



CITY OF STAR
**LAND USE STAFF REPORT
MEMO**

TO: Mayor & Council
FROM: City of Star – Planning & Zoning *Shen J. Nish*
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.:	<u>TE-23-02</u>
Date Application Received:	<u>6-20-23</u>
Fee Paid:	<u>\$200.00</u>
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.	<input checked="" type="checkbox"/>
KB	Fee Paid	<input checked="" type="checkbox"/>
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)	<input checked="" type="checkbox"/>
KB	11" X 17" vicinity map showing the location of the subject property	<input checked="" type="checkbox"/>
KB	Copy of Vesting Deed	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>

Applicant / Representative Signature

June 10, 2023
 Date

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,

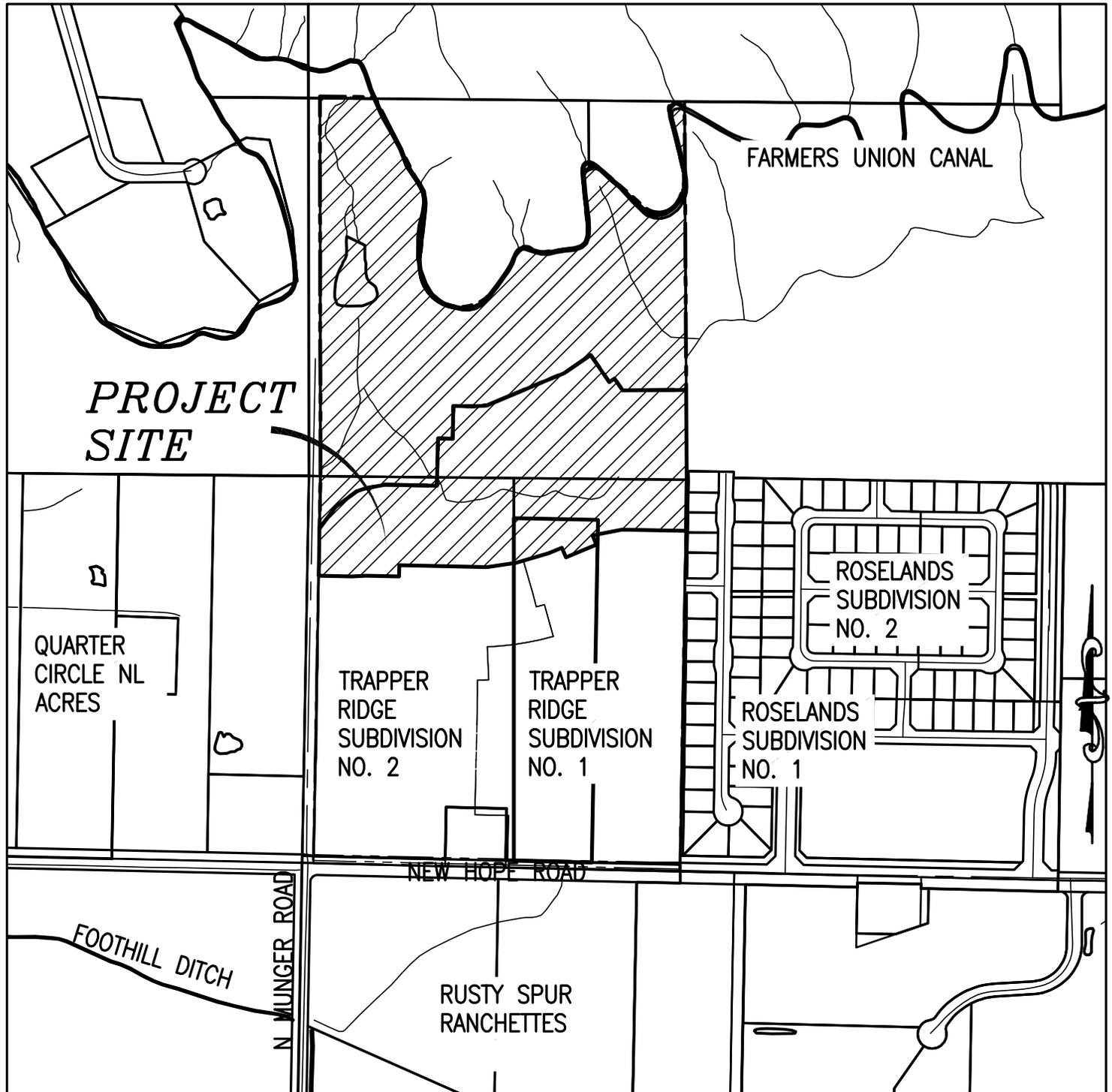
A handwritten signature in black ink, appearing to read "Kent Brown". The signature is stylized with a large, prominent initial "K".

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

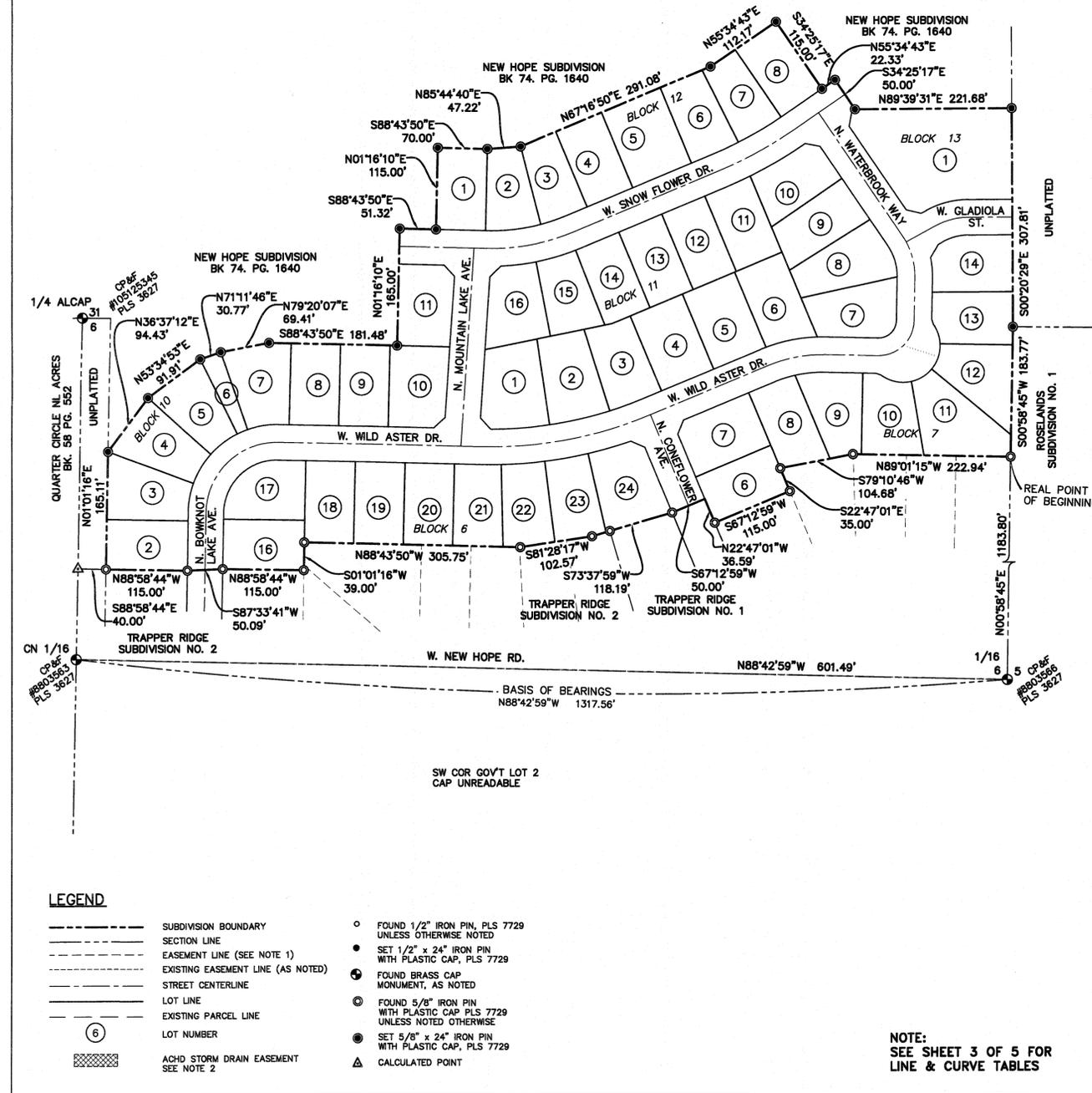
2020



VICINITY MAP
1" = 500'

NAVD 1988 DATUM

PLAT SHOWING
TRAPPER RIDGE SUBDIVISION NO. 3
 A PORTION OF LOTS 1 AND 2, BLOCK 1 OF NEW HOPE SUBDIVISION
 LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 31, T.5N., R.1W.,
 AND GOVERNMENT LOT 2 OF SECTION 6, T.4N., R.1W., B.M., ADA
 COUNTY, IDAHO
 2020

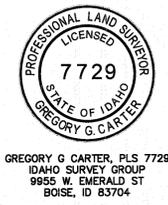
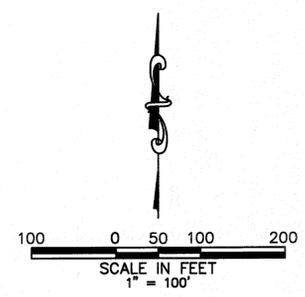


- NOTES:
1. A ten (10) foot wide Pressure Irrigation Easement in favor of the Trapper Ridge Homeowner's Association and a Permanent Public Utilities and Property Drainage Easement is hereby designated along all lot lines common to a Public Right-of-Way and along all rear lot lines. A five (5) foot wide Public Utilities and Property Drainage Easement is hereby designated along each side of interior lot lines unless otherwise shown.
 2. Portions of Lots 17-19, 21, 23-24, Block 6, Lots 7-8, Block 7, Lots 2-3, Block 10, Lots 8-9, 12-16, Block 11, and Lot 5, Block 12 are servient to and contain the ACHD Storm Water Drainage System. These lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on May 8, 2009 as Instrument No. 109053259 and First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015, as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
 3. Any Re-Subdivision of this Plat shall be in compliance with the most recently approved Subdivision Standards of the City of Star.
 4. This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
 5. Maintenance of any Irrigation or Drainage pipe or Ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/Drainage District. Irrigation water has been provided by Settlers Irrigation District in compliance with Idaho Code Section 31-3805(1)(b). Lots within the subdivision will be entitled to Irrigation Water Rights, and will be Obligated for Assessments from Settlers Irrigation District.
 6. Lot 5, Block 12 and Lot 6, Block 10 are common lots which shall be owned and maintained by the Trapper Ridge Subdivision Homeowner's Association. All common lots are subject to a blanket public utility easement, property drainage easement and irrigation easement.
 7. Vacation of Hope Ridge Estates Easements - See Inst. _____
 8. ACHD License Agreement - See Inst. _____
 9. Minimum building setbacks shall be in accordance with the City of Star application zoning and subdivision regulations at the time of issuance of individual building permits or specifically approved and/or required, or as shown on this plat.
 10. Existing ACHD Sidewalk Easement - See Inst. No. _____
 11. Offsite Sewer Easement - See Inst. No. _____

LEGEND

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

NOTE:
 SEE SHEET 3 OF 5 FOR
 LINE & CURVE TABLES



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

SHEET 1 OF 5

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

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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:
 C2015-023
 SHEET
21

TOTAL # LOTS: 53