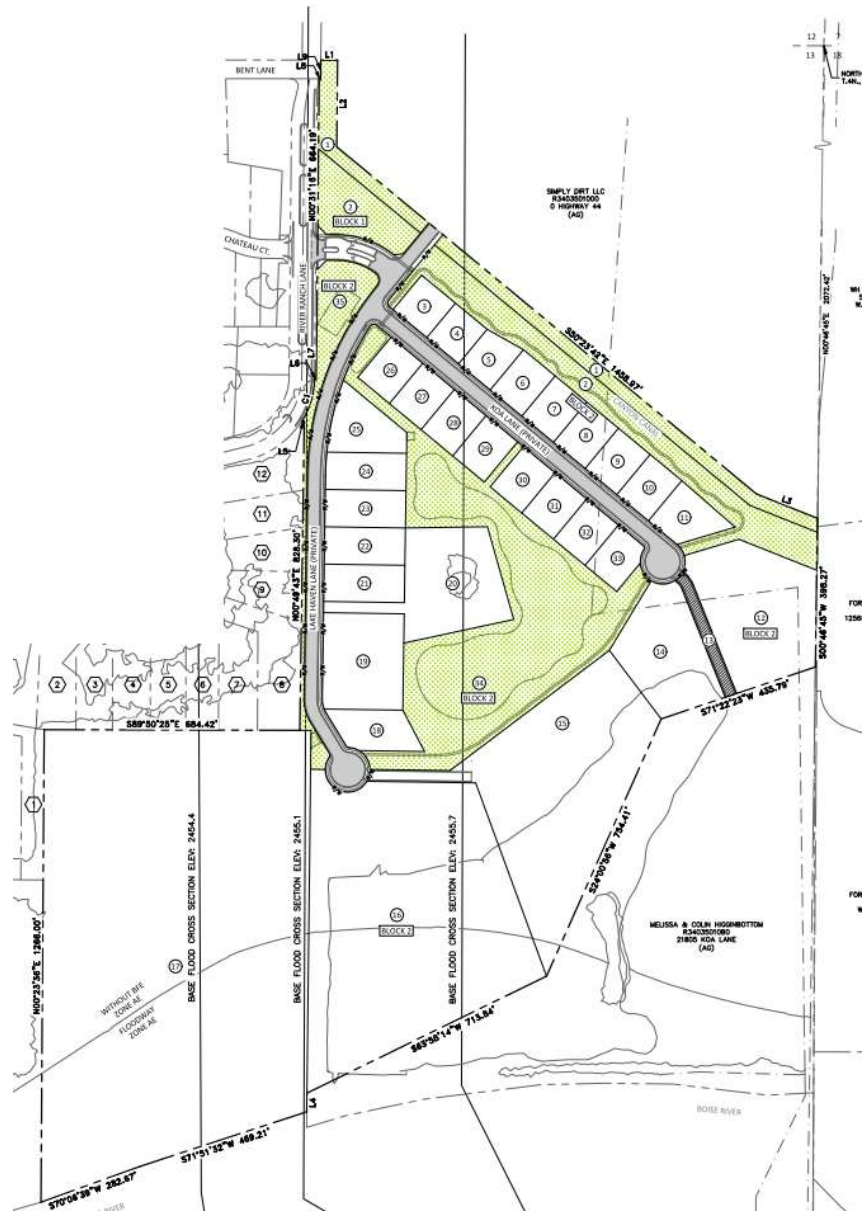
The Lake Haven Estates preliminary plat encompasses approximately 65.3 acres and consists of 30 single-family residential lots, 6 common open space lots, and 1 common driveway lot, totaling 37 lots. Residential lot sizes range from approximately 13,200 square feet to 812,392 square feet with an average lot size of approximately 70,712 square feet. The gross density of the subdivision is 0.46 du/acre, which is significantly below the maximum density permitted in the R-2 district and in alignment with density expected in the R-R district.

Residential lots have been designed to ensure compatibility with adjacent development with a focus on preserving larger lots in the south part of the development adjacent to the Boise River. An existing residence will be retained and located within Lot 20, Block 2.

No variances or deviations from R-2 and RR dimensional standards are requested or needed to accommodate the community planned.

Services

In accordance with City Code, the subject property will utilize Star Sewer and Water services. Water is proposed to be connected via Chateau Court and will be extended throughout the subdivision. Sanitary sewer will be extended from an existing easement to the west within the Star River Ranch Subdivision.



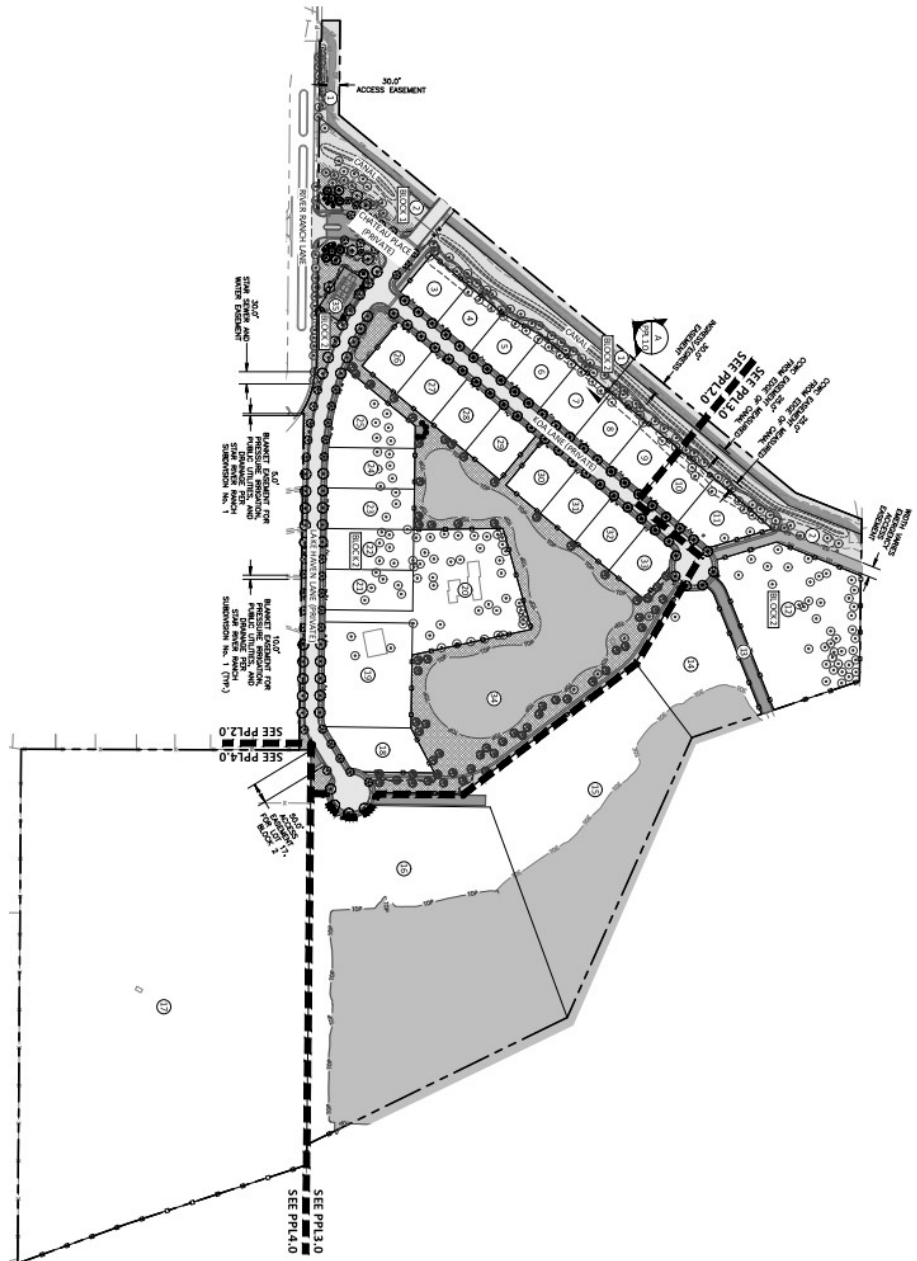
As the crow flies, the property is approximately 1 ½ miles from Star Elementary School and is about 2 ½ miles from Star Middle School. The Boise River and various parks among other services and amenities are located in proximity.

Open Space and Amenities

Lake Haven Estates includes 10.89 acres of open space or 16.61% of the overall site, exceeding code requirements. Usable qualified open space comprises 6.53 acres, or 14.2% of the overall site.

Lake Haven Estates proposes a variety of active and passive open space areas throughout the development. Proposed amenities include pickleball courts, sidewalks along one side of Lake Haven Lane and both sides of Koa Lane, a central pond abutting residential lots, and a pathway along the canal and Castagnola Lane. All common space will be owned and maintained by the homeowners' association.

Lake Haven Estates has been designed to incorporate larger lots, preserving open space where possible. Three ponds are planned for the community. One pond will be located within Lot 17, Block 2; another pond will be located within Lots 14-16, Block 2; and the third pond will be located within Lot 34, Block 2 in the center of the subdivision.



Floodplain Development

The property is located within floodplain zones AE and X according to the existing FEMA FIRM panel 160236. In accordance with City Code requirements, we have included supplemental information regarding base flood elevations on our preliminary plat. We will continue to coordinate with the City and FEMA to complete any requirements associated with the development within the floodplain.

Access and Private Streets

Homes within the Lake Haven Estates Subdivision are proposed to be served by internal private streets. Chateau Place will serve as the primary point of access for the community. Lake Haven Lane extends to the south to serve homes in the west and south parts of the community while Koa Lane will provide access to homes in the north and east parts of the development. A common driveway is proposed to extend to the east via Lake Haven Lane to provide access to Lot 15, Block 2.

A gate will control access to the subdivision at the primary entrance point, aligned with Chateau Court. The gate design will reflect existing gates that provide access to a home located to the east of the development at 21805 Koa Lane.

The development team has been coordinating with the Star Fire District to ensure the proposed gate operation and private streets meet their standards. Based on our coordination, the District is supportive of the proposal.

Conceptual Gate Design Examples



Conclusion

We are excited to bring the Lake Haven Estates development to the City of Star. This residential community will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing in this area of Star. The community design will be compatible with existing and planned development and will allow future residents to live in a beautiful area close to existing development.

This project complements the City's vision for growth and will be an asset to the community. Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,
KM Engineering, LLP

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

Stephanie Hopkins
Land Planning Manager



PRELIMINARY PLAT APPLICATION

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

FILE NO.: PP-24-03
Date Application Received: 4/18/24 Fee Paid: _____
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Tradition Capital Partners
Applicant Address: 8454 Brookhaven Place Zip: 83644
Phone: 208.863.5164 Email: spencer@tcpidaho.com

Owner Name: Tradition Capital Partners
Owner Address: 8454 Brookhaven Place Zip: 83644
Phone: 208.863.5164 Email: spencer@tcpidaho.com

Representative (e.g., architect, engineer, developer):
Contact: Stephanie Hopkins Firm Name: KM Engineering, LLP.
Address: 5725 N Discovery Way, Boise Zip: 83713
Phone: 208.639.6939 Email: shopkins@kmengllp.com

Property Information:

Subdivision Name: Lake Haven Estates
Site Location: West of River Ranch Lane and approximately 2,000' south of SH-44
Approved Zoning Designation of Site: RR & R-2
Parcel Number(s): R34035010A1 & R34035010A0

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-R & R-2	Estate Urban Residential	Undeveloped
Proposed	No change	No change	Single family residences
North of site	Ag in Canyon County	Estate Urban Residential	Undeveloped
South of site	Unincorporated	Floodway	Boise River
East of site	RUT in Ada County	Estate Urban Residential	Undeveloped
West of site	R-8-DA	Estate Urban Residential	Star River Ranch Subdivision

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

Total Acreage of Site - +/- 65.30
Breakdown of Acreage of Land in Contiguous Ownership - +/-63 acres Tradition Capital; +/-2 acres Ogden
Total Acreage of Site in Special Flood Hazard Area - +/- 65.30
Dwelling Units per Gross Acre (Density) - 0.46 dwelling units per acre
Minimum Lot Size - 13,200 square feet
Minimum Lot Width - 100'

Total Number of Lots - 37
Residential - 30
Commercial - 0
Industrial - 0
Common - 7

Total Number of Residential Units - 30
Single-family - 30
Duplex - 0
Multi-family - 0

Percent of Site and Total Acreage of Common Area (min 15% of entire site) -
16.61 % / 10.89 acres
Percent of Site and Total Usable Open Space Area (min 10% of entire site) -
14.2 % / 9.27 acres
Percent of Common Space to be used for drainage - TBD
Describe Common Space Areas (amenities, landscaping, structures, etc.) –
Pickleball courts, three ponds, pathway along northern boundary

Public Streets - n/a Private Streets - Internal
Describe Pedestrian Walkways (location, width, material) - Paved along one side of Lake Haven Lane, two paved pathways along Koa Lane, pathway along Canyon Canal in north part of development.
Describe Bike Paths (location, width, material) - _____

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

Total Acreage of Site in Special Flood Hazard Area - +/- 65.30

- 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.: 160236
FIRM effective date(s): mm/dd/year _____
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X, Zone AE
Base Flood Elevation(s): AE _____ .0 ft., etc.: 2454.4 - 2455.7

- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.
- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

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

Potable Water - Star Sewer and Water District
 Irrigation Water- Canyon County Water Co Ltd
 Sanitary Sewer- Star Sewer and Water District
 Fire Protection - Star Fire District
 Schools - Star School District
 Roads - Canyon Highway District No 4 (public roads), internal private

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

Areas of Critical Environmental Concern - n/a Floodplain - Yes - Zone X, AE & Floodway
 Evidence of Erosion - None known Fish Habitat - Yes, adjacent to Boise River
 Historical Assets - None known Mature Trees - Yes
 Riparian Vegetation - Yes, adjacent to Boise River Steep Slopes - n/a
 Stream/Creek - Yes, adjacent to the Boise River Unstable Soils - None known
 Unique Animal Life - None known Unique Plant Life - None known

Application Requirements:

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

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting.	BN
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	BN
X	Completed and signed Preliminary Plat Application	BN
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	BN
X	Narrative explaining the project. (must be signed by applicant)	
X	Legal description of the property (word.doc and pdf version with engineer's seal)	
X	Recorded warranty deed for the subject property	
X	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
X	Approval of the proposed subdivision name from Ada County Surveyor's office.	
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
X	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
X	Electronic copy in pdf. format of Preliminary Plat	

X	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
X	Electronic copy in pdf. format of landscape plan	
X	Electronic copy in pdf. format of preliminary site grading & drainage plans	
n/a	Phasing plan shall be included in the application if the project is to be phased.	
forthcoming	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
X	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
X	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
X	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
X	Special Flood Information – Must be included on Preliminary Plat and Application form.	
X	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
X	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
X	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.</u>	
forthcoming	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
X	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

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

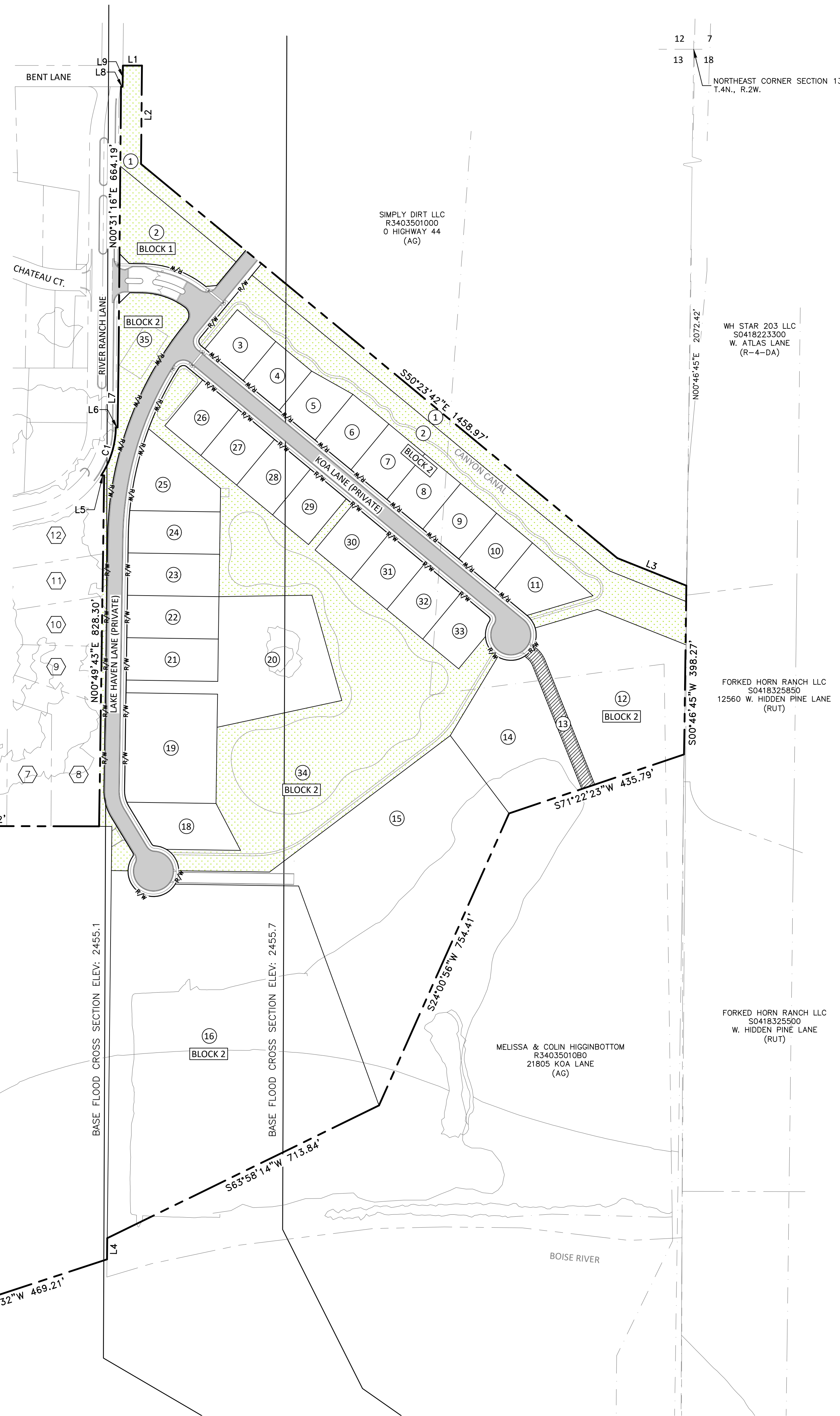
Stephanie Hopkins

Applicant/Representative Signature

April 18, 2024

Date

#	PARCEL NO.	PRIMARY OWNER	PROPERTY ADDRESS
1	R3403940400	STAR RIVER RANCH ESTATES HOA	6633 TRINITY CREEK LANE
2	R3403941300	MICHAEL PIERCE	6315 SALMON FALLS LANE
3	R3403941400	MIKELLE LAW	6303 SALMON FALLS LANE
4	R3403941500	ROBERT HUEBNER	6293 SALMON FALLS LANE
5	R3403941600	JUSTIN MASON	6287 SALMON FALLS LANE
6	R3403941700	RADCON INDUSTRIES INC	6271 SALMON FALLS LANE
7	R3403941800	DAS INVESTMENTS LLC	6263 SALMON FALLS LANE
8	R3403941900	DREW URNESS	6251 SALMON FALLS LANE
9	R3403933200	ENDURANCE HOLDINGS LLC	21492 SALMON FALLS LANE
10	R3403933100	ENDURANCE HOLDINGS LLC	21510 SALMON FALLS LANE
11	R3403933000	ENDURANCE HOLDINGS LLC	21528 SALMON FALLS LANE
12	R3403932900	KENDALL MATSON	21546 SALMON FALLS LANE



LINE	BEARING	DISTANCE
L1	S89°58'49"E	45.05
L2	S00°33'15"W	232.29
L3	S68°13'43"E	175.54
L4	S00°38'24"W	50.00
L5	N89°10'17"W	7.11
L6	S89°27'59"E	4.25
L7	N00°49'43"E	139.96
L8	S89°47'53"E	3.81
L9	N00°41'41"E	50.10

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	208.50'	119.78'	32°54'57"	N16°58'45"E	118.14'

PRELIMINARY PLAT NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
- DIRECT LOT ACCESS FROM RIVER RANCH LANE IS PROHIBITED UNLESS APPROVED BY THE CANYON COUNTY HIGHWAY DISTRICT AND THE CITY OF STAR.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 5 FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, OVER THE 10 FEET ADJACENT TO ANY PRIVATE STREET AND OVER THE 12 FEET FOR REAR LOT LINE OR SUBDIVISION BOUNDARY UNLESS OTHERWISE NOTED.
- THIS DEVELOPMENT RECOGNIZES 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 THEREON."
- LOTS 1 & 2, BLOCK 1; LOTS 1, 2, 34 & 35, BLOCK 2 ARE COMMON LOTS.
- LOT 13, BLOCK 2 IS A COMMON DRIVE FOR THE BENEFIT OF PARCEL No. R3403501080
- LOTS 20, BLOCK 2 IS AN EXISTING RANCHETTE TO REMAIN.
- IRRIGATION WATER HAS BEEN PROVIDED FROM CANYON COUNTY WATER 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 SAID CANAL COMPANY.
- RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN CONJUNCTION WITH THE FINAL PLAT WILL BE IN EFFECT FOR THIS SUBDIVISION.
- INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL DESIGN.
- CROSS-ACCESS EASEMENTS AND UTILITY EASEMENT MAY BE PROVIDED ACROSS LOT LINES, AS DETERMINED, DURING FINAL DESIGN.

PROJECT TEAM

PROPERTY OWNER

NAME: TRADITION CAPITAL PARTNERS LLC
 PARCEL: R34035010A1
 SITE ADDRESS: 0 KOA LANE
 CITY/STATE/ZIP: STAR, IDAHO 83669

NAME: TRADITION CAPITAL PARTNERS LLC
 PARCEL: R3403942000
 SITE ADDRESS: 0 RIVER RANCH LANE
 CITY/STATE/ZIP: STAR, IDAHO 83669

NAME: NATHAN OGDEN
 PARCEL: R34035010A0
 SITE ADDRESS: 21831 KOA LANE
 CITY/STATE/ZIP: STAR, IDAHO 83669

ENGINEERING

NAME: KM ENGINEERING, LLP.
 CONTACT: JEFF DOERSCH, P.E.
 ADDRESS: 5725 N. DISCOVERY WAY
 CITY/STATE/ZIP: BOISE, IDAHO 83713
 PHONE: 208.639.6939
 EMAIL: jdoersch@kmenllp.com

LANDSCAPE ARCHITECT

NAME: KM ENGINEERING, LLP.
 CONTACT: ALYSSA YENSEN, PLA
 ADDRESS: 5725 N. DISCOVERY WAY
 CITY/STATE/ZIP: BOISE, IDAHO 83713
 PHONE: 208.639.6939
 EMAIL: ayensen@kmenllp.com

DEVELOPER

NAME: TRADITION CAPITAL PARTNERS LLC
 CONTACT: SPENCER KOEDEL
 ADDRESS: 8454 BROOKHAVEN PLACE
 CITY/STATE/ZIP: MIDDLETON, IDAHO 83644
 EMAIL: spencer@tcidaho.com
 PHONE: 208.863.5164

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- R/W- -R/W- RIGHT-OF-WAY LINE
- LOT LINE

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	PRELIMINARY PLAT - COVER
PP2.0	PRELIMINARY PLAT - EXISTING CONDITIONS
PP3.0	PRELIMINARY PLAT - PRELIM. ENGINEERING
PP3.1	PRELIMINARY PLAT - PRELIM. ENGINEERING
EX 1.0	OPEN SPACE EXHIBIT
PPL1.0	PRELIMINARY PLAT LANDSCAPE COVER
PPL2.0	PRELIMINARY PLAT LANDSCAPE PLAN
PPL3.0	PRELIMINARY PLAT LANDSCAPE PLAN
PPL4.0	PRELIMINARY PLAT LANDSCAPE PLAN
PPL5.0	PRELIMINARY PLAT LANDSCAPE FENCE PLAN

PRELIMINARY PLAT SHOWING LAKE HAVEN ESTATES

PORTIONS OF THE EAST 1/2 OF THE NORTHEAST 1/4, GOVERNMENT LOT 1, AND ACCRETION LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO
 MARCH, 2024

PRELIMINARY PLAT DATA

SITE DATA

PARCEL NUMBER(S): R3403942000, R34035010A1, R34035010A0 & R3403901100

CURRENT ZONING: R-R & R-2

REQUESTED ZONING: R-2 (RESIDENTIAL DISTRICT)

PROJECT AREA: ±65.30 ACRES (GROSS)

DEVELOPABLE LOTS: 29 LOTS ±46.89 ACRES

EXISTING RANCHETTE: 1 LOT ±1.82 ACRES

COMMON LOTS: 6 LOTS ±12.43 ACRES

COMMON DRIVE LOTS: 1 LOT ±0.26 ACRES

PRIVATE ROADWAY: ~ ±3.90 ACRES

MINIMUM LOT SIZE: ±13,200 SF ±0.30 ACRES

MAXIMUM LOT SIZE: ±812,392 SF ±18.65 ACRES

AVERAGE LOT SIZE: ±70,712 SF ±1.62 ACRES

DENSITY: ±0.46 UNITS PER ACRE

DIMENSIONAL STANDARDS FOR THE R-2 DISTRICT (PER TABLE 8-3A-4)

MAXIMUM HEIGHT: 35'

FRONT YARD SETBACK: 20'

REAR YARD SETBACK: 20'

INTERIOR SIDE YARD SETBACK: 10'

STREET SIDE SETBACK: 20'

1. FRONT YARD SETBACK SHALL BE MEASURED FROM THE FACE OF THE GARAGE TO THE FACE OF THE SIDEWALK, ALLOWING FOR 20' OF PARKING ON THE DRIVEWAY WITHOUT OVERHANGING ONTO THE SIDEWALK.

UTILITIES

WATER: STAR WATER & SEWER DISTRICT

SEWER: STAR WATER & SEWER DISTRICT

IRRIGATION: CANYON COUNTY WATER COMPANY

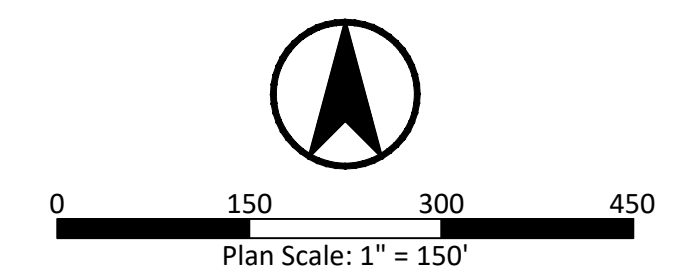
POWER: IDAHO POWER

NATURAL GAS: INTERMOUNTAIN GAS CO.

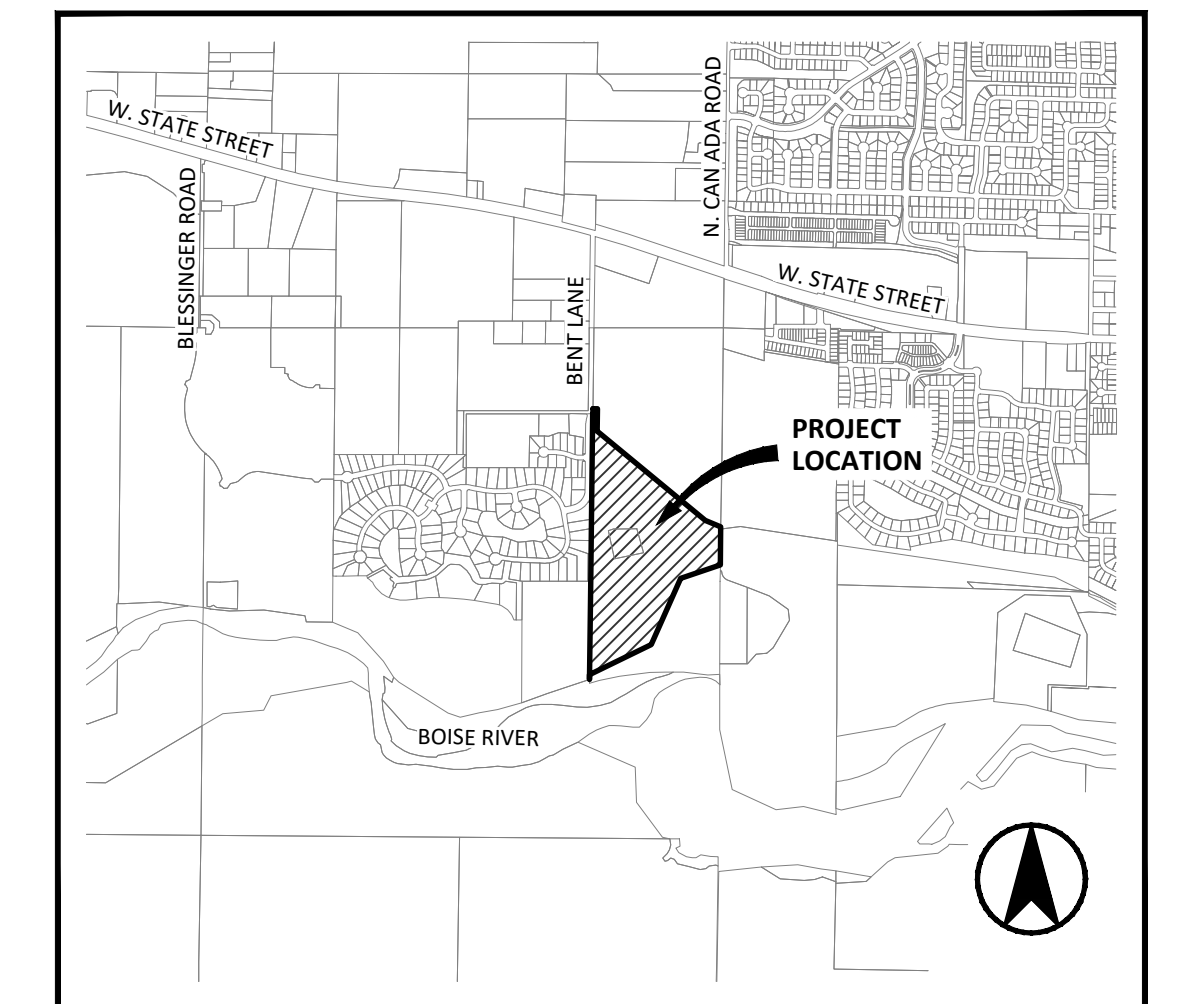
TELEPHONE: CENTURYLINK

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.



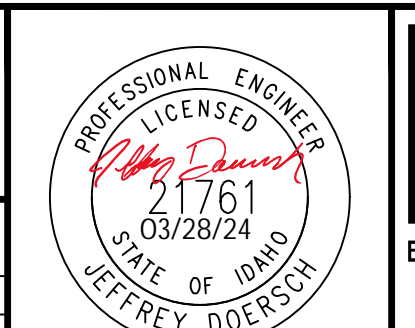
VICINITY MAP
 NOT TO SCALE



LAKE HAVEN ESTATES STAR, IDAHO PRELIMINARY PLAT - COVER

REVISIONS

NO.	ITEM	DATE

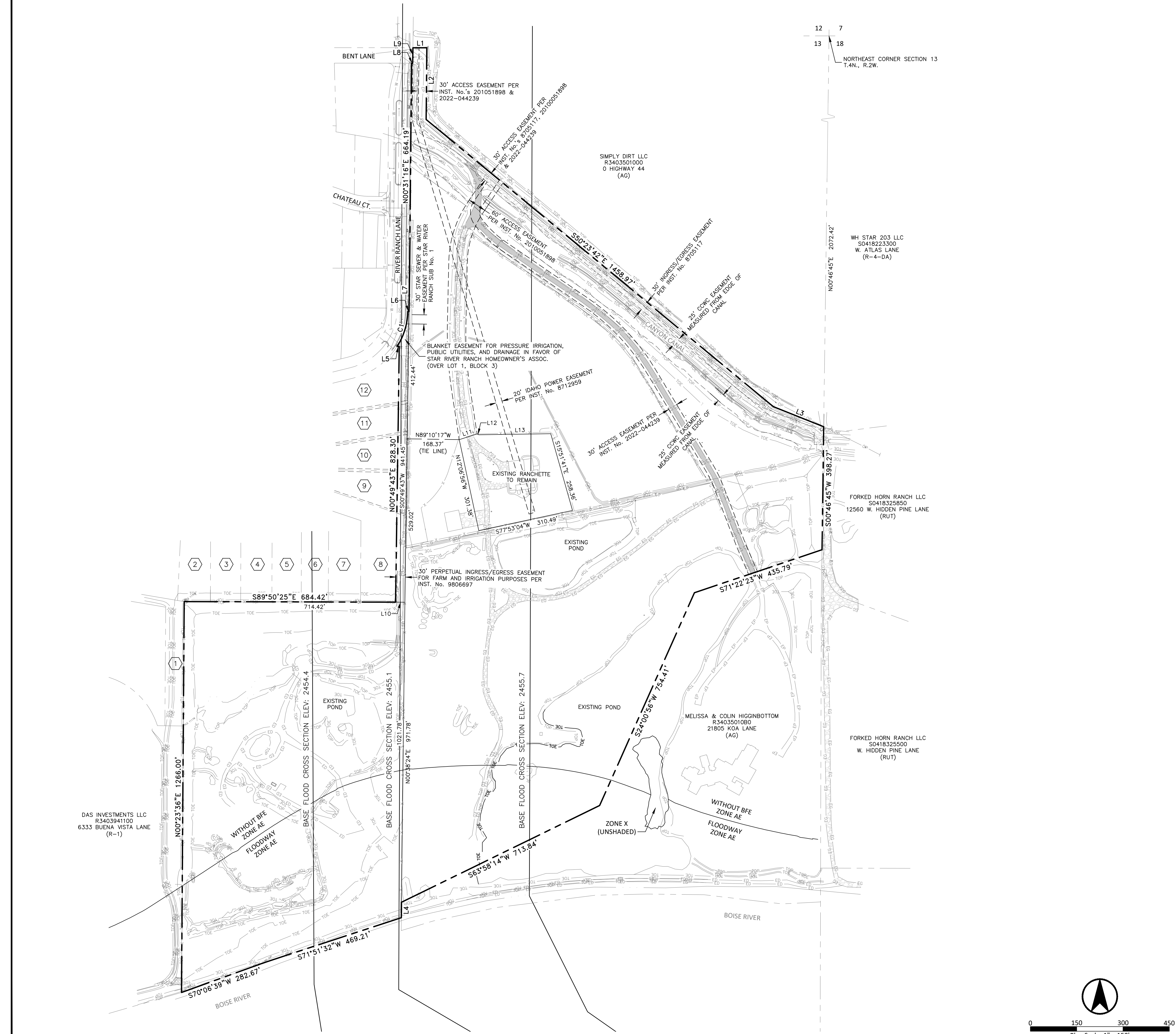


DATE: 3/28/24
 PROJECT: 22-192
 SHEET NO. PP1.0

P:\22-192\DRAWING\PRELIMINARY\22-192-PP1.0 - COVER.DWG - BY: JDOERSCH, 3/28/2024, DWG TO PDF, PCL, 2008.L [PP1]

PRELIMINARY PLAT SHOWING LAKE HAVEN ESTATES

PORTIONS OF THE EAST 1/2 OF THE NORTHEAST 1/4, GOVERNMENT LOT 1, AND ACCRETION LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO
MARCH, 2024



LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	ROAD CENTERLINE
---	SECTION LINE
---	LOT LINE
---	EASEMENT LINE (AS NOTED)
S	SEWER LINE
PS	PRESSURE SEWER LINE
W	WATER LINE
OP	OVERHEAD POWER LINE
EP	EDGE OF PAVEMENT
EG	EDGE OF GRAVEL
ED	EDGE OF DIRT
TOP	TOP OF BANK
TOE	TOE OF BANK
X	FENCE LINE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	208.50'	119.78'	32°54'57"	N16°58'45"E	118.14'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°58'49"E	45.05
L2	S00°33'15"W	232.29
L3	S68°13'43"E	175.54
L4	S00°38'24"W	50.00
L5	N89°10'17"W	7.11
L6	S89°27'59"E	4.25
L7	N00°49'43"E	139.96
L8	S89°47'53"E	3.81
L9	N00°41'41"E	50.10
L10	N89°50'25"W	30.00
L11	N72°27'09"E	60.71
L12	S64°52'15"E	6.55
L13	N89°08'10"E	232.43

#	PARCEL NO.	PRIMARY OWNER	PROPERTY ADDRESS
1	R3403940400	STAR RIVER RANCH ESTATES HOA	6633 TRINITY CREEK LANE
2	R3403941300	MICHAEL PIERCE	6315 SALMON FALLS LANE
3	R3403941400	MIKELLE LAW	6303 SALMON FALLS LANE
4	R3403941500	ROBERT HUEBNER	6293 SALMON FALLS LANE
5	R3403941600	JUSTIN MASON	6287 SALMON FALLS LANE
6	R3403941700	RADCON INDUSTRIES INC	6271 SALMON FALLS LANE
7	R3403941800	DAS INVESTMENTS LLC	6263 SALMON FALLS LANE
8	R3403941900	DREW URNESS	6251 SALMON FALLS LANE
9	R3403933200	ENDURANCE HOLDINGS LLC	21492 SALMON FALLS LANE
10	R3403933100	ENDURANCE HOLDINGS LLC	21510 SALMON FALLS LANE
11	R3403933000	ENDURANCE HOLDINGS LLC	21528 SALMON FALLS LANE
12	R3403932900	KENDALL MATSON	21546 SALMON FALLS LANE

LAKE HAVEN ESTATES
STAR, IDAHO
PRELIMINARY PLAT - EXISTING CONDITIONS

REVISIONS

NO.	ITEM	DATE

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 3/28/24
PROJECT: 22-192
SHEET NO.
PP2.0

0 150 300 450
Plan Scale: 1" = 150'

P:\22-192\CAD\PLAT\PRELIM\PP2-192-PP2.0 - EXISTING CONDITIONS.DWG, LEFT DOERSCH, J.DR/2024, CANYON\PP25 (BW).PCL, 2/28/24, 1:00 PM

PRELIMINARY PLAT SHOWING LAKE HAVEN ESTATES

PORTIONS OF THE EAST 1/2 OF THE NORTHEAST 1/4, GOVERNMENT LOT 1, AND ACCRETION LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO

MARCH, 2024

PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF STAR. THE PROPERTY WILL BE SERVED BY EXTENDING AND CONNECTING TO EXISTING INFRASTRUCTURE ALONG RIVER RANCH LANE. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY STAR SEWER DISTRICT. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE ALONG RIVER RANCH LANE. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN AND WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY & CITY OF STAR REQUIREMENTS.
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO STORM INFILTRATION FACILITIES IN COMMON AREAS SHOWN ON THE PLAN. THE STORM INFILTRATION FACILITIES SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF STAR'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- ALL STREETS SHALL BE PRIVATE ROADWAYS. ROADWAYS WILL BE CONSTRUCTED TO AT LEAST MINIMUM CITY OF STAR STANDARDS. SEE PRELIMINARY CROSS SECTION ON SHEET PP.3.1.
- ANY PEDESTRIAN RAMPS, CROSSINGS AND PATHWAYS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
- SANITARY SEWER, WATER, STORM DRAINAGE AND GRAVITY IRRIGATION FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED A PERMANENT PUBLIC UTILITY EASEMENT.

KEYNOTES

- CONNECT TO EXISTING WATER
- STUB WATER FOR FUTURE CONNECTION
- CONNECT TO EXISTING SEWER
- STUB SEWER FOR FUTURE CONNECTION
- GRAVITY IRRIGATION CONNECTION
- EXISTING RANCHETTE
- PICKLE-BALL COURTS & (1) TENNIS COURT
- POND EXPANSION AREA
- ENTRYWAY GATES
- IRRIGATION PUMP STATION
- STORMWATER TREATMENT FOREBAY
- STORMWATER RETENTION POND
- PRESSURE IRRIGATION CONNECTION
- CLUSTER MAILBOX

LEGEND

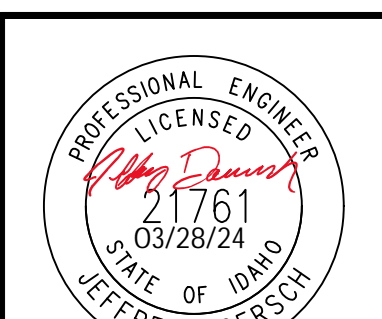
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	SANITARY SEWER LINE
	PRESSURE SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	GRAVITY IRRIGATION LINE
	PRESSURE IRRIGATION LINE
	EDGE OF GRAVEL
	OVERHEAD POWER LINE
	TOP OF BANK
	TOE OF BANK
	SEWER MANHOLE
	ASPHALT ROADWAY
	COMMON AREA
	COMMON DRIVE
	CONCRETE PAVERS

LINE	BEARING	DISTANCE
L1	S89°58'49"E	45.05
L2	N89°50'25"W	30.00
L3	N89°10'17"W	7.11
L4	S89°27'59"E	4.25
L5	S89°47'53"E	3.81
L6	S00°38'24"W	50.00

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	208.50'	119.78'	32°54'57"	N16°58'45"E	118.14'

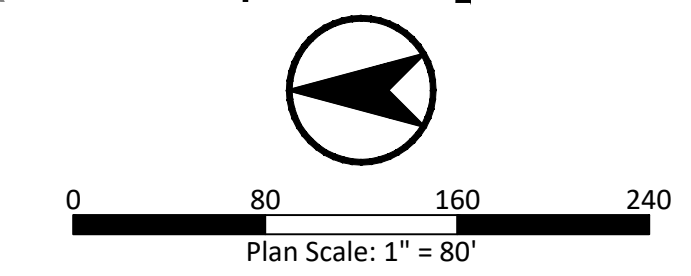
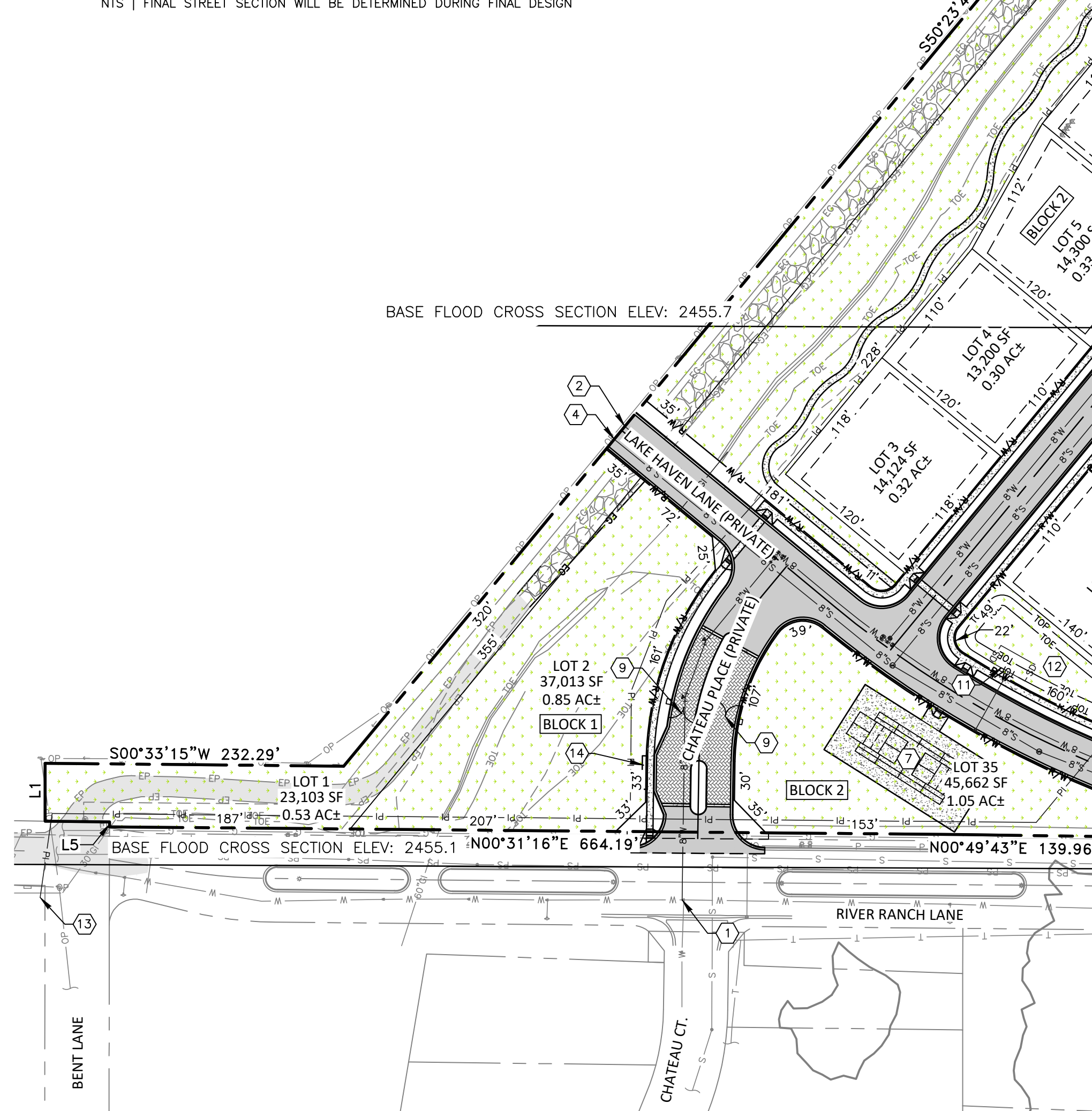
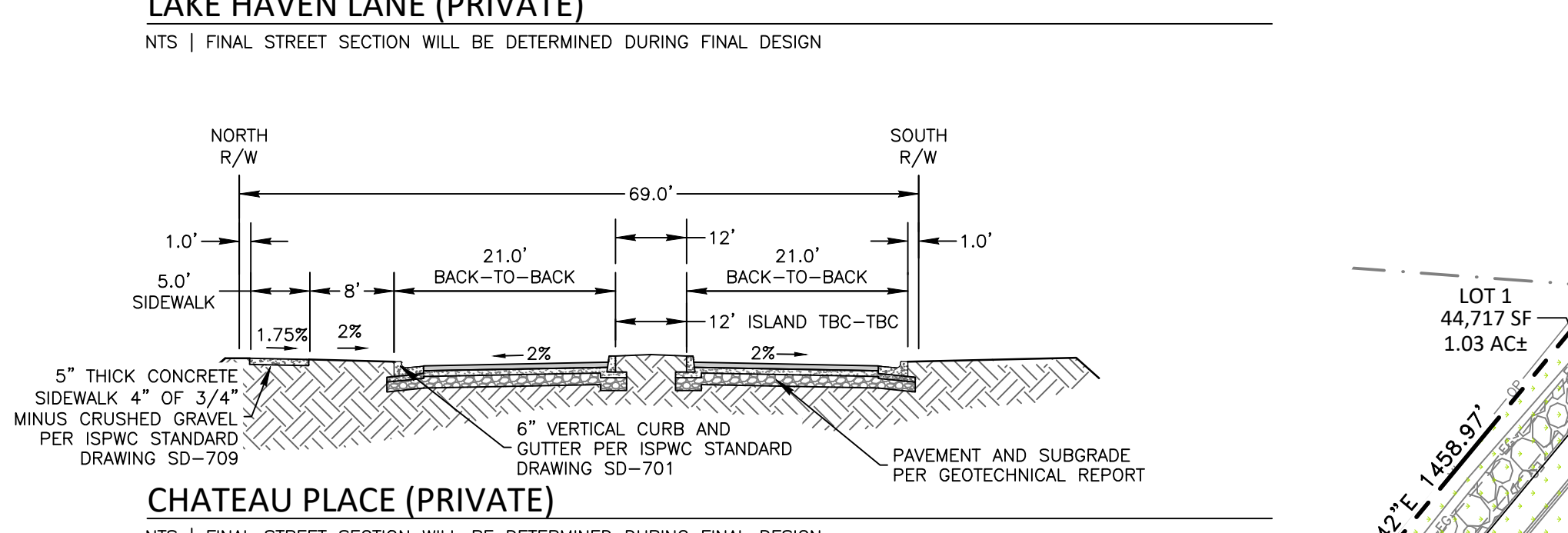
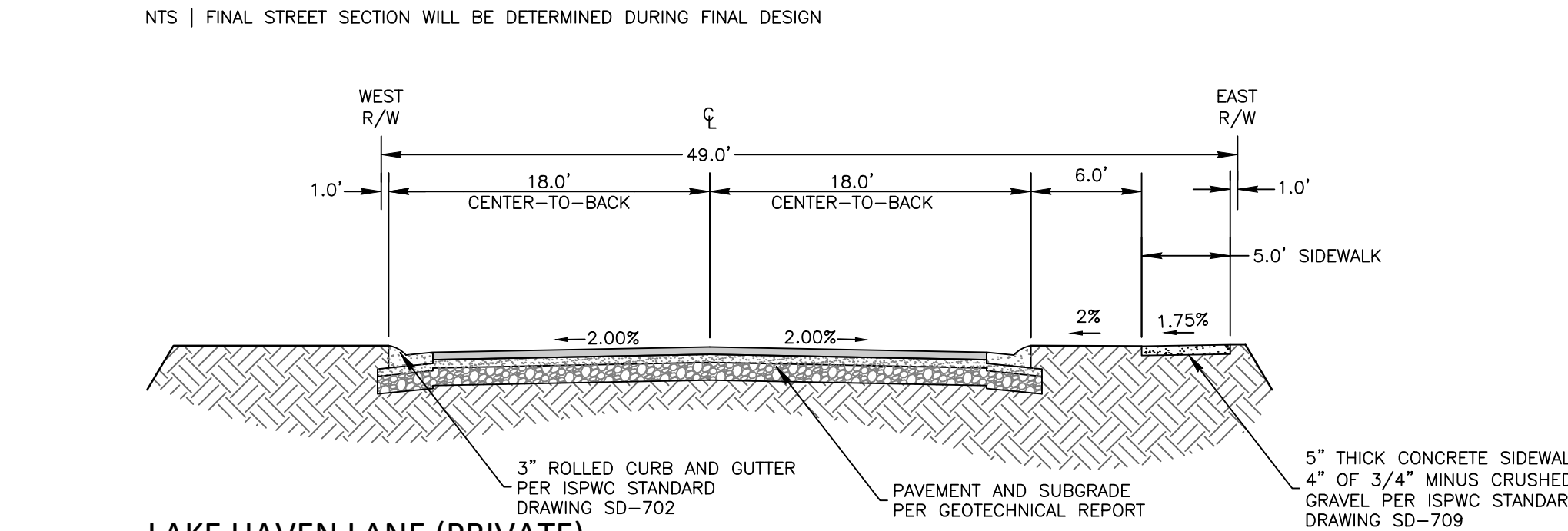
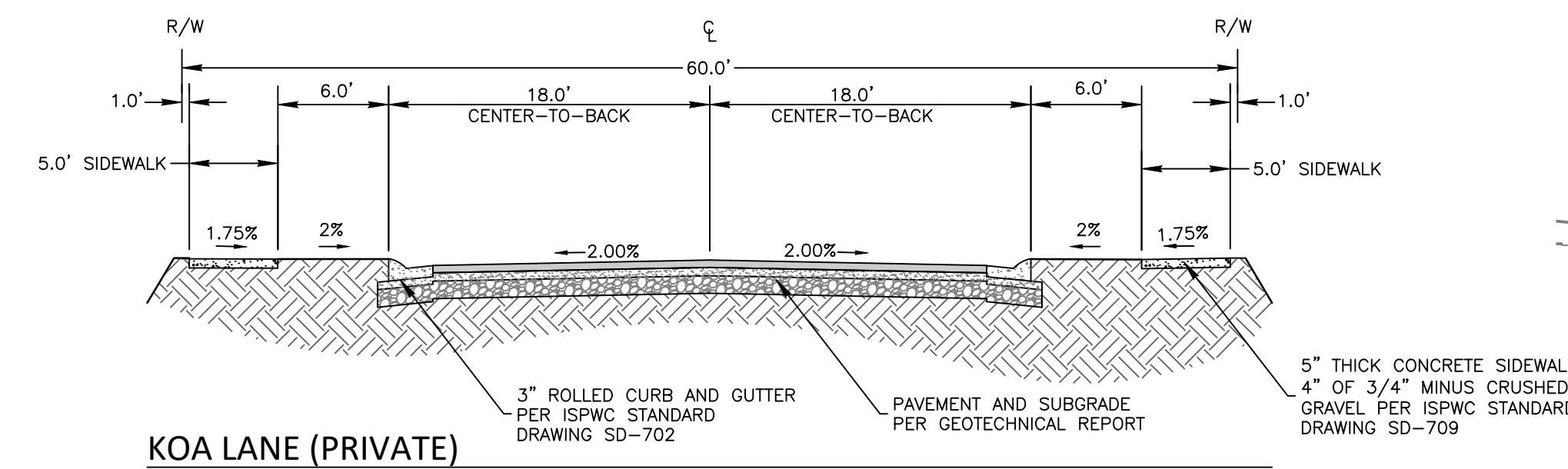
LAKE HAVEN ESTATES
STAR, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS		
NO.	ITEM	DATE



km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 3/28/24
PROJECT: 22-192
SHEET NO.
PP.3.0

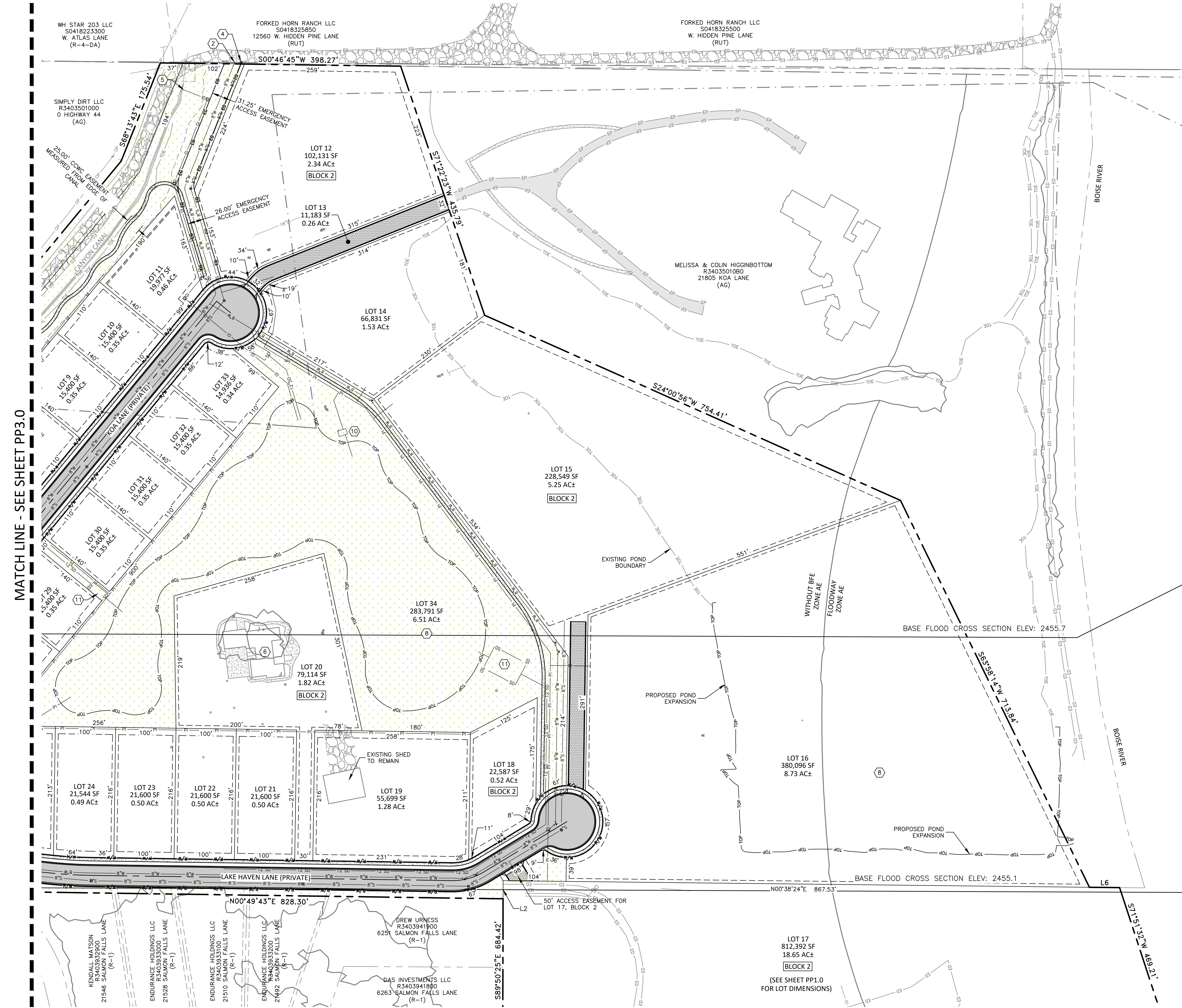


MATCH LINE - SEE SHEET PP.3.1

P:\22-192\CAD\PLAT\PRELIM\PP.3.0 - LOT DIMENSIONS DWG. IFT DIVERSA, 3/28/2024, CANYON PPT.35 (BVI) (C1, 24X36, 1) (P1)

PRELIMINARY PLAT SHOWING LAKE HAVEN ESTATES

PORTIONS OF THE EAST 1/2 OF THE NORTHEAST 1/4, GOVERNMENT LOT 1, AND ACCRETION LAND SITUATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO
MARCH, 2024



MATCH LINE - SEE SHEET PP3.0

KEYNOTES

- 1 CONNECT TO EXISTING WATER
- 2 STUB WATER FOR FUTURE CONNECTION
- 3 CONNECT TO EXISTING SEWER
- 4 STUB SEWER FOR FUTURE CONNECTION
- 5 GRAVITY IRRIGATION CONNECTION
- 6 EXISTING RANCHETTE
- 7 (2) PICKLE-BALL COURTS & (1) TENNIS COURT
- 8 POND EXPANSION AREA
- 9 ENTRYWAY GATES
- 10 IRRIGATION PUMP STATION
- 11 STORMWATER TREATMENT FOREBAY
- 12 STORMWATER RETENTION POND
- 13 PRESSURE IRRIGATION CONNECTION

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- R/W --- R/W RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- S --- S SANITARY SEWER LINE
- PS --- PS PRESSURE SEWER LINE
- W --- W WATER LINE
- SD --- SD STORM DRAIN LINE
- GI --- GI GRAVITY IRRIGATION LINE
- PI --- PI PRESSURE IRRIGATION LINE
- EG --- EG EDGE OF GRAVEL
- OP --- OP OVERHEAD POWER LINE
- TOP --- TOP TOP OF BANK
- TOE --- TOE TOE OF BANK
- (S) SEWER MANHOLE
- ASPHALT ROADWAY
- COMMON AREA
- COMMON DRIVE
- CONCRETE PAVERS

LINE	BEARING	DISTANCE
L1	S89°58'49"E	45.05
L2	N89°50'25"W	30.00
L3	N89°10'17"W	7.11
L4	S89°27'59"E	4.25
L5	S89°47'53"E	3.81
L6	S00°38'24"W	50.00

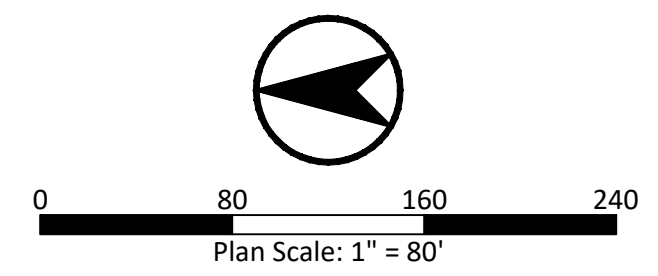
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	208.50'	119.78'	32°54'57"	N16°58'45"E	118.14'

LAKE HAVEN ESTATES
STAR, IDAHO
PRELIMINARY PLAT - PRELIM. ENGINEERING

REVISIONS		
NO.	ITEM	DATE



DATE: 3/28/24
PROJECT: 22-192
SHEET NO.
PP3.1



P:\22-192\CAD\PLAT\PP3.1.DWG - LOT DIMENSIONS DWG, IFT, DORSCH, 3/28/2024, CANYON PPT35, (BW) PCL, 24X36, 1 (PPT)

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
- ALL TREES PLANTED IN THE PARK STRIP (BY BUILDER) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING.
- FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

GENERAL IRRIGATION NOTES

- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

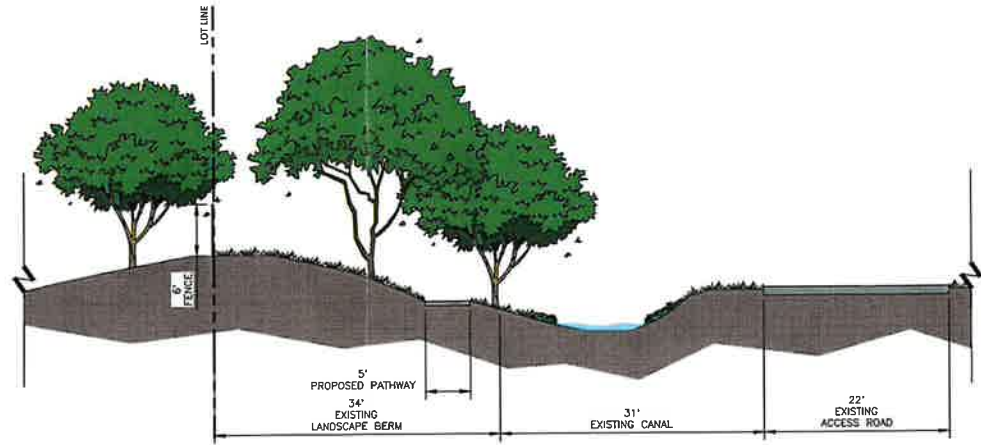
TREE PROTECTION NOTES

- THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE CRITICAL ROOT ZONE OF ALL TREES AT ALL TIMES THROUGHOUT PROJECT.
- PRIOR TO COMMENCING WORK, TEMPORARY FENCING SHALL BE INSTALLED IMMEDIATELY AROUND EACH TREE IMPACTED BY DEMOLITION OR CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
- BULK MATERIAL, EQUIPMENT, VEHICLES, AND CONSTRUCTION DEBRIS AND WASTE SHALL NOT BE STOCKPILED WITHIN THE CRITICAL ROOT ZONE.
- COMPACTION BY EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THE CRITICAL ROOT ZONE.
- MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE. APPLY A MIN. 1.5" OF WATER OVER THE CRITICAL ROOT ZONE PER WEEK. THIS IS A MIN. RECOMMENDATION. CONTRACTOR IS RESPONSIBLE TO DETERMINE IF MORE WATER IS NECESSARY DURING CONSTRUCTION.
- ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL PERFORM REMEDIAL WORK TO DAMAGED TREES AT THE CONTRACTOR'S EXPENSE.

OPEN SPACE TREE CALCULATIONS

OPEN SPACE TREES PROVIDED AT A MINIMUM OF (1) TREE PER 4,000 SF

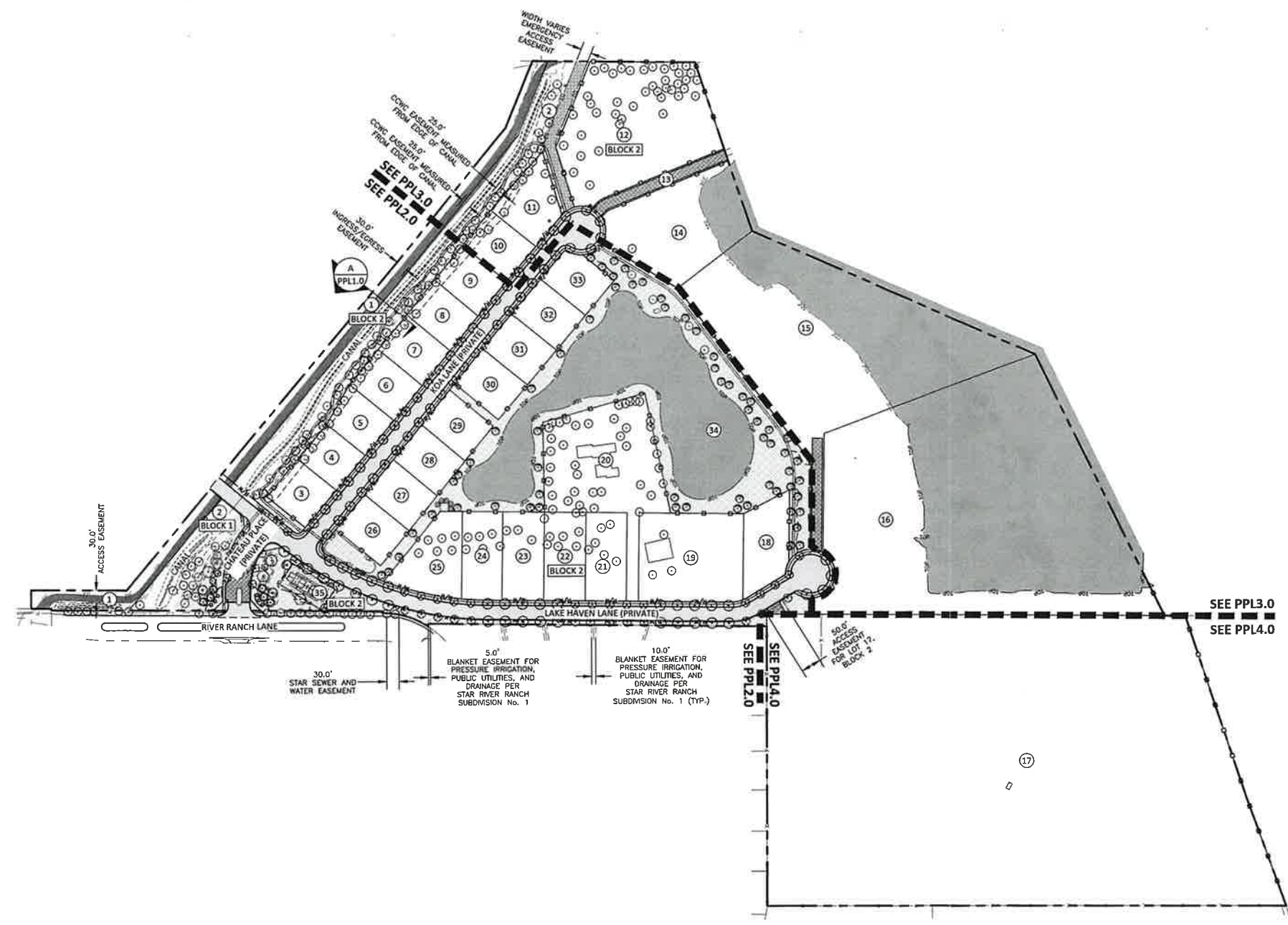
BLOCK #	LOT #	LOT AREA (SF)	LOT AREA (AC)	REQ	PRVD
1	2	37,394	0.86	9	25
2	2	107,098	2.46	27	55
2	34	284,111	6.52	71	71
2	35	45,718	1.05	11	49
				118	200
TOTAL OPEN SPACE TREES					
TOTAL STREET TREES				0	125
TREE SPECIES MIX				5	10



A LANDSCAPE SECTION VIEW
NTS

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	MATURE HWT	CLASS
DECIDUOUS TREES					
(+)	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	37	2" CAL. B&B	35'X38'	CLASS II
(+)	ACER X FREEMANII 'JEFFREY'	5	2" CAL. B&B	58'X38'	CLASS II
(+)	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULL-TRUNK	24	2" CAL. B&B CLUMP	35'X38'	CLASS II
(+)	GLEDTISIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	29	2" CAL. B&B	48'X38'	CLASS II
(+)	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	3	2" CAL. B&B	28'X28'	CLASS I
(+)	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	38	2" CAL. B&B	35'X28'	CLASS II
EVERGREEN TREES					
(+)	CEDRUS DEODARA 'GOLD CONE' GOLD CONE DEODAR CEDAR	6	6"-8" B&B	25'X18'	EVERGREEN
(+)	PICEA PUNGENS 'BABY BLUE' BABY BLUE COLORADO SPRUCE	6	6"-8" B&B	55'X25'	EVERGREEN
(+)	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	7	6"-8" B&B	25'X15'	EVERGREEN
EXISTING TREES					
(+)	EXISTING TREE TO BE RELOCATED TREES TO BE SPADED, STORED AND REPLANTED	62	EXISTING	VARIES	
(+)	EXISTING TREE TO BE REMOVED	25	EXISTING	VARIES	
(+)	EXISTING TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES AND KEY NOTES	233	EXISTING	VARIES	
(+)	RELOCATED TREES PRESERVE AND PROTECT	62	TRANSPLANTED	VARIES	
OTHER					
(+)	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	138,684 SF	NONE		
(+)	PLANTING BED SHRUBS, PERENNIALS, OR GRASSES	24,559 SF	-		
SOD/SEED					
(+)	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	198,523 SF	SOD		



CONTACT INFORMATION

DEVELOPER
TRADITION CAPITAL PARTNERS LLC
8454 BROOKHAVEN PLACE
MIDDLETON, IDAHO 83644
PHONE: (208) 863-5164
CONTACT: SPENCER KOFOD
EMAIL: spencer@lcpidaho.com

LANDSCAPE CONSULTANT
KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmenllp.com

**LAKE HAVEN ESTATES
STAR, IDAHO
PRELIMINARY PLAT LANDSCAPE COVER**

REVISIONS		
NO.	ITEM	DATE

**STATE OF IDAHO
ALYSSA YENSEN
REGISTERED LANDSCAPE ARCHITECT**

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenllp.com

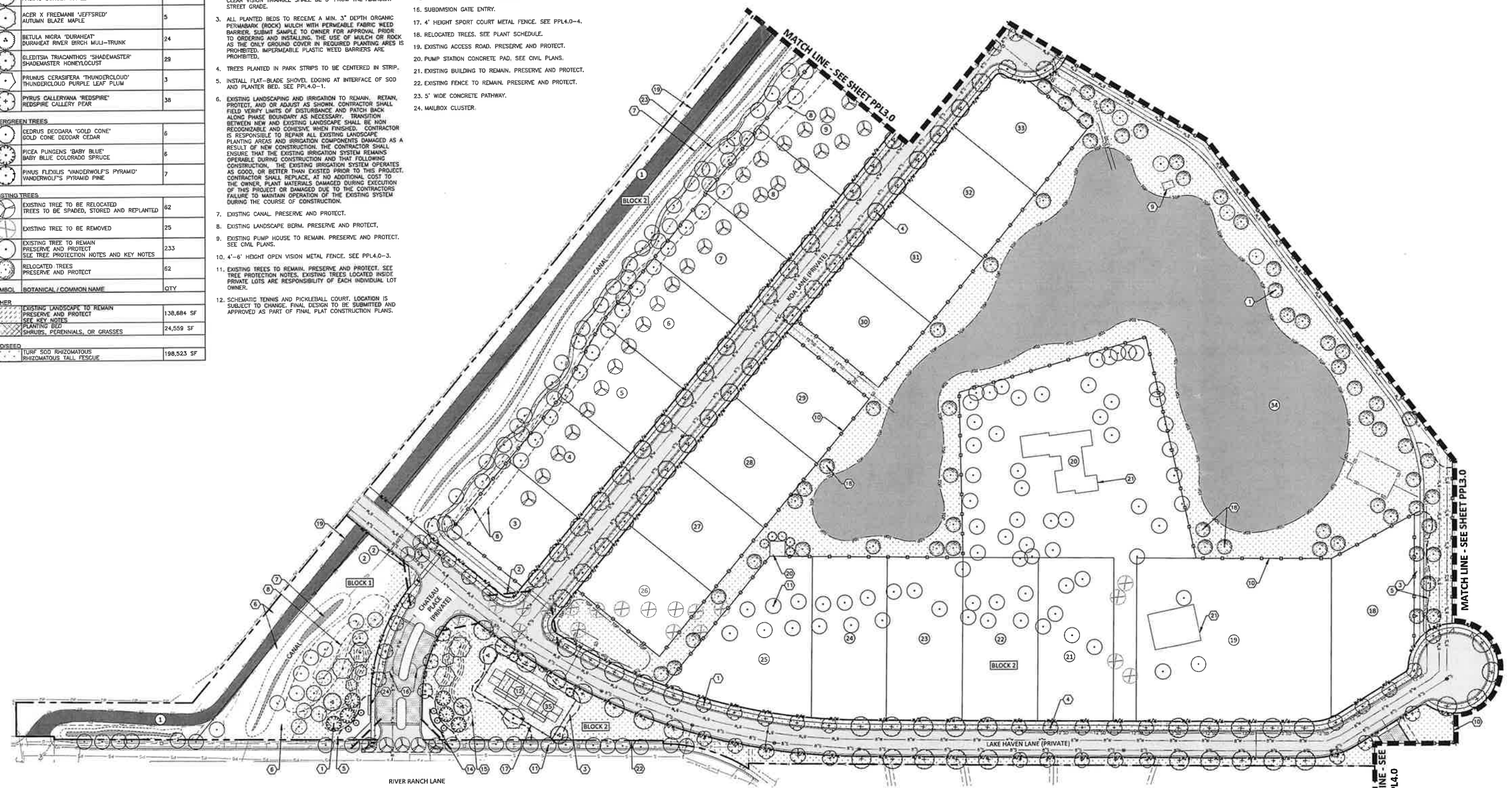
DATE: 3/28/24
PROJECT: 22-192
SHEET NO. PPL1.0

P:\12\2024\LAKE HAVEN ESTATES PRELIMINARY PLAT LANDSCAPE COVER\1224\LANDSCAPE PRELIMINARY PLAT LANDSCAPE COVER.dwg, 3/27/24, 10:02:10 AM, 103 PLOT.PLT

PLANT SCHEDULE NOTE: SEE PPL1.0 FOR FULL PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY
DECIDUOUS TREES		
(Symbol)	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	37
(Symbol)	ACER X FREEMANNI 'JEFFSRED' AUTUMN BLAZE MAPLE	5
(Symbol)	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULU-TRUNK	24
(Symbol)	BLEDDITIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	29
(Symbol)	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	3
(Symbol)	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	38
EVERGREEN TREES		
(Symbol)	CEDRUS DEODARA 'GOLD CONE' GOLD CONE DEODAR CEDAR	6
(Symbol)	PICEA PLUNGENS 'BABY BLUE' BABY BLUE COLORADO SPRUCE	6
(Symbol)	PINUS FLEXILIS 'WANDERWOLF'S PYRAMID' WANDERWOLF'S PYRAMID PINE	7
EXISTING TREES		
(Symbol)	EXISTING TREE TO BE RELOCATED TREES TO BE SPADED, STORED AND REPLANTED	62
(Symbol)	EXISTING TREE TO BE REMOVED	25
(Symbol)	EXISTING TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES AND KEY NOTES	233
(Symbol)	RELOCATED TREES PRESERVE AND PROTECT	62
OTHER		
(Symbol)	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	138,684 SF
(Symbol)	PLANTING BED SHRUBS, PERENNIALS, OR GRASSES	24,559 SF
SOD/SEED		
(Symbol)	TURF SOD RHIZOMATOUS	198,523 SF
(Symbol)	RHIZOMATOUS TALL FESCUE	

- KEYNOTES (TYPICAL) (K)**
- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
 - 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
 - ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
 - TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
 - INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL4.0-1.
 - EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTOR'S FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
 - EXISTING CANAL. PRESERVE AND PROTECT.
 - EXISTING LANDSCAPE BERM. PRESERVE AND PROTECT.
 - EXISTING PUMP HOUSE TO REMAIN. PRESERVE AND PROTECT. SEE CIVIL PLANS.
 - 4'-6" HEIGHT OPEN VISION METAL FENCE. SEE PPL4.0-3.
 - EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES. EXISTING TREES LOCATED INSIDE PRIVATE LOTS ARE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER.
 - EMERGENCY FIRE ACCESS. SEE CIVIL PLANS.
 - SCHEMATIC ENTRY MONUMENT. LOCATION IS SUBJECT TO CHANGE. FINAL DESIGN TO BE SUBMITTED AND APPROVED AS PART OF FINAL PLANT CONSTRUCTION PLANS.
 - 2'-3" HEIGHT LANDSCAPE BERM.
 - SUBDIVISION GATE ENTRY.
 - 4' HEIGHT SPORT COURT METAL FENCE. SEE PPL4.0-4.
 - RELOCATED TREES. SEE PLANT SCHEDULE.
 - EXISTING ACCESS ROAD. PRESERVE AND PROTECT.
 - PUMP STATION CONCRETE PAD. SEE CIVIL PLANS.
 - EXISTING BUILDING TO REMAIN. PRESERVE AND PROTECT.
 - EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.
 - 5' WIDE CONCRETE PATHWAY.
 - MAILBOX CLUSTER.



PRELIMINARY PLAT LANDSCAPE PLAN
 0 60 120 180
 Plan Scale: 1" = 60'

LAKE HAVEN ESTATES STAR, IDAHO PRELIMINARY PLAT LANDSCAPE PLAN		
REVISIONS		
NO.	ITEM	DATE

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-4919
kmer@km.com

DATE: 3/28/24
 PROJECT: 22-192
 SHEET NO. PPL2.0

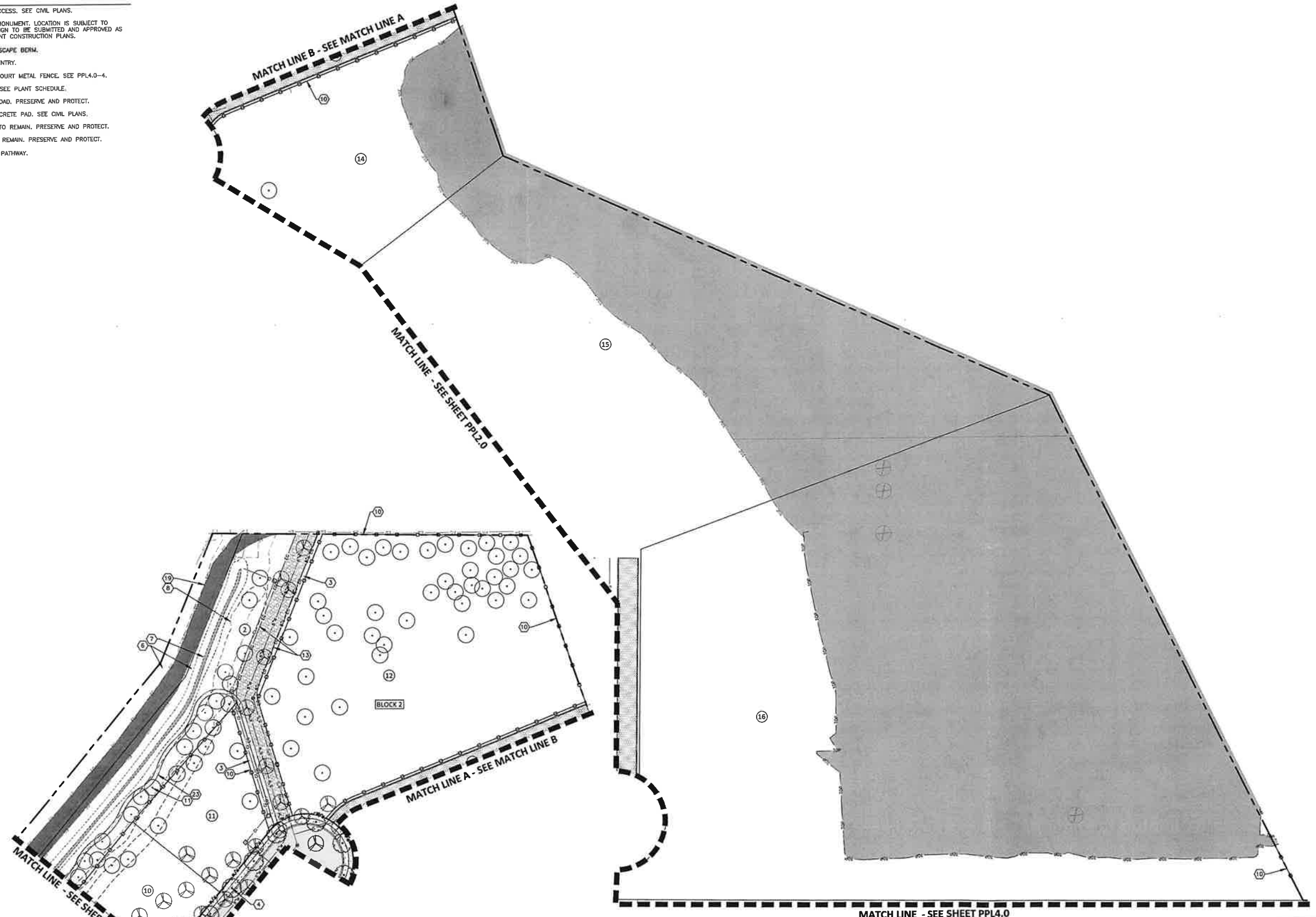
P:\22-192\LANDSCAPE\LANDSCAPE\22-192 PRELIMINARY PLAT LANDSCAPE PLAN.DWG, T:\EXTERNAL\PROJECTS\2022\22-192 PRELIMINARY PLAT LANDSCAPE PLAN.DWG TO PPL2.0

KEYNOTES (TYPICAL) (1)

1. INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE, NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMMARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
5. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOO AND PLANTER BED. SEE PPL4.0-1.
6. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
7. EXISTING CANAL. PRESERVE AND PROTECT.
8. EXISTING LANDSCAPE BERM. PRESERVE AND PROTECT.
9. EXISTING PUMP HOUSE TO REMAIN. PRESERVE AND PROTECT. SEE CIVIL PLANS.
10. 4'-6" HEIGHT OPEN VISION METAL FENCE. SEE PPL4.0-3.
11. EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES. EXISTING TREES LOCATED INSIDE PRIVATE LOTS ARE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER.
12. SCHEMATIC TENNIS AND PICKLEBALL COURT. LOCATION IS SUBJECT TO CHANGE. FINAL DESIGN TO BE SUBMITTED AND APPROVED AS PART OF FINAL PLAT CONSTRUCTION PLANS.
13. EMERGENCY FIRE ACCESS. SEE CIVIL PLANS.
14. SCHEMATIC ENTRY MONUMENT. LOCATION IS SUBJECT TO CHANGE. FINAL DESIGN TO BE SUBMITTED AND APPROVED AS PART OF FINAL PLAT CONSTRUCTION PLANS.
15. 2'-3" HEIGHT LANDSCAPE BERM.
16. SUBDIVISION GATE ENTRY.
17. 4' HEIGHT SPORT COURT METAL FENCE. SEE PPL4.0-4.
18. RELOCATED TREES. SEE PLANT SCHEDULE.
19. EXISTING ACCESS ROAD. PRESERVE AND PROTECT.
20. PUMP STATION CONCRETE PAD. SEE CIVIL PLANS.
21. EXISTING BUILDING TO REMAIN. PRESERVE AND PROTECT.
22. EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.
23. 5' WIDE CONCRETE PATHWAY.
24. MAILBOX CLUSTER.

PLANT SCHEDULE NOTE: SEE PPL1.0 FOR FULL PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY
DECIDUOUS TREES		
+	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	37
•	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE	5
▲	BETULA NIGRA 'DURAHAT' DURAHAT RIVER BIRCH MULI-TRUNK	24
•	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	29
•	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	3
+	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	38
EVERGREEN TREES		
•	CEDRUS DEODARA 'GOLD CONE' GOLD CONE DEODAR CEDAR	6
•	PICEA PLUNGENS 'BABY BLUE' BABY BLUE COLORADO SPRUCE	6
•	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	7
EXISTING TREES		
⊙	EXISTING TREE TO BE RELOCATED TREES TO BE SPADED, STORED AND REPLANTED	62
⊙	EXISTING TREE TO BE REMOVED	25
⊙	EXISTING TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES AND KEY NOTES	233
⊙	RELOCATED TREES PRESERVE AND PROTECT	62
OTHER		
▨	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	136,864 SF
▨	PLANTING BED SHRUBS, PERENNIALS, OR GRASSES	24,559 SF
SOIL/SEED		
•	TURF SOD RHIZOMATOUS	198,523 SF
•	RHIZOMATOUS TALL FESCUE	



PRELIMINARY PLAT LANDSCAPE PLAN
 0 60 120 180
 Plan Scale: 1" = 60'

LAKE HAVEN ESTATES STAR, IDAHO PRELIMINARY PLAT LANDSCAPE PLAN				 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmenglp.com
REVISIONS				
NO.	ITEM	DATE		

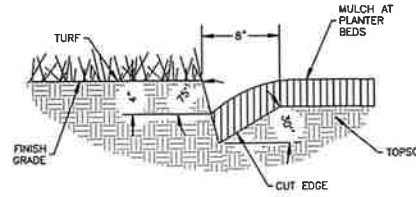
P:\23\BID\LANDSCAPE\2023\23-192 PRELIMINARY PLAT LANDSCAPE PLAN\DWG\TERRITORIAL\230224.DWG TO PPL3.0

KEYNOTES (TYPICAL) (7)

- INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL4.0-1.
- EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
- EXISTING CANAL. PRESERVE AND PROTECT.
- EXISTING LANDSCAPE BERM. PRESERVE AND PROTECT.
- EXISTING PUMP HOUSE TO REMAIN. PRESERVE AND PROTECT. SEE CIVIL PLANS.
- 4'-6" HEIGHT OPEN VISION METAL FENCE. SEE PPL4.0-3.
- EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES. EXISTING TREES LOCATED INSIDE PRIVATE LOTS ARE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER.
- SCHEMATIC TENNIS AND PICKLEBALL COURT. LOCATION IS SUBJECT TO CHANGE. FINAL DESIGN TO BE SUBMITTED AND APPROVED AS PART OF FINAL PLAT CONSTRUCTION PLANS.
- EMERGENCY FIRE ACCESS. SEE CIVIL PLANS.
- SCHEMATIC ENTRY MONUMENT. LOCATION IS SUBJECT TO CHANGE. FINAL DESIGN TO BE SUBMITTED AND APPROVED AS PART OF FINAL PLAT CONSTRUCTION PLANS.
- 2'-3" HEIGHT LANDSCAPE BERM.
- SUBDIVISION GATE ENTRY.
- 4' HEIGHT SPORT COURT METAL FENCE. SEE PPL4.0-4.
- RELOCATED TREES. SEE PLANT SCHEDULE.
- EXISTING ACCESS ROAD. PRESERVE AND PROTECT.
- PUMP STATION CONCRETE PAD. SEE CIVIL PLANS.
- EXISTING BUILDING TO REMAIN. PRESERVE AND PROTECT.
- EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.
- 5' WIDE CONCRETE PATHWAY.
- MAILBOX CLUSTER.

PLANT SCHEDULE NOTE: SEE PPL1.0 FOR FULL PLANT SCHEDULE

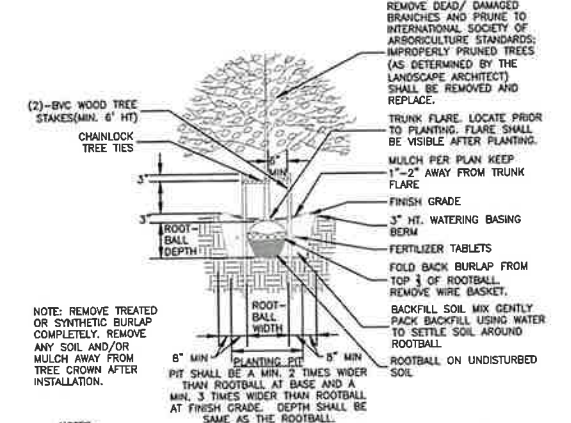
SYMBOL	BOTANICAL / COMMON NAME	QTY
DECIDUOUS TREES		
(+)	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	37
(*)	ACER X FREEMANNI 'JEFFREY'S' AUTUMN BLAZE MAPLE	5
(A)	BETULA NIGRA 'DURAMEAT' DURAMEAT RIVER BIRCH MULTI-TRUNK	24
(*)	GLEITSIA TRICANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	29
(*)	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	3
(+)	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	38
EVERGREEN TREES		
(*)	CEDRUS DEODARA 'GOLD CONE' GOLD CONE DEODAR CEDAR	6
(*)	PICEA PUNGENS 'BABY BLUE' BABY BLUE COLORADO SPRUCE	6
(*)	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	7
EXISTING TREES		
(/)	EXISTING TREE TO BE RELOCATED TREES TO BE SPADED, STORED AND REPLANTED	62
(X)	EXISTING TREE TO BE REMOVED	25
(.)	EXISTING TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES AND KEY NOTES	233
(*)	RELOCATED TREES PRESERVE AND PROTECT	62
OTHER		
(/)	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	138,684 SF
(/)	PLANTING BED SHRUBS, PERENNIALS, OR GRASSES	24,559 SF
SOD/SEED		
(/)	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	198,523 SF



1 SHOVEL CUT EDGE
NTS



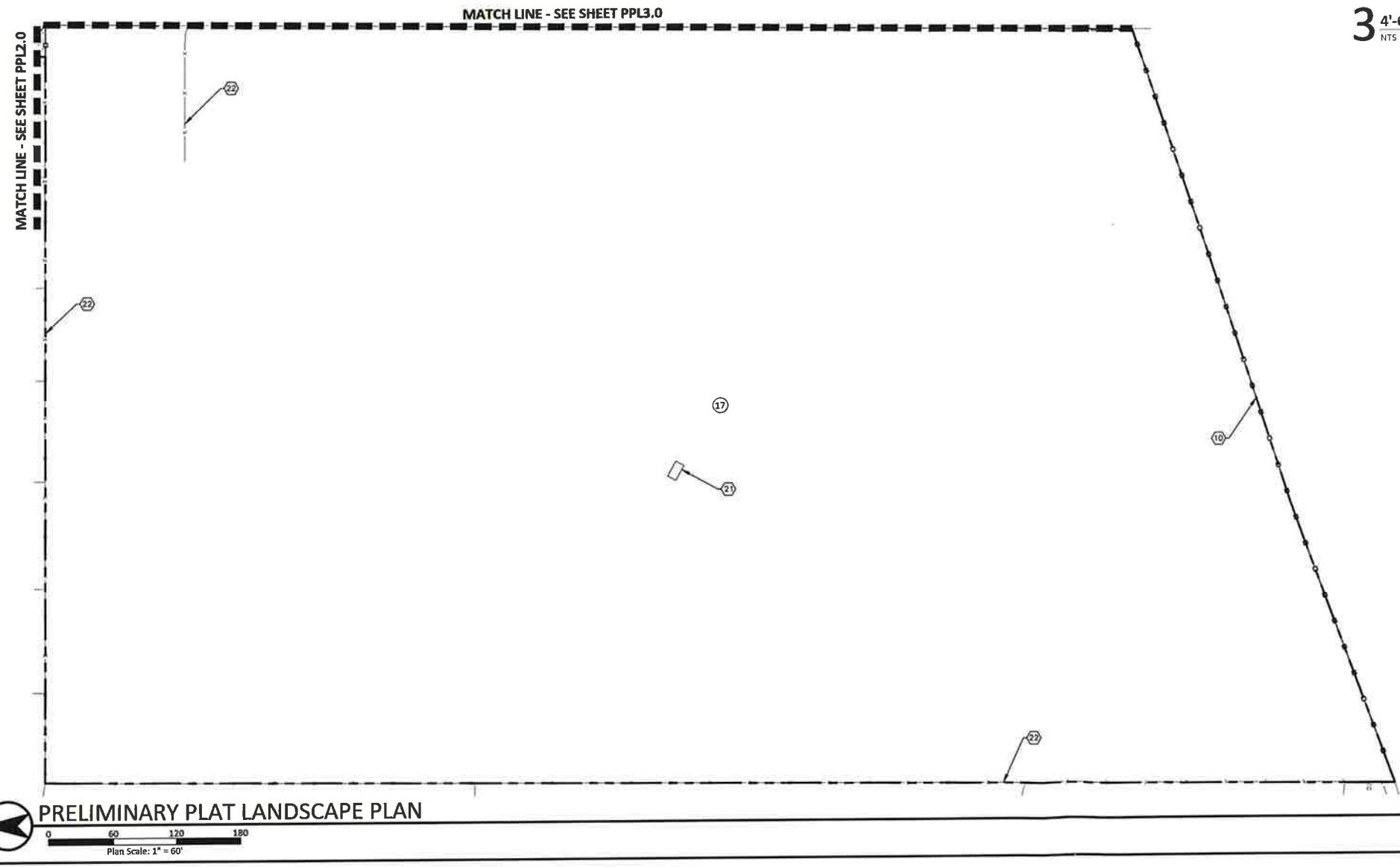
3 4'-6' HEIGHT OPEN VISION FENCE
NTS



2 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



4 4' HEIGHT SPORT COURT FENCE REFERENCE PHOTO
NTS



**LAKE HAVEN ESTATES
STAR, IDAHO
PRELIMINARY PLAT LANDSCAPE PLAN**

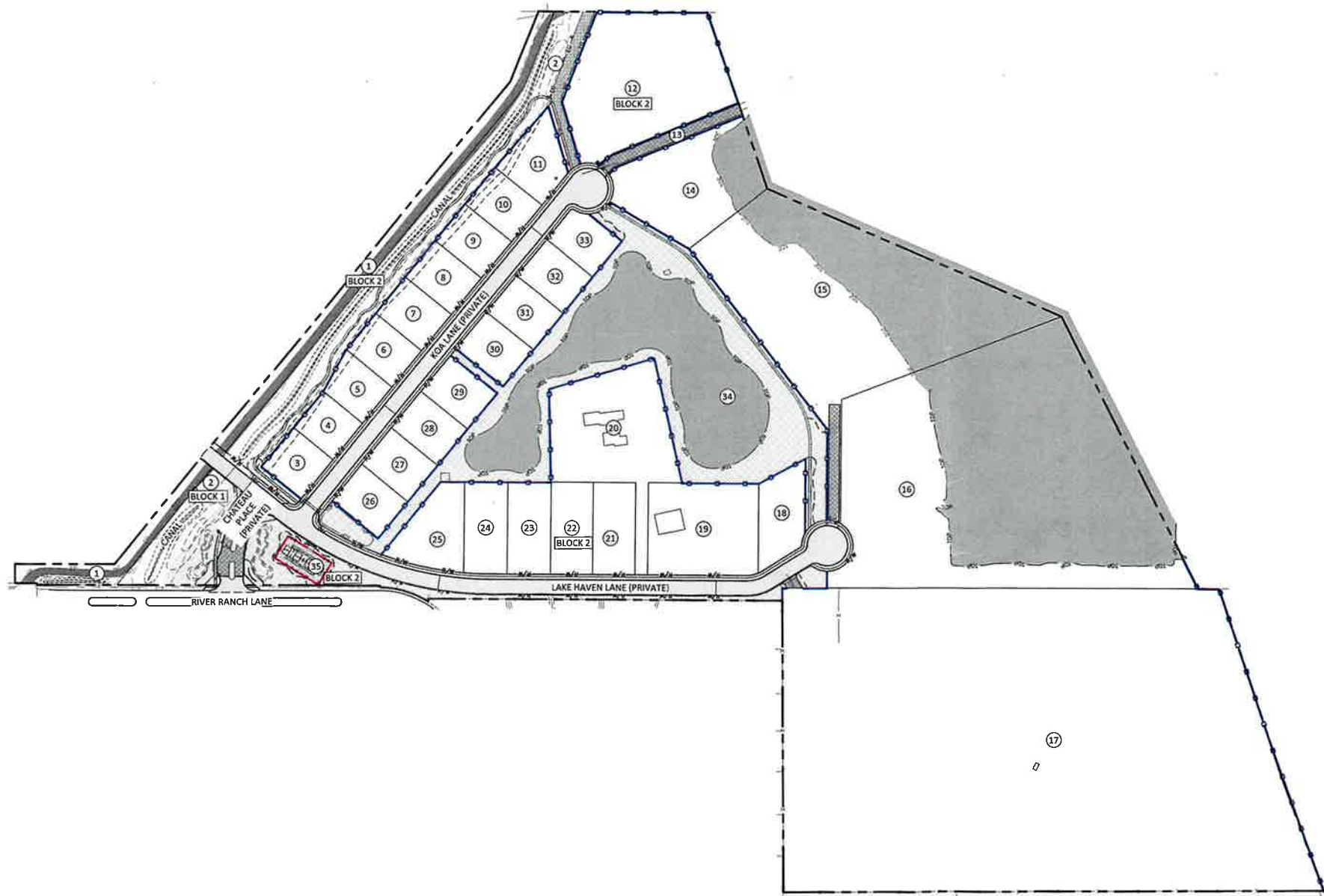
REVISIONS		
NO.	ITEM	DATE

STATE OF IDAHO
JESSAY EMMER
LICENSED LANDSCAPE ARCHITECT
CA-16572
3/28/24

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeag@p.com

DATE: 3/28/24
PROJECT: 22-192
SHEET NO.
PPL4.0

P:\12-25\CONTRACTOR\PRELIM\PLAT\125 LANDSCAPE PRELIMINARY PLANTING, TRAVELWAY, SIGNATURE, NOTICES, 03/28/24.PLT



PRELIMINARY PLAT LANDSCAPE FENCE PLAN

0 150 300 450
Plan Scale: 1" = 150'

FENCE SCHEDULE

SYMBOLS	DESCRIPTION
	4'-6" HEIGHT OPEN VISION METAL FENCE. SEE PPL4.0-3.
	6' HEIGHT SPORT COURT METAL FENCE. SEE PPL4.0-4.

**LAKE HAVEN ESTATES
STAR, IDAHO
PRELIMINARY PLAT LANDSCAPE FENCE PLAN**

REVISIONS		
NO.	ITEM	DATE



km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng@p.com

DATE: 3/28/24
PROJECT: 22-192
SHEET NO.
PPL5.0

OPEN SPACE CALCULATIONS

BLOCK #	LOT #	LOT AREA (SF)	LOT AREA (AC)	QUALIFIED OPEN SPACE (SF)	QUALIFIED OPEN SPACE (AC)	QUALIFIED USABLE (SF)	QUALIFIED USABLE (AC)
1	1	23,093	0.53	0	0.00	0	0.00
1	2	37,012	0.85	37,012	0.85	37,012	0.85
2	1	44,717	1.03	0	0.00	0	0.00
2	2	107,098	2.46	107,098	2.46	107,098	2.46
2	34	284,589	6.53	284,589	6.53	213,921*	4.91
2	35	45,718	1.05	45,718	1.05	45,718	1.05
TOTAL AREA		542,227	12.45	474,417	10.89	403,749	9.27

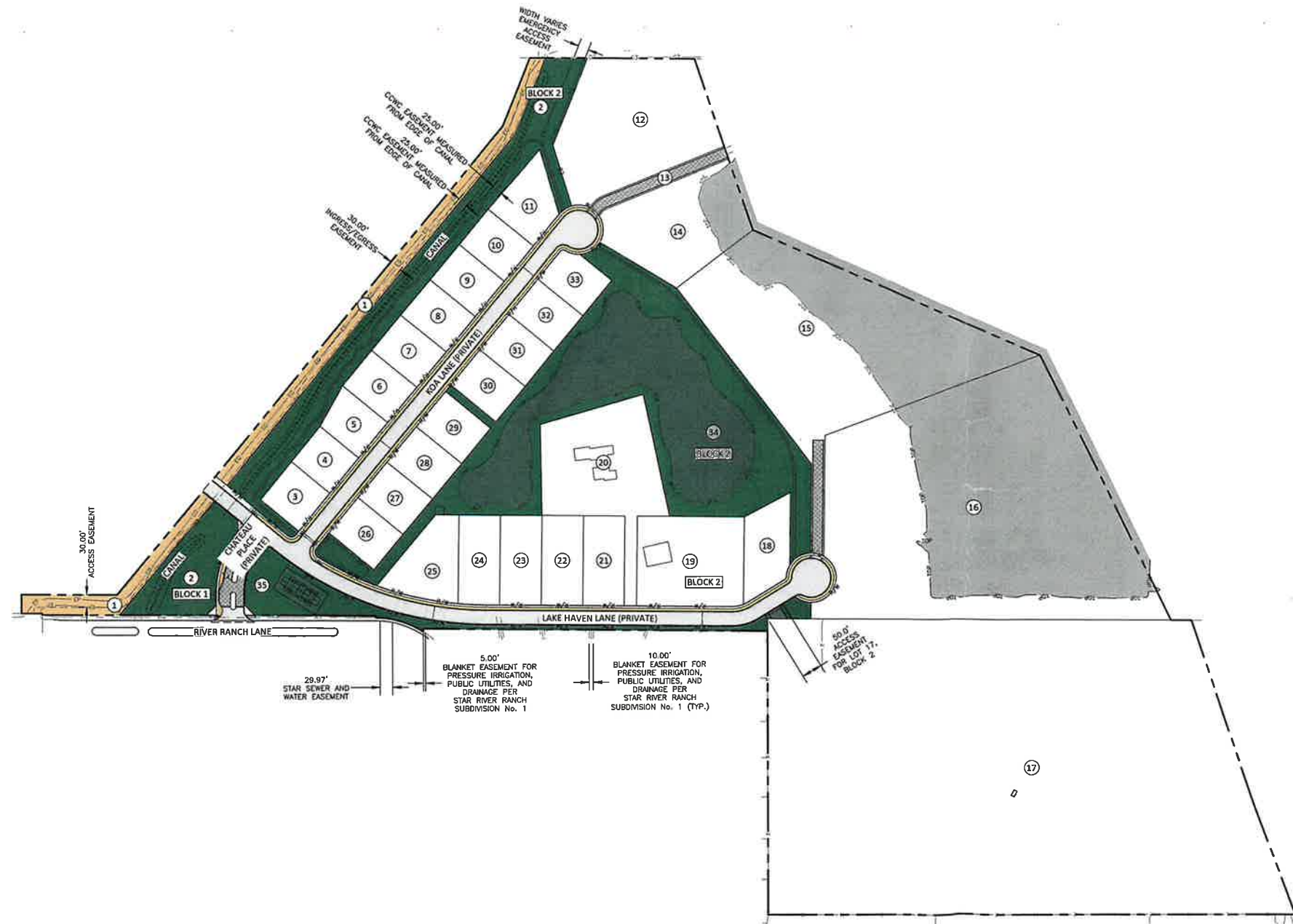
* 50% OF POND AREA CALCULATED TOWARDS QUALIFIED USABLE OPEN SPACE

PRELIMINARY PLAT DATA

TOTAL GROSS ACREAGE	65.28 ACRES	
QUALIFIED OPEN SPACE AREA		
TOTAL AREA	REQUIRED:	PROVIDED:
PERCENTAGE OF QUALIFIED OPEN SPACE	9.79 ACRES	10.89 ACRES
	15%	16.51%
QUALIFIED USABLE OPEN SPACE AREA		
TOTAL AREA	REQUIRED:	PROVIDED:
PERCENTAGE OF QUALIFIED OPEN SPACE	6.53 ACRES	9.27 ACRES
	10%	14.20%

LEGEND

- QUALIFIED OPEN SPACE AND QUALIFIED USABLE OPEN SPACE
- NOT QUALIFIED OPEN SPACE



LAKE HAVEN ESTATES STAR, IDAHO OPEN SPACE EXHIBIT			 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmenglp.com
REVISIONS			
NO.	ITEM	DATE	
DATE:		3/28/24	
PROJECT:		22-192	
SHEET NO.		EX 1.0	

P:\23\2024\LAKE HAVEN ESTATES STAR, IDAHO\OPEN SPACE EXHIBIT.DWG, 1/27/2024, 09:45:10 AM, 1/27/2024, 09:45:10 AM





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



Brad Little, Governor
Jess Byrne, Director

May 28, 2024

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

Subject: Lake Haven Estates Subdivision Preliminary Plat

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).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

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 Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- 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.
- 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,



Aaron Scheff
Regional Administrator

Shawn Nickel

From: Mark Zirschky <projectmgr@boiseriver.org>
Sent: Tuesday, May 28, 2024 9:05 AM
To: Shawn Nickel
Subject: Fwd: FW: Agency Transmittal - Lake Haven Estates Subdivision Preliminary Plat
Attachments: Agency Transmittal - Lake Haven Estates Subdivision Preliminary Plat.pdf

All proposed development within a floodway or floodplain, must adhere to all FEMA requirements and provide access to the Boise River for operations and maintenance by Flood Control District 10.

Should you have any questions or comments, please let me know.

Regards,

Mark Zirschky
District Manager
Flood Control District 10
208-861-2766
www.boiseriver.org



----- Forwarded message -----

From: **Barbara Norgrove** <bnorgrove@staridaho.org>
Date: Mon, May 13, 2024 at 10:42 AM
Subject: FW: Agency Transmittal - Lake Haven Estates Subdivision Preliminary Plat
To: sheriff@adaweb.net <sheriff@adaweb.net>, Daniel.Weed@cableone.biz <Daniel.Weed@cableone.biz>, GIS@tax.idaho.gov <GIS@tax.idaho.gov>, D3Development.Services@itd.idaho.gov <D3Development.Services@itd.idaho.gov>, irrigation.mm.mi@gmail.com <irrigation.mm.mi@gmail.com>, bryce@sawtoothlaw.com <bryce@sawtoothlaw.com>, Melvin.B.Norton@usps.gov <Melvin.B.Norton@usps.gov>, ERIC.GRZEBINSKI@mdu.com <ERIC.GRZEBINSKI@mdu.com>, BRO.Admin@deq.idaho.gov <BRO.Admin@deq.idaho.gov>, kris.margheim@idwr.idaho.gov <kris.margheim@idwr.idaho.gov>, permits@midstarfire.org <permits@midstarfire.org>, lbuckway@msd134.org <lbuckway@msd134.org>, projectmgr@boiseriver.org <projectmgr@boiseriver.org>, bcrawforth@canyonco.org <bcrawforth@canyonco.org>, rstewart@middletoncity.com <rstewart@middletoncity.com>, zoninginfo@canyoncounty.id.gov <zoninginfo@canyoncounty.id.gov>, brandy.walker@centurylink.com <brandy.walker@centurylink.com>, samuel.flores@sparklight.biz <samuel.flores@sparklight.biz>, jack.nygaard@phd3.idaho.gov <jack.nygaard@phd3.idaho.gov>, oocc@canyonco.org <oocc@canyonco.org>, kdahl@canyonco.org <kdahl@canyonco.org>, zoninginfo@canyonco.org <zoninginfo@canyonco.org>, info@pioneerirrigation.com <info@pioneerirrigation.com>, syarrington@adacounty.id.gov <syarrington@adacounty.id.gov>, hday@starswd.com

Shawn Nickel

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, May 22, 2024 8:06 AM
To: Barbara Norgrove
Cc: Niki Benyakhlef
Subject: RE: Agency Transmittal - Lake Haven Estates Subdivision Preliminary Plat

Hello,

After careful review of the transmittal submitted to ITD on May 13, 2024, regarding Lake Haven Estates Subdivision Preliminary Plat, the Department has no comments or concerns to make at this time.

Thank you
Mila Kinakh
D3 Planning and Development

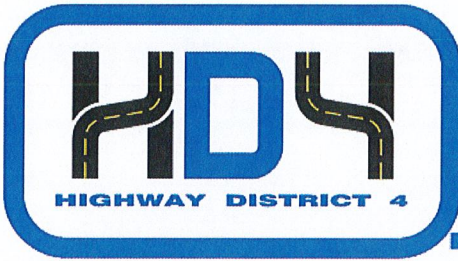


YOUR Safety  **YOUR Mobility**  **YOUR Economic Opportunity**

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Monday, May 13, 2024 10:42 AM
To: sheriff@adaweb.net; Daniel.Weed@cableone.biz; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; irrigation.mm.mi@gmail.com; bryce@sawtoothlaw.com; Melvin.B.Norton@usps.gov; ERIC.GRZEBINSKI@mdu.com; BRO.Admin@deq.idaho.gov; kris.margheim@idwr.idaho.gov; permits@midstarfire.org; lbuckway@msd134.org; projectmgr@boiseriver.org; bcrawforth@canyonco.org; rstewart@middletoncity.com; zoninginfo@canyoncounty.id.gov; brandy.walker@centurylink.com; samuel.flores@sparklight.biz; jack.nygaard@phd3.idaho.gov; oocc@canyonco.org; irrigation.mm.mi@gmail.com; kdahl@canyonco.org; zoninginfo@canyonco.org; info@pioneerirrigation.com; syarrington@adacounty.id.gov; hday@starswd.com; westerninfo@idwr.idaho.gov; mgee@msd134.org; LPennington@msd134.org; lgrooms@msd134.org; Cheryl.imlach@intgas.com; Gloria Stokes <drain.dist.2@gmail.com>; file@idwr.idaho.gov; Mitch Kiestler <Mitch.Kiestler@phd3.idaho.gov>; Kerry.schmidt@intgas.com; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Mwallace@achdidaho.org; Ryan Field <rfield@staridaho.org>; Richard Girard <rgirard@staridaho.org>; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Daniel.Lister@CanyonCounty.id.gov; zsmith@adacounty.id.gov; CalahanH@landproDATA.com; Brian Duran <Brian.Duran@itd.idaho.gov>; anthony.lee@phd3.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; gmprdclerk@gmail.com; gtiminsky@midstarfire.org; chopper@hwydistrict4.org; lriccio@hwydistrict4.org
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - Lake Haven Estates Subdivision Preliminary Plat

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Subject: Agency Transmittal - Lake Haven Estates Subdivision Preliminary Plat



HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

June 10, 2024

City of Star Planning & Zoning Commission & City Council
PO Box 130
Star, Idaho 83669
Attention: Shawn Nickel, Administrator

RE: Lake Haven Estates Subdivision
PP-2024-03 Preliminary Plat

Highway District No. 4 (HD4) has received a request to consider and comment on the above referenced development application within the City of Star, Idaho. CHD4 offers the following comments in this matter:

Jurisdiction

By agreement with the City (Canyon 4/Star Public Agency Coordination Agreement, June 6th, 2007), HD4 acts as the supervisory authority for all public roads within the City limits that also lie within Canyon County (except those highways under the jurisdiction of Idaho Transportation Department). This supervisory authority includes highway planning, the establishment of design and use standards, access controls, review and approval of plats and development plans, and other operations and management duties assigned to highway districts under Idaho Code. For consistency within the city, HD4 has adopted the ACHD Policy Manual Sections 3000 – 3005, 7200 – 7211, and the associated exhibits for use within Star city limits for roadway cross sections and geometric standards.

General

Under the terms of the Public Agency Coordination Agreement, HD4 will review and provide comments to the city and developer for preliminary plats, final plats, and improvement drawings relating to public roadway construction. Submittals should be made to the highway district at the same time as the city to reduce delays in review timelines and allow for coordination of comments with the city. See the HD4 website for submittal requirements at www.hwydistrict4.org/development. Preliminary and final plats should be approved by the highway district prior to final approval by the city.

Preliminary Plat

HD4 received an application for preliminary plat for Lake Haven Estates on May 15, 2024. At the time of this correspondence there are 8 development applications in line for review ahead of Lake Haven Estates. HD4 anticipates review of the preliminary plat within the next 30 days. The preliminary plat will be presented to the HD4 Board for consideration after staff approval.

Transportation Impacts:

The application materials indicate 29 new residential lots are planned, which is below the 500 trip/day threshold where a TIS would be required. Traffic impacts from the development will be mitigated through right-of-way dedication, construction of public improvements, offsite mitigation, traffic impact fees, or a combination of these means.

The Bent Lane/ SH 44 intersection serves as the primary connection with the regional highway system for this development and several existing subdivisions including Star River Ranch and Star River Meadows, and a number of planned developments including Star River Ranch #3 (Legado Sub) and a commercial/multi-family development at the SW corner of Bent Ln & SH 44.. This intersection is anticipated to drop below LOS D in 2026-2028, with 2028 PM peak hour delays > 300 seconds (TIS for Toscano Estates & Sorano Estates dated June 7, 2024, which includes the subject property development). With significant intersection delays comes increase crash rates, typically due to driver impatience and reduced gap acceptance. HD4 reserves the right, in coordination with Idaho Transportation Department, to withhold issuance of access permits to any or all developments using the Bent Lane/SH 44 intersection if safety concerns warrant in the future.

Improvements to the SH 44 corridor are under jurisdiction of ITD, which is currently in process of a planning study to identify necessary improvements. It is possible capacity and/or safety issues will reach critical levels prior to the design and construction of SH 44 corridor improvements by the state.

HD4 will provide notice to the City regarding preliminary plat for the subject property when review has been completed.

Please feel free to contact me with any questions on this matter.

Respectfully,



Chris Hopper, P.E.
District Engineer

File: Bent Lane- Lake Haven Estates Subdivision

City of Star

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

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
David Hershey

11 July 2024

Stephanie Hopkins
KM Engineering, LLP
5725 N Discovery Way
Boise, ID 83713

Re: Lake Haven Estates – Preliminary Plat Application

Dear MS Hopkins

The City of Star Engineering Department has reviewed the Preliminary Plat for the Lake Have Estates dated April 14, 2024. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and questions based on our review.

1. Portions of the Development are located within the floodplain, approval of any improvements, or prior to recording of any documents a floodplain application must be submitted to the City of Star for review and approval.
2. The legal description for the preliminary plat does not include Lot 17 of Block 2. As written, this block is not included in the plat, as a result the total area and density calculations are incorrect.
3. An Annexation Application shall be submitted to the Star Sewer and Water District.
4. Spacing of street trees exceeds the 1 per 35 feet City requirement.
5. Lot and block numbering are incorrect. If roads are private roads as indicated, than the entire development should be one block and the private roads need to be located in one lot within the block.
6. Private Road lot shall have a blanket utility easement as well as cross access easement. No streetlights are shown on the preliminary plat drawings. Street lighting

shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.

7. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a subdivision-wide pressure irrigation system will be required for each final plat. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
8. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
9. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
10. 10-foot easements for pressure irrigation lines will need to be shown once the applicant determines the alignment location(s) for the facilities. Show all ditch and drainage easements.

We recommend that the preliminary plat be APPROVED with the conditions listed above. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above referenced preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

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

Sincerely,



Ryan V. Morgan, P.E.
City Engineer