



CITY OF STAR

LAND USE STAFF REPORT MEMO

TO: Mayor & Council

FROM: City of Star – Planning & Zoning *Shen T. Muth*

MEETING DATE: **October 3, 2023**

FILE(S) #: TE-23-05 Haven Ranch Subdivision Time Extension

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Chris Todd
P.O. Box 730
Star, Idaho 83616

Property Owner:

CHJL LLC
6267 Joplin Road
Nampa, Idaho 83687

REQUEST

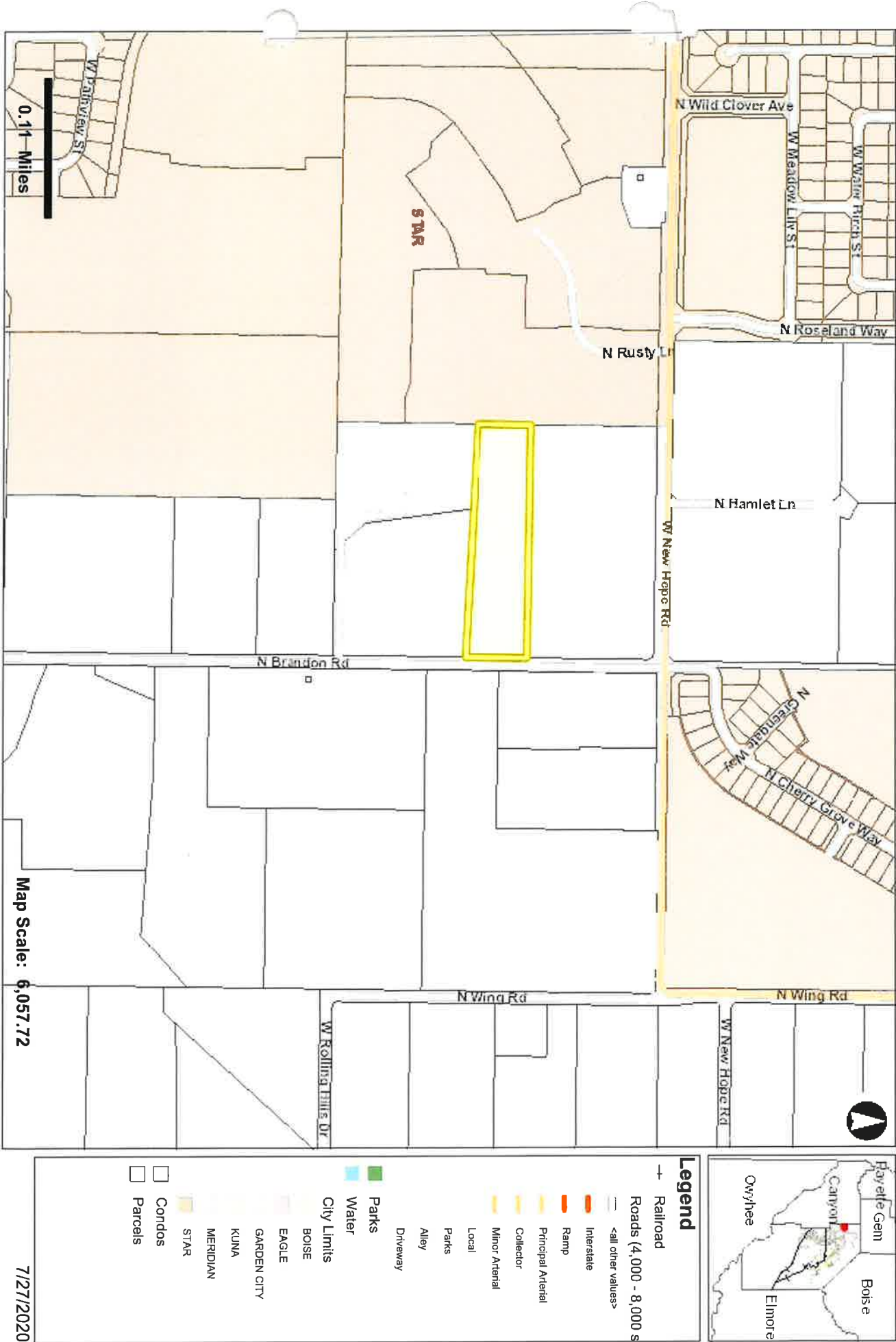
Request: The Applicant is seeking approval of a time extension for Haven Ranch Subdivision, consisting of 5 residential lots and 2 common lots on 5.1 acres. The subject property is generally located on the east side of N. Brandon Road, south of New Hope Road in Star, Idaho. Ada County Parcel No. R7626730100.

SUMMARY

This preliminary plat was originally approved by Council on October 6, 2020. On November 14, 2022, and prior to the 2-year expiration date, the applicant received Zoning Administrator approval of a 1-year time extension that runs until October 6, 2023. The applicant has requested an additional 1-year time extension that must be approved by the City Council. The new expiration date for recordation of Haven Ranch Subdivision final plat shall be October 6, 2024. Staff is supportive of the time extension, as the request has been submitted prior to the termination of the approved preliminary plat.

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



HAVEN RANCH

REQUEST FOR FINAL PLAT TIME EXTENSION

TO: CITY OF STAR

c/o Shawn Nickel

Subject Property 2645 Brandon Rd. Star, ID 83669

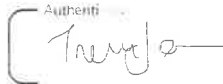
On behalf of the owners, we would like to request a time extension for the proposed subdivision at 2645 Brandon Rd Star ID 83669. The request for delay was caused from additional coordination and work required by the HRM Irrigation district and the increase in all costs over the past 12 months.

The owners will be submitting their final plat prior to the end of the year and have selected a contractor to begin irrigation and site work commencing this fall.

The project was originally approved by the City on October 6th, 2020, and a time extension was granted last year. The owner would ask for an additional one-year time extension.

FILE #: SPP20-0012/ AZ-20-12, DA-20-13, PP-20-12

Prepared by:

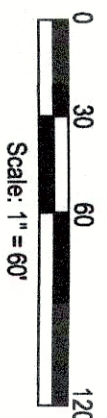


Chris Todd

Planner

Owner Representative





LEGEND

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VICINITY MAP

VICINITY MAP

[illegible]

NOTES

S 88°58'45" E 1317

Corner

CONIACI INFORMAZIONI

LAND SURVEYOR
 Lawrence H. Kormer T1.S
 Compass Land Surveying
 823 11th Ave. South
 Memphis, TN 38361
 (206) 462-2115
PLANNER/CONTACT:
 Chris Todd
 First Service Group
 531 N. Pinner
 Salt Lake City 84099
 Salt Lake City 84099
 (206) 462-2115

RI Zoning (Minimum)
 Front Setback: 30'
 Rear Setback: 30'
 Interior Side Setback: 10'
 Rear Side Setback: 10'
 plus 5 feet for each additional story
 Street Side Setback:
 Local: 20'
 Arterial and Collector: 25'
DEVELOPMENT FEATURES
 Access:
 Total Pavement Area: 210,294 Sq. Ft. (6.0)
 Total Area: 210,294 Sq. Ft. (6.0)
 Common Area: 2,835.54 Sq. Ft. (0.02) Ac.

DEVELOPMENT | INFORMATION

R1 ZONING (Minimum)
 Front Setback: 30'
 Rear Setback: 30'
 Interior Side Setback: 10'
 plus 5 feet for each additional story
 Street Side Setback:
 Lot: 20'
 Aerial and Collector: 25'
DEVELOPMENT FEATURES
 Average:
 Total Parcel Area = 210,224 Sq. Ft. (6.01 Ac)
 Common Area = 23,834 Sq. Ft. (0.52 Ac)

ZONING
 Residential R1
SEWAGE DISPOSAL -
 San Sewer and Water
 WATER SUPPLY - San Sewer and Water
 City - Star
SCHOOL DISTRICT - West Ada
PRESSURE IRRIGATION DISTRICT - Farmers Union
 Ditch Company LTD

ZON

SEWAGE DISPOSAL -
Star Sewer and Water
WATER SUPPLY - Star Sewer and Water
CITY - Star
SCHOOL DISTRICT - West Ada
PRESSURE IRRIGATION DISTRICT - Farmers Union
Ditch Company LTD

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(1) All contours were derived from an GPS Observation from Obřilech Benchmark 99-007-009 Located in Hartlín. Elev = 2576.88' based on NAVD 88 Datum.

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BRG	CHORD
C1	29.88	20.00	S 48°04'12" W	67.14	
C2	208.59	45.00	S65°35'18" E	66.04	
C3	89.19	45.00	N 113°33'46" E	75.29	
C4	119.40	45.00	N 14°51'05" E	87.33	

[illegible]