



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-23-02 Trapper Ridge Subdivision Phase 3

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Kent Brown
3161 E. Springwood Drive
Meridian, Idaho 83642

Property Owner:

Endurance Holdings, LLC
1977 E. Overland Road
Meridian, Idaho 83642

REQUEST

Request: The Applicant is seeking approval of a time extension for Trapper Ridge Subdivision Phase 3, consisting of 51 residential lots and 2 common lots on 13.69 acres. The phase is located in the center of the preliminary plat, north of W. New Hope Road in Star, Idaho. The subject property is located west of N. Cherry Laurel Way and north of W. Mountain Iris Street. Ada County Parcel Numbers R6046660220, R6046660100 & R6046660317.

SUMMARY

This final plat phase was originally approved by Council on August 17, 2021. On November 17, 2022, and prior to the 18-month expiration date to record the final plat, the applicant received Zoning Administrator approval of a 1-year time extension that runs until February 17, 2024. 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 Phase 3 of Trapper Ridge Subdivision shall be February 17, 2025. Staff is supportive of the request, as the previous phases of the development have been developed in an orderly and reasonable manner and has been in substantial conformance with the approved preliminary plat.



RECEIVED

JUN 20 2023

BN

City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247 F: 208-286-7569

EXTENSION OF TIME APPLICATION

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

FILE NO.: TE-23-02
Date Application Received: 6-20-23 Fee Paid: \$200.00
Processed by: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Representative X

Applicant Name: Shawn Brownlee
Address: 9839 W Cable Car St STE 101 Zip: 83709
Phone: 208-895-8858 Fax: _____ Email: shawn@trilogyidaho.com

Representative Name: Kent Brown
Contact Name: Kent Brown Phone: 208-871-6842
Address: 3161 E Springwood Dr Zip: 83642
Phone: 208-871-6842 Fax: _____ Email: kentlkb@gmail.com

Property Information:

Subdivision: Trapper Ridge Subdivision No 3 Zoning: R-3
General Location: NE Corner of Munger LA and New Hope Road
Previous Time Extensions: dates requested N/A / _____ / _____
(If additional dates, please provide in narrative.)

All applicants are required to submit the following:

Applicant (v)	Description	Staff (v)
KB	Completed and signed Extension of Time Application.	✓
KB	Fee Paid	✓
KB	Narrative fully describing the proposed request, including but not limited to the following: <ul style="list-style-type: none">• Date of original approval;• Date the approval will expire;• Reason for requesting extension of time;• Time period requested for an extension. (narrative must be signed by applicant)	✓
KB	11" X 17" vicinity map showing the location of the subject property	✓
KB	Copy of Vesting Deed	✓
KB	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	✓

Applicant / Representative Signature

Date June 10, 2023

KENT BROWN PLANNING SERVICES

June 17, 2023

Star City Council
PO Box 130
Star, ID 83669

RE: Time Extension for the Final Plat of Trapper Ridge Subdivision No. 3

Dear Shawn:

On behalf of Trilogy Idaho, please accept this request for a one year' Time Extension for Trapper Ridge No. 3. Trapper Ridge No. 3 was originally approved on August 17, 2021. The Developer has installed all the underground improvements and the streets have been paved within the proposed subdivision.

The final plat has yet to be processed by the required governmental agencies necessary to have the plat recorded. We therefore are requesting for approval of one year time extension.

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

Sincerely,

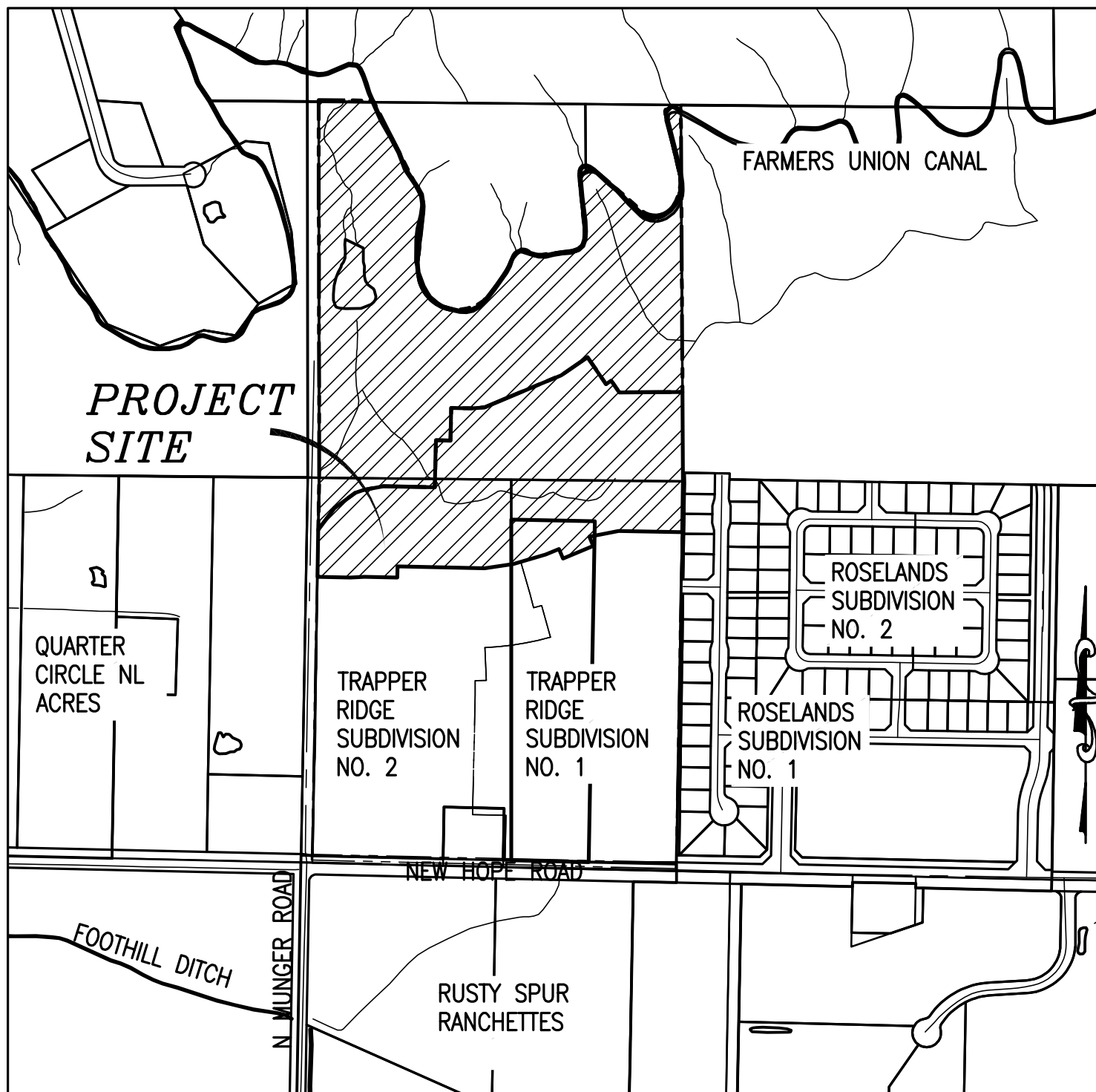
A handwritten signature in black ink, appearing to read "Kent Brown". The signature is stylized with a large, looped "K" and a cursive "Brown".

Kent Brown, Planner

VICINITY MAP FOR TRAPPER RIDGE SUBDIVISION NO. 3

PORTION OF LOTS 1 AND LOT 2, BLOCK 1 OF NEW HOPE SUBDIVISION IN
SW 1/4 OF THE SE 1/4 OF SECTION 31, T.5N., R.1W AND
GOVERNMENT LOT 2 IN THE SECTION 6, T.4N., R.1W., BOISE MERIDIAN,
CITY OF STAR, ADA COUNTY, IDAHO

2020



VICINITY MAP
1" = 500'

NAVD 1988 DATUM

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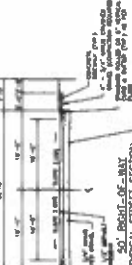
SHEET	DESCRIPTION
PP-1	- COVER SHEET, INDEX, MAP, & NOTES
PP-2	- PRELIMINARY PLAN
PP-3	- CONCEPTUAL ENGINEERING PLAN
PP-4	- CONCEPTUAL SEWER PLAN
PP-5	- CONCEPTUAL SEWER PROFILES
PP-6	- CONCEPTUAL SEWER PROFILES

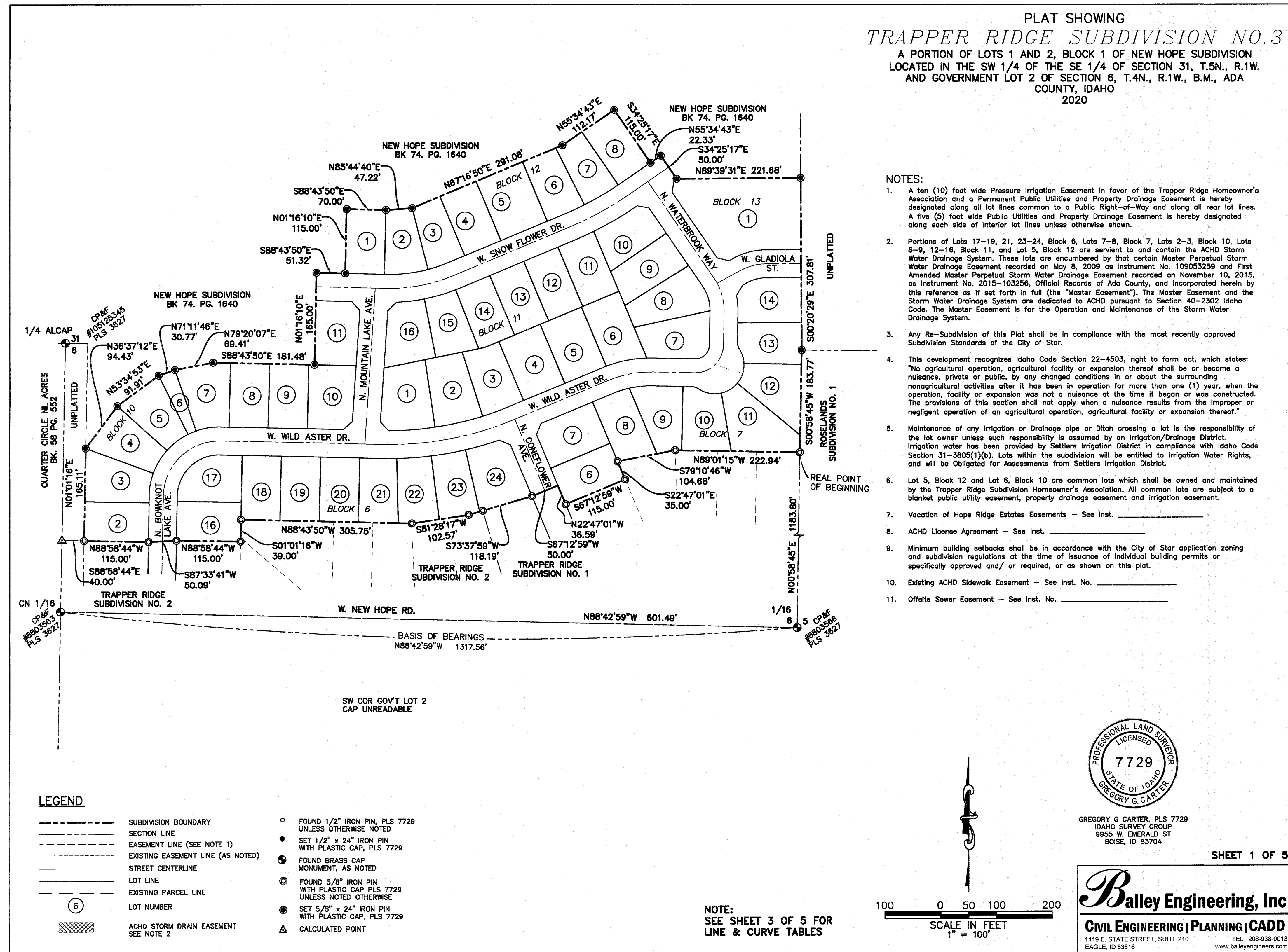
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B **Bulley Engineering, Inc.**
Civil Engineering/Professional CAD
214 E. 1st St.
St. Cloud, MN 56301
763/325-1111

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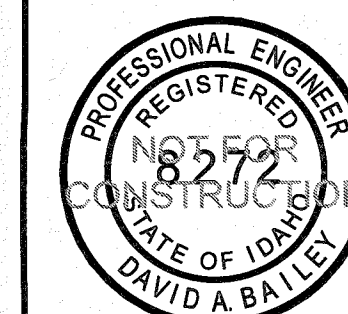
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	BL010 1 Lat 4	77.922	370	BL010 1 Lat 5	77.922	370	BL010 1 Lat 6	77.922	370
	BL010 1 Lat 7	77.922	370	BL010 1 Lat 8	77.922	370	BL010 1 Lat 9	77.922	370
	BL010 1 Lat 10	77.922	370	BL010 1 Lat 11	77.922	370	BL010 1 Lat 12	77.922	370
	BL010 1 Lat 13	77.922	370	BL010 1 Lat 14	77.922	370	BL010 1 Lat 15	77.922	370
	BL010 1 Lat 16	77.922	370	BL010 1 Lat 17	77.922	370	BL010 1 Lat 18	77.922	370
	BL010 1 Lat 19	77.922	370	BL010 1 Lat 20	77.922	370	BL010 1 Lat 21	77.922	370
	BL010 1 Lat 22	77.922	370	BL010 1 Lat 23	77.922	370	BL010 1 Lat 24	77.922	370
	BL010 1 Lat 25	77.922	370	BL010 1 Lat 26	77.922	370	BL010 1 Lat 27	77.922	370
	BL010 1 Lat 28	77.922	370	BL010 1 Lat 29	77.922	370	BL010 1 Lat 30	77.922	370
BL011	BL011 1 Lat 1	77.922	370	BL011 1 Lat 2	77.922	370	BL011 1 Lat 3	77.922	370
	BL011 1 Lat 4	77.922	370	BL011 1 Lat 5	77.922	370	BL011 1 Lat 6	77.922	370
	BL011 1 Lat 7	77.922	370	BL011 1 Lat 8	77.922	370	BL011 1 Lat 9	77.922	370
	BL011 1 Lat 10	77.922	370	BL011 1 Lat 11	77.922	370	BL011 1 Lat 12	77.922	370
	BL011 1 Lat 13	77.922	370	BL011 1 Lat 14	77.922	370	BL011 1 Lat 15	77.922	370
	BL011 1 Lat 16	77.922	370	BL011 1 Lat 17	77.922	370	BL011 1 Lat 18	77.922	370
	BL011 1 Lat 19	77.922	370	BL011 1 Lat 20	77.922	370	BL011 1 Lat 21	77.922	370
	BL011 1 Lat 22	77.922	370	BL011 1 Lat 23	77.922	370	BL011 1 Lat 24	77.922	370
	BL011 1 Lat 25	77.922	370	BL011 1 Lat 26	77.922	370	BL011 1 Lat 27	77.922	370
	BL011 1 Lat 28	77.922	370	BL011 1 Lat 29	77.922	370	BL011 1 Lat 30	77.922	370
BL012	BL012 1 Lat 1	77.922	370	BL012 1 Lat 2	77.922	370	BL012 1 Lat 3	77.922	370
	BL012 1 Lat 4	77.922	370	BL012 1 Lat 5	77.922	370	BL012 1 Lat 6	77.922	370
	BL012 1 Lat 7	77.922	370	BL012 1 Lat 8	77.922	370	BL012 1 Lat 9	77.922	370
	BL012 1 Lat 10	77.922	370	BL012 1 Lat 11	77.922	370	BL012 1 Lat 12	77.922	370
	BL012 1 Lat 13	77.922	370	BL012 1 Lat 14	77.922	370	BL012 1 Lat 15	77.922	370
	BL012 1 Lat 16	77.922	370</						

[illegible]



TOTAL # LOTS: 53

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



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

REVISED	NO.	DATE	DESCRIPTION
	1	10-21-2020	ACHD, CITY OF STAR, SSWD
	2	12-07-2020	ACHD, CITY OF STAR, SSWD

FINAL PLAT
TRAPPER RIDGE SUBDIVISION NO. 3
TRILOGY DEVELOPMENT, INC.

DATE:
08-18-2020
PROJECT:
C2013-029

SHEET
2.1