



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star – Planning & Zoning Department

**MEETING DATE:** **March 5, 2024 – PUBLIC HEARING**

**FILE(S) #:** AZ-24-01 Annexation and Zoning for Lake Haven Estates  
DA-24-01 Development Agreement

### 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 an Annexation and Zoning (R-2-DA), and a Development Agreement for a proposed 64.70-acre property to accommodate a future single family residential development. The property is located at 21831 Koa Lane in Star, Canyon County, Idaho.

### 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:**

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

## APPLICATION REQUIREMENTS

Pre-Application Meeting Held	December 20, 2023
Neighborhood Meeting Held	January 10, 2024
Application Submitted & Fees Paid	February 5, 2024
Application Accepted	February 5, 2024
Residents within 300' Notified	February 5, 2024
Agencies Notified	February 5, 2024
Legal Notice Published	February 7, 2024
Property Posted	February 23, 2024

## HISTORY

This property does not have any history of land use applications within the City of Star.

## CODE DEFINITIONS / COMPREHENSIVE PLAN

### UNIFIED DEVELOPMENT CODE:

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

B. Standards:

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

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

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

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

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

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

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.

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

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

<b>Zoning District</b>	<b>Maximum Height Note Conditions</b>	<b>Minimum Yard Setbacks Note Conditions</b>			
		<b>Front (1)</b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>
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.

**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.

<b>PROJECT OVERVIEW</b>
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#### **ANNEXATION & REZONE:**

The applicant is requesting approval of an annexation and zoning application with a zoning designation of Residential (R-2-DA) on 64.70 acres. This proposed zoning district would allow for a maximum residential density of 2 dwelling units per acre. The Comprehensive Plan Future Land Use Map designation of Estate Urban Residential would allow for up to 3 dwelling units per acre. The submitted conceptual plan shows the intended future residential density at 1.67 dwelling units per acre. The property is located in an area that will be serviceable with central sewer and water provided by Star Sewer and Water District in the near future. The annexation request includes a development agreement.

The property owner's intent is to annex and zone the property and build his personal home, and then submit a preliminary plat for the remaining single-family development.

#### **DEVELOPMENT AGREEMENT**

Through the Development Agreement process, the applicant is proposing to work with the City to provide further insurances that the development will be built as presented and/or modified by the Council through the review process. Items that should be considered by the applicant and Council include the following:

- Density
- Private Streets
- Future Development
- Road Improvements
- ITD Proportionate Share Fees

<b>AGENCY RESPONSES</b>
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ITD	February 16, 2024
DEQ	February 14, 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 annexation and zoning request meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed future density of 1.69 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.

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. A development agreement will also be brought back to the Council for review of proposed Conditions of Approval for the rezone.

## FINDINGS

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

### ANNEXATION/REZONE FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.

*The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:*

- ✓ *Protection of property rights.*
- ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
- ✓ *Ensure the local economy is protected.*
- ✓ *Encourage urban and urban-type development and overcrowding of land.*
- ✓ *Ensure development is commensurate with the physical characteristics of the land.*

*The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides*



*an assortment of amenities within walking distance of a residential development. The Council must find compliance with the Comprehensive Plan.*

2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.

*The Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent of the Comprehensive Plan designation. Housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for access to newly subdivided or split property.*

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

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

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

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

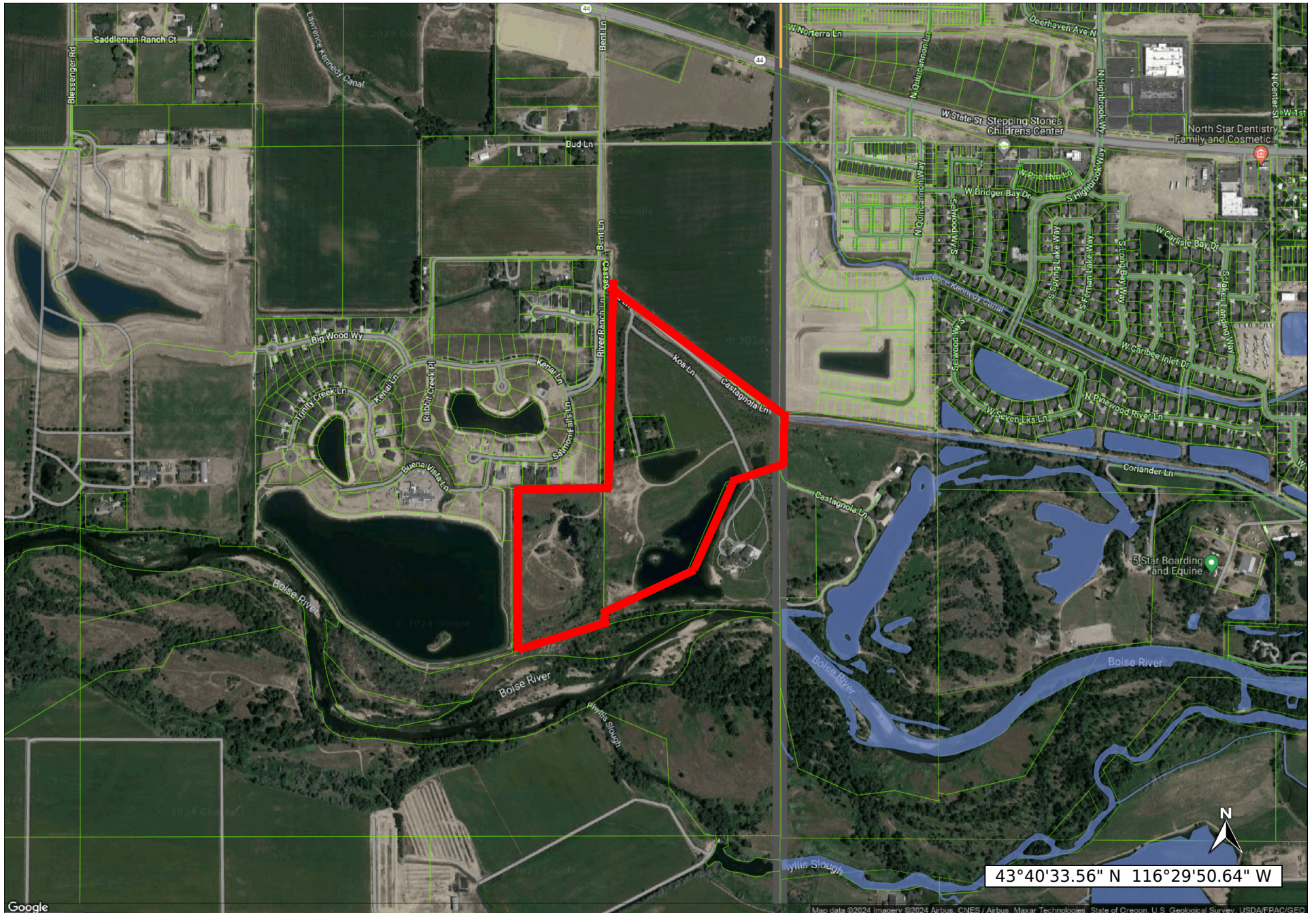
5. The annexation is in the best interest of the city.

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

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File Number AZ-24-01 and DA-24-01 for the Lake Haven Estates Subdivision on \_\_\_\_\_, 2024.

# Vicinity Map





January 17, 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  
Annexation & Zoning**

Dear Mr. Nickel:

On behalf of Nathan Ogden and Tradition Capital Partners LLC, we are pleased to submit an annexation and zoning application to accommodate a future single-family residential development on three parcels (R34035010A0, R34035010A1, and R3403901100) located off Koa Lane, South of Castagnola Lane. Residential (R-2) is the requested zoning district for the application.

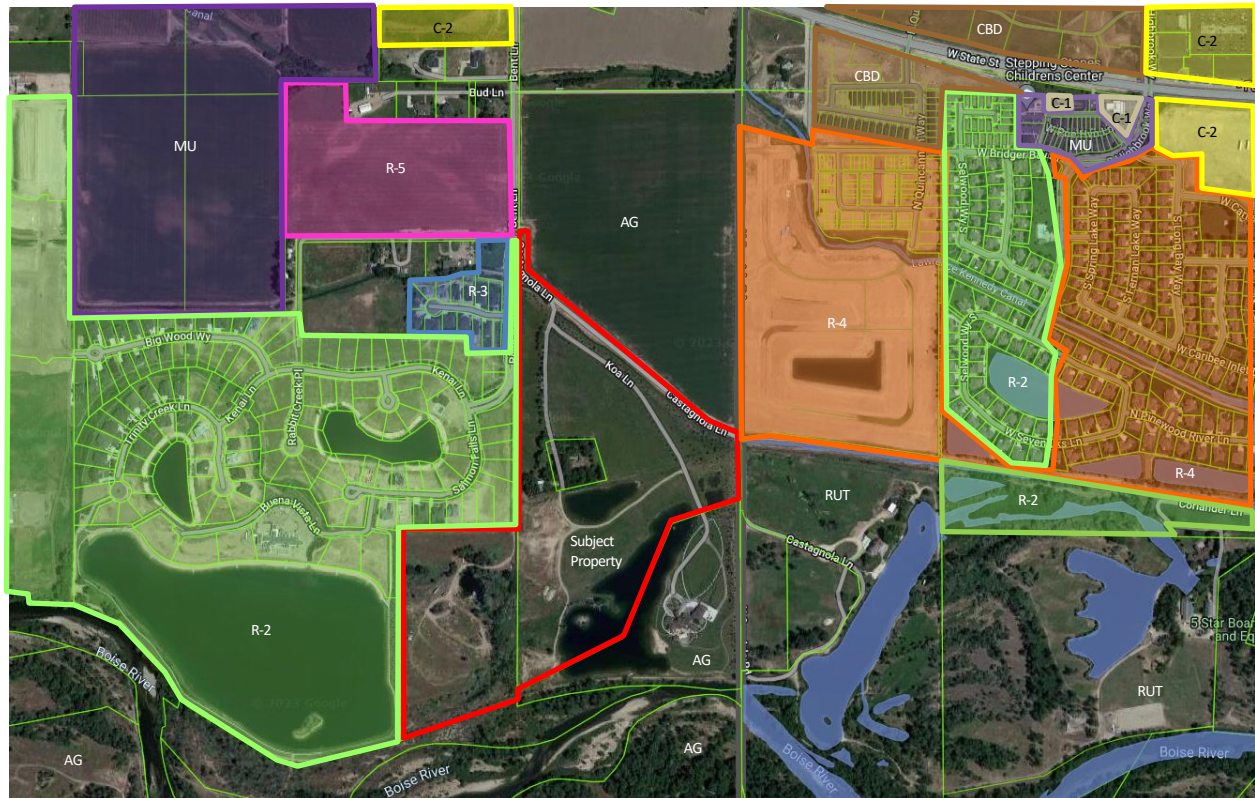
*Site Description*

The approximately 64.70-acre site is comprised of three different taxing parcels and is currently zoned Agricultural (AG) in Unincorporated Canyon County. 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.

## **Compliance with Comprehensive Plan**

According to the City's Comprehensive Plan, the future land use designation for this property is *Estate Urban Residential*, which targets a density of up to 3 dwelling units an acre. Annexing and zoning the property to the Residential (R-2) District will be consistent with the *Estate Urban Residential* designation. This will also set the stage for the submittal of a future residential subdivision application which will add to the single-family housing options available and contribute to the variety of housing opportunities available in the City of Star. The R-2 district, and future residential development will be consistent with surrounding developments, specifically Star River Ranch Subdivision and Star River Meadows Subdivision. Annexation of the property to allow for residential development will also support future commercial and residential development planned in the area.

As seen below, adjacent and nearby properties within the City of Star are zoned Residential (R-2, R-3, R-4, R-5), Commercial (C-1, C-2, CBD), and Mixed Use (MU). Properties within Canyon County are zoned as Agricultural (AG). Properties within Ada County are zoned as Rural Urban Transition (RUT).



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 as a result of the annexation and zoning.

## Annexation & Rezoning

The City of Star’s Comprehensive Plan and Future Land Use Map support annexation and zoning to the City’s R-2 zoning district.

The subject property will comply with the purpose statement for residential districts, allowed uses, dimensional standards, and additional residential district standards. As the property sits today, a single-family residence and an accessory structure are the only uses on the property. Both will be retained with the future residential subdivision and will comply with dimensional standards. As the property is further developed, the future subdivision will be required to meet the same standards and requirements of the R-2 district.

Annexing and rezoning the property does not pose a risk to the public health, safety, or welfare. No site changes are proposed at this time, and any future development will require additional use approvals and the need for public sewer and water service to be provided to the development.

A conceptual site plan is included within this application to provide an understanding of the size of lots, anticipated density, and overall layout. The exhibit (right), shows the annexation boundary including three parcels and indicated with orange and blue outline. The future preliminary plat will not include parcel number R3403901100, which is shown in blue. Once the preliminary plat has been finalized, an application will be submitted and the city will review for conformance with the proposed R-2 district.

Annexing the property will be a benefit to the city, providing an opportunity for future residential development to take place adjacent to compatible neighborhoods.

**Services**

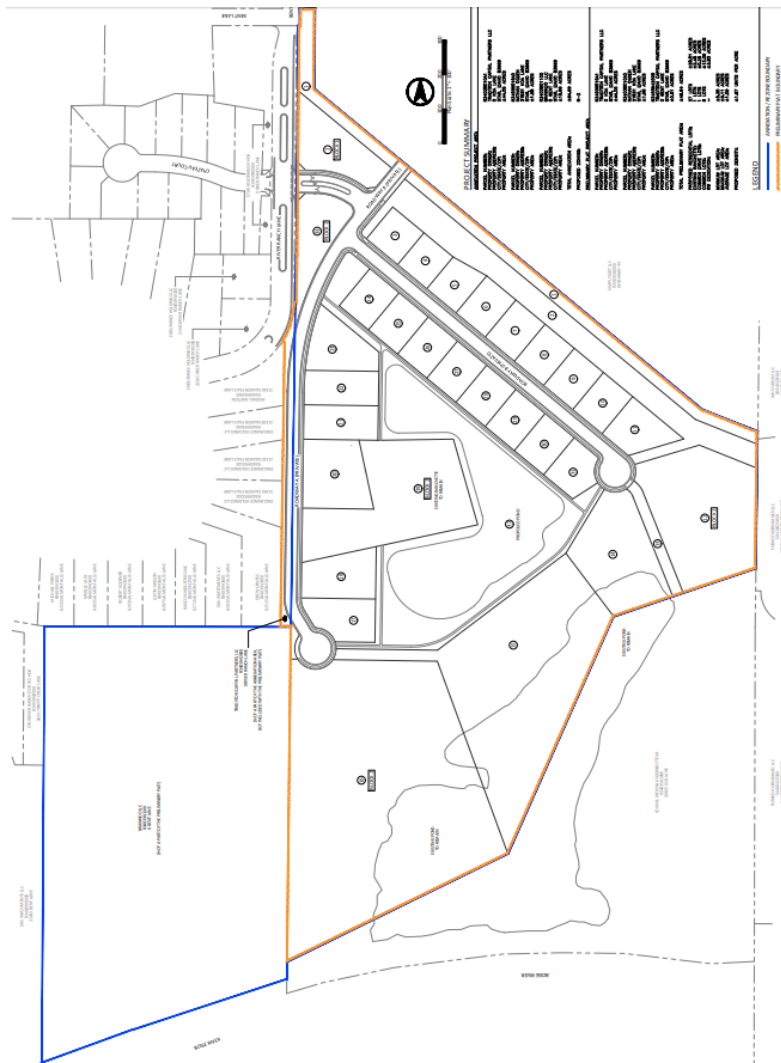
The zoning map amendment will not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city. Annexing and zoning the property will not cause services from political subdivisions to be stressed and any future development will require review and approval by said political subdivisions prior to entitlement.

In accordance with City Code, the subject property will utilize City 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.

The property is less than 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.

**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 will include 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 floodplain development.



## Conclusion

We are excited to bring the Lake Haven Estates development to the City of Star. This future 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



## ANNEXATION & ZONING - REZONE APPLICATION

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

FILE NO.: <u>AZ-24-01</u>
Date Application Received: <u>01/17/2024</u> Fee Paid: <u>\$3190.00</u>
Processed by: City: <u>Barbara Norgrove</u>

### Applicant Information:

**PRIMARY CONTACT IS:** *Applicant* \_\_\_ *Owner* \_\_\_ *Representative* X

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

Owner Name: Tradition Capital Partners LLC, Brawndo LLC & Nathan Ogden  
Owner Address: See articles of incorporation included herein Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
Contact: Stephanie Hopkins Firm Name: KM Engineering, LLP  
Address: 5725 N. Discovery Way, Boise, ID Zip: 83713  
Phone: 208-639-6939 Email: shopkins@kmengllp.com

### Property Information:

Site Address: 0 Koa Lane, 21831 Koa Lane, & 0 Bent Lane Parcel Number: R34035010A0, R34035010A1, and R3403901100  
Total Acreage of Site: 64.70 acres  
Total Acreage of Site in Special Flood Hazard Area: 64.70 acres  
Proposed Zoning Designation of Site: R-2

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Agricultural (AG)	Estate Urban Residential	Rural Residential
Proposed	Residential (R2)	Estate Urban Residential	Single Family Residential
North of site	Agricultural (AG)	Estate Urban Residential	Agriculture
South of site	Agricultural (AG)	Floodway	Boise River Floodplain
East of site	Residential (R4) & Rural Urban Transition (RUT)	Estate Urban Residential	Rural Residential
West of site	Residential (R2 & R3)	Estate Urban Residential	Single Family Residential

**Special On-Site Features** (Yes or No – If yes explain):

Areas of Critical Environmental Concern - No

Evidence of Erosion - Not identified at this time.

Fish Habitat - Yes, adjacent to Boise River

Floodplain - Yes, Zone X, AE, and Floodway

Mature Trees - Yes. Inventory and mitigation to be addressed with preliminary plat

Riparian Vegetation - Yes, riparian area along southern border

Steep Slopes - No

Stream/Creek - Yes, Boise River

Unique Animal Life - Not identified at this time.

Unique Plant Life - Not identified at this time.

Unstable Soils - Not identified at this time.

Wildlife Habitat - Yes

Historical Assets - No

**Application Requirements:**

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

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with the Planning Department required prior to neighborhood meeting. <b>Date of Pre-App Meeting: December 20, 2023</b>	BN
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b> (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 Annexation & Zoning/Rezone Application	BN
X	All Annexations & Rezones require a Development Agreement *Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: <i>Stephane Hopkins</i>	
n/a	An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority. A hearing date before the Council shall not be scheduled until the traffic impact study has been approved and the transportation authority (ACHD, ITD, CDH4) has issued a staff report on the development application.	
submitted 1/12/2024	Fee: (Include Development Agreement 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.	
X	Narrative fully describing the proposed project (must be signed by applicant)	BN
X	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> <li>Include a metes &amp; bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet.</li> </ul>	BN



	<ul style="list-style-type: none"> <li>Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h.</li> <li>If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map.</li> <li>Submit word.doc and pdf version with engineer's seal.</li> </ul>	
X	Recorded warranty deed for the subject property	BN
submitted 1/12/2024	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	BN
X	Vicinity map showing the location of the subject property with minimum <b>1-mile radius</b>	BN
X	Copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, <b>a conceptual development plan for the property is required.</b>	BN
X	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	BN
X	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development. Canyon County Water Co	BN
X	Copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the entire property being considered as shown on record in the County Assessor's office. <b>Please contact the City to request addresses and labels (additional fee required).</b>	BN
X	Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan or concept plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site, concept plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type.	BN
forthcoming	Signed Certification of Posting with pictures (see attached posting requirements and certification form) – To be completed by applicant a minimum of 10-days prior to public hearing. Staff will notify applicant in writing of hearing and posting date.	
noted	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits, if applicable. Please contact SSWD for details at 208-286-7388.	

**APPLICANT ACKNOWLEDGEMENT\*\*:**

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

Stephanie Hopkins  
Applicant/Representative Signature

January 17, 2024  
Date

December 20, 2023  
Project No. 22-192  
Koa Lane Subdivision

**Exhibit A**  
**Legal Description for Annexation**

A parcel of land being a portion of the East 1/2 of the Northeast 1/4, Government Lot 1, Government Lot 2, and accretion land situated in the North 1/2 of the Southeast 1/4, all in Section 13, Township 4 North, Range 2 West, B.M., Canyon County, Idaho being more particularly described as follows:

Commencing at a brass cap marking the Northeast corner of said Section 13, which bears  $N00^{\circ}46'45''E$  a distance of 2,640.00 feet from a brass cap marking the East 1/4 corner of said Section 13, thence following the easterly line of the Northeast 1/4 of said Section 13,  $S00^{\circ}46'45''W$  a distance of 2,072.42 feet to a 5/8-inch rebar being the **POINT OF BEGINNING**.

Thence following said easterly line,  $S00^{\circ}46'45''W$  a distance of 398.27 feet to a 5/8-inch rebar;

Thence leaving said easterly line,  $S71^{\circ}22'23''W$  a distance of 435.79 feet;

Thence  $S24^{\circ}00'56''W$  a distance of 754.41 feet;

Thence  $S63^{\circ}58'14''W$  a distance of 713.84 feet to a 5/8-inch rebar on the extended westerly line of said Government Lot 1;

Thence following said extended westerly line,  $S00^{\circ}38'24''W$  a distance of 50.00 feet to a 5/8-inch rebar;

Thence leaving said extended westerly line,  $S71^{\circ}51'32''W$  a distance of 469.21 feet to a 5/8-inch rebar;

Thence  $S70^{\circ}06'39''W$  a distance of 282.67 feet to a 5/8-inch rebar;

Thence  $N00^{\circ}23'36''E$  a distance of 1,266.00 feet to a 5/8-inch rebar on the boundary of Star River Ranch Subdivision No. 2 (Book 52, Page 26, records of Canyon County, Idaho);

Thence following said boundary the following two (2) courses:

$S89^{\circ}50'25''E$  a distance of 714.42 feet to a 5/8-inch rebar;

Thence  $N00^{\circ}49'43''E$  a distance of 278.41 feet to a 5/8-inch rebar on the boundary of Star River Ranch Subdivision No. 1 (Book 48, Page 12, records of Canyon County, Idaho);

Thence leaving the boundary of said Star River Ranch Subdivision No. 2 and following the boundary of said Star River Ranch Subdivision No. 1 the following two (2) courses:

1.  $N00^{\circ}49'43''E$  a distance of 803.00 feet to a 5/8-inch rebar;

2.  $N00^{\circ}31'16''E$  a distance of 664.19 feet to the southerly right-of-way of Bent Lane;

Thence leaving said boundary and following said southerly right-of-way,  $N89^{\circ}47'53''W$  a distance of 25.28 feet to the centerline intersection of River Ranch Lane and said Bent Lane;

Thence leaving said southerly right-of-way and following the centerline of said Bent Lane,  $N05^{\circ}21'39''E$  a distance of 50.22 feet;

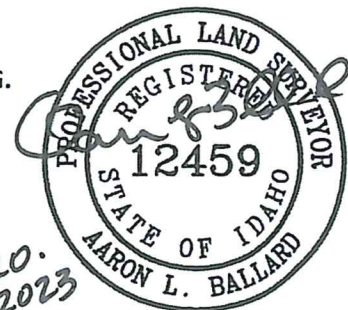
Thence leaving said centerline,  $S89^{\circ}58'49''E$  a distance of 70.05 feet to a 1/2-inch rebar;

Thence  $S00^{\circ}33'15''W$  a distance of 232.29 feet to a 1/2-inch rebar;

Thence  $S50^{\circ}23'42''E$  a distance of 1,458.97 feet to a 1/2-inch rebar;

Thence  $S68^{\circ}13'43''E$  a distance of 175.54 feet to the **POINT OF BEGINNING**.

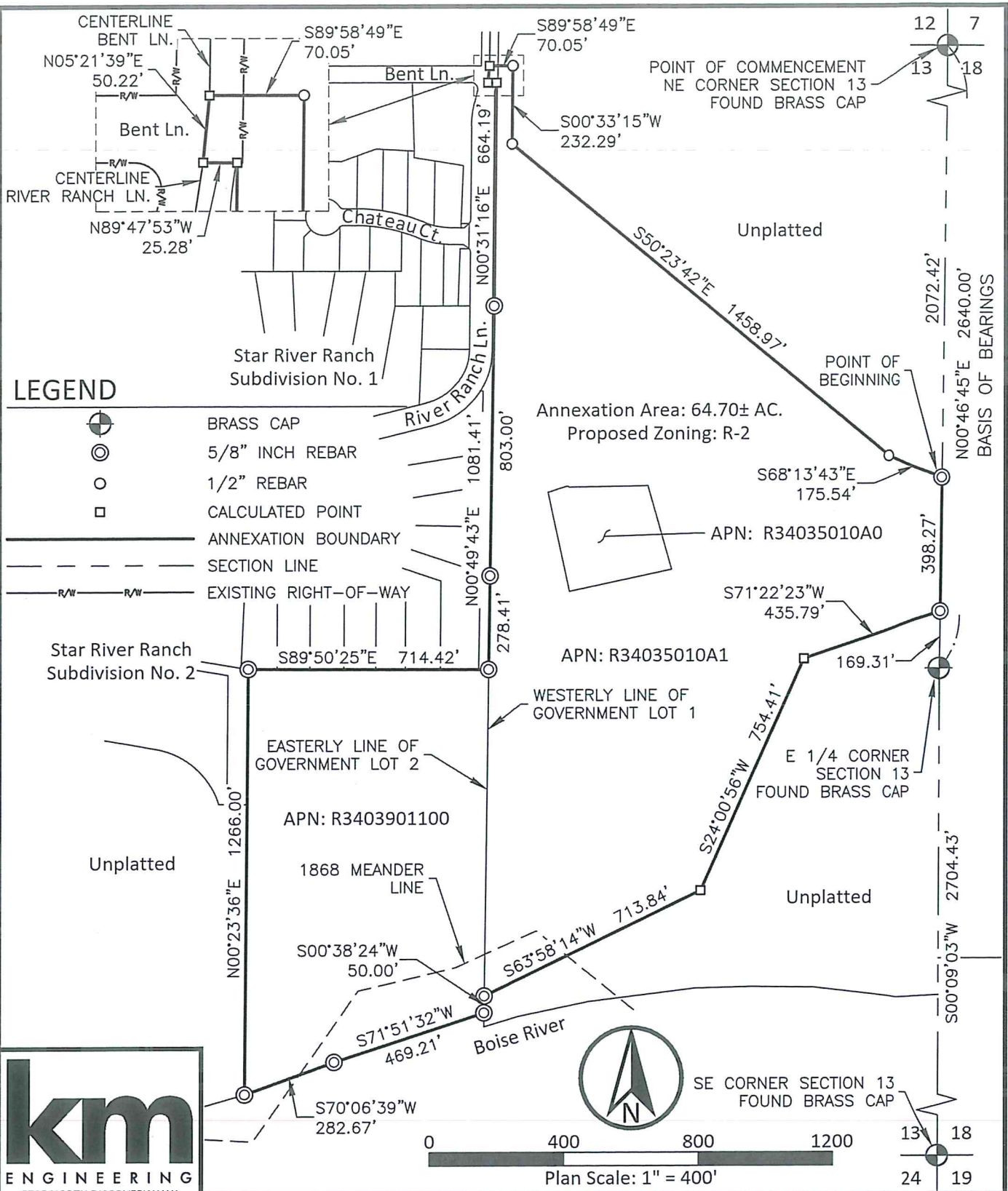
Said parcel contains a total of 64.70 acres, more or less.



P:\22-192\CAD\SURVEY\EXHIBITS\22-192 ANNEXATION EXHIBIT.DWG, CRAIG DRAPER, 12/19/2023, DWG TO PDF.PC3, 08.5X11 P [PDF]



DATE: December 2023  
PROJECT: 22-192  
SHEET: 1 OF 1

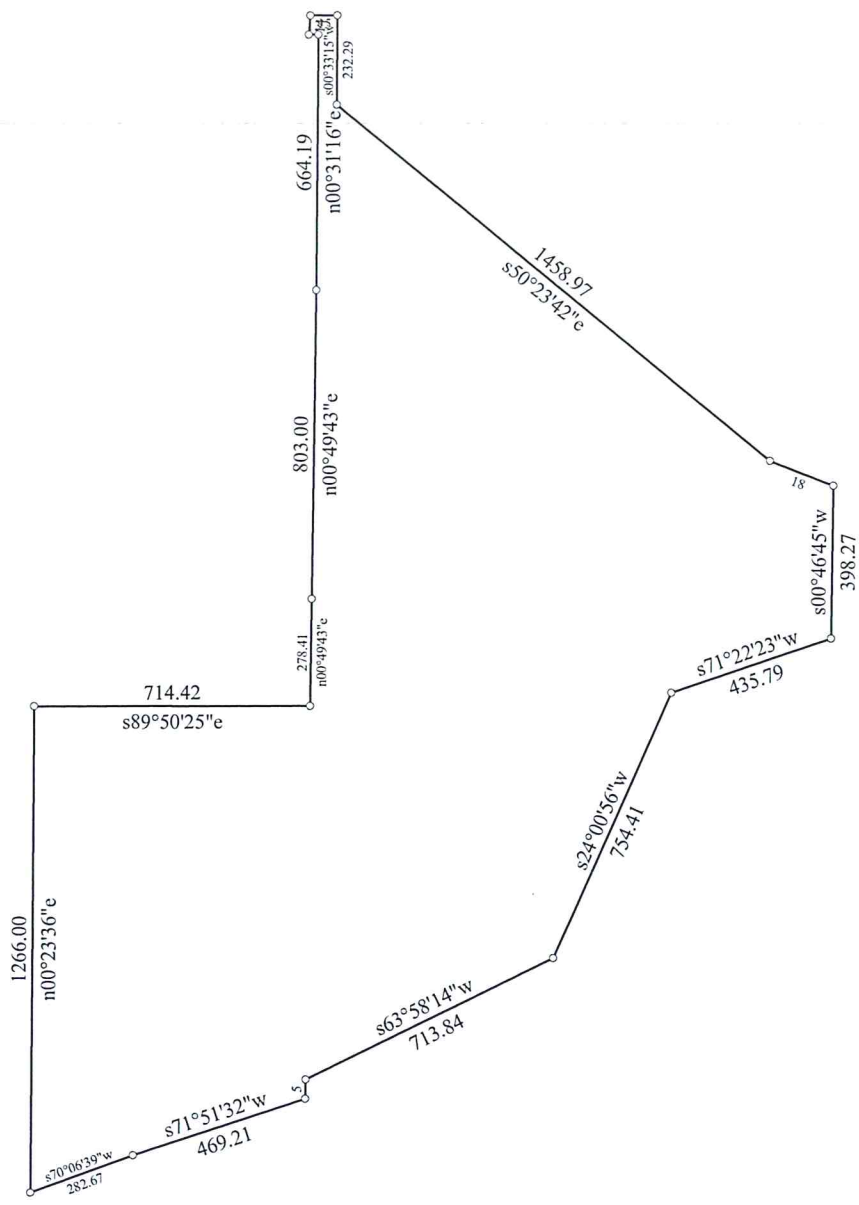


LEGEND

- BRASS CAP
- 5/8" INCH REBAR
- 1/2" REBAR
- CALCULATED POINT
- ANNEXATION BOUNDARY
- SECTION LINE
- EXISTING RIGHT-OF-WAY

Exhibit B - Annexation  
Koa Lane Subdivision

Portions of the E 1/2 of the NE 1/4, Gov't Lot 1, Gov't Lot 2, and Accretion Land  
Situated in the N 1/2 of the SE 1/4 of Sec. 13. T4N, R2W, BM, Canyon County, Idaho



Title: Koa Lane Annexation 22-192 Date: 12-19-2023

Scale: 1 inch = 500 feet File: Deed Plotter.des

Tract 1: 64.704 Acres: 2818508 Sq Feet: Closure = n31.0439e 0.01 Feet: Precision >1/9999999: Perimeter = 8843 Feet

001=s00.4645w 398.27	008=n00.2336e 1266.00	015=s89.5849e 70.05
002=s71.2223w 435.79	009=s89.5025e 714.42	016=s00.3315w 232.29
003=s24.0056w 754.41	010=n00.4943e 278.41	017=s50.2342e 1458.97
004=s63.5814w 713.84	011=n00.4943e 803.00	018=s68.1343e 175.54
005=s00.3824w 50.00	012=n00.3116e 664.19	
006=s71.5132w 469.21	013=n89.4753w 25.28	
007=s70.0639w 282.67	014=n05.2139e 50.22	

DAS INVESTMENTS LLC  
R3403900000  
21433 BENT LANE

STAR RIVER RANCH ESTATES HOA  
R3403940400  
6633 TRINITY CREEK LANE

MICHAEL PIERCE  
R3403941300  
6315 SALMON FALLS LANE

MIKELLE LAW  
R3403941400  
6303 SALMON FALLS LANE

ROBERT HUEBNER  
R3403941500  
6293 SALMON FALLS LANE

JUSTIN MASON  
R3403941600  
6287 SALMON FALLS LANE

RADCON INDUSTRIES INC  
R3403941700  
6271 SALMON FALLS LANE

DAS INVESTMENTS LLC  
R3403941800  
6263 SALMON FALLS LANE

DREW URNESS  
R3403941900  
6251 SALMON FALLS LANE

BRAWNDO LLC  
R3403901100  
0 BENT LANE  
(NOT A PART OF THE PRELIMINARY PLAT)

TRADITION CAPITAL PARTNERS, LLC  
R3403942000  
0 RIVER RANCH LANE  
(NOT A PART OF THE ANNEXATION AREA,  
BUT INCLUDED WITH THE PRELIMINARY PLAT)

ENDURANCE HOLDINGS LLC  
R3403932000  
21482 SALMON FALLS LANE

ENDURANCE HOLDINGS LLC  
R3403932000  
21510 SALMON FALLS LANE

ENDURANCE HOLDINGS LLC  
R3403932000  
21528 SALMON FALLS LANE

KENDALL MATSON  
R3403932000  
21546 SALMON FALLS LANE

ENDURANCE HOLDINGS LLC  
R3403930100  
21583 RIVER RANCH LANE

ENDURANCE HOLDINGS LLC  
R3403930200  
21565 RIVER RANCH LANE

STAR RIVER RANCH HOA  
R3403930000  
0 RIVER RANCH LANE

BOISE RIVER

BOISE RIVER

EXISTING POND  
TO REMAIN

EXISTING RANCHETTE  
TO REMAIN

PROPOSED POND

EXISTING POND  
TO REMAIN

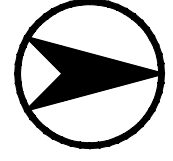
COLIN & MELISSA HIGGINBOTTOM  
R3403501080  
21805 KOA LANE

FORKED HORN RANCH LLC  
S0418325500  
W. HIDDEN PINES LANE

FORKED HORN RANCH LLC  
S0418325850  
12560 W. HIDDEN PINES LANE

WH STAR 203 LLC  
S0418223300  
W. ATLAS LANE

0 100 200 300  
Plan Scale: 1" = 100'



### PROJECT SUMMARY

#### ANNEXATION PROJECT AREA

PARCEL NUMBER:	R34035010A1
PROPERTY OWNER:	TRADITION CAPITAL PARTNERS LLC
PROPERTY ADDRESS:	0 KOA LANE
CITY/STATE/ZIP:	STAR, IDAHO 83669
PROPERTY AREA:	±44.05 ACRES
PARCEL NUMBER:	R34035010A0
PROPERTY OWNER:	NATHAN OGDEN
PROPERTY ADDRESS:	21831 KOA LANE
CITY/STATE/ZIP:	STAR, IDAHO 83669
PROPERTY AREA:	±1.98 ACRES
PARCEL NUMBER:	R3403901100
PROPERTY OWNER:	BRAWNDO LLC
PROPERTY ADDRESS:	0 BENT LANE
CITY/STATE/ZIP:	STAR, IDAHO 83669
PROPERTY AREA:	±18.66 ACRES
TOTAL ANNEXATION AREA:	±64.69 ACRES
PROPOSED ZONING:	R-2

#### PRELIMINARY PLAT PROJECT AREA

PARCEL NUMBER:	R34035010A1
PROPERTY OWNER:	TRADITION CAPITAL PARTNERS LLC
PROPERTY ADDRESS:	0 KOA LANE
CITY/STATE/ZIP:	STAR, IDAHO 83669
PROPERTY AREA:	±44.05 ACRES
PARCEL NUMBER:	R34035010A0
PROPERTY OWNER:	NATHAN OGDEN
PROPERTY ADDRESS:	21831 KOA LANE
CITY/STATE/ZIP:	STAR, IDAHO 83669
PROPERTY AREA:	±1.98 ACRES
PARCEL NUMBER:	R3403942000
PROPERTY OWNER:	TRADITION CAPITAL PARTNERS LLC
PROPERTY ADDRESS:	0 BENT LANE
CITY/STATE/ZIP:	STAR, IDAHO 83669
PROPERTY AREA:	±0.61 ACRES
TOTAL PRELIMINARY PLAT AREA:	±46.64 ACRES
PROPOSED RESIDENTIAL LOTS:	27 LOTS ±28.01 ACRES
EXISTING RANCHETTE:	1 LOTS ±2.48 ACRES
COMMON DRIVE LOTS:	1 LOTS ±0.26 ACRES
COMMON LOTS:	6 LOTS ±12.06 ACRES
RW DEDICATION:	~ ±3.83 ACRES
MINIMUM LOT AREA:	±0.30 ACRES
MAXIMUM LOT AREA:	±9.11 ACRES
AVERAGE LOT AREA:	±1.09 ACRES
PROPOSED DENSITY:	±1.67 UNITS PER ACRE

### LEGEND

- ANNEXATION / REZONE BOUNDARY
- - - PRELIMINARY PLAT BOUNDARY

NO.	REVISIONS	DATE

LAKE HAVEN ESTATES  
STAR, IDAHO  
ANNEXATION / REZONE & PRELIMINARY PLAT EXHIBIT

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

DESIGN BY:	JD
DRAWN BY:	JJ
CHECKED BY:	KM
DATE:	1/12/24
PROJECT:	22-192

SHEET NO.  
EX1.0

P:\22-192\DRAWING\22-192-ANNEXATION EXHIBIT.DWG, JOSUA LANTZ, 1/12/2024, DWG TO PDF.PCS, 24X36, 1/10/24

## Shawn Nickel

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**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Friday, February 16, 2024 6:17 AM  
**To:** Shawn Nickel  
**Cc:** Barbara Norgrove  
**Subject:** RE: Agency Transmittal - Lake Haven Estates Annexation

Good Morning, Shawn –

After careful review of the transmittal submitted to ITD on February 5, 2024, regarding Lake Haven Estates Annexation, the Department has no comments or concerns to make at this time. The annexation into R2 will limit the amount of residences in this subdivision. Approximately 21 lots will not cause a major impact to SH-44 or US-20/26.

Please let me know if you have any questions.

Thank you,



*Niki Benyakhlef*  
Development Services Coordinator

District 3 Development Services  
O: 208.334.8337 | C: 208.296.9750  
Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

---

**From:** Barbara Norgrove <bnorgrove@staridaho.org>  
**Sent:** Monday, February 5, 2024 2:13 PM  
**To:** sheriff@adaweb.net; Daniel.Weed@cableone.biz; chopper@canyonhd4.org; Iriccio@canyonhd4.org; 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@starfirerescue.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; Julissa Wolf <jwolf@baileyengineers.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 Kiester <Mitch.Kiester@phd3.idaho.gov>; Kerry.schmidt@intgas.com; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; gmprdtim@gmail.com; gmprdjulie@gmail.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>  
**Cc:** Shawn Nickel <snickel@staridaho.org>  
**Subject:** FW: Agency Transmittal - Lake Haven Estates Annexation



February 14, 2024

Shawn L. Nickel  
Planning Director and Zoning Administrator  
Star City Hall  
P.O. Box 130  
Star, Idaho 83669  
[snickel@staridaho.org](mailto:snickel@staridaho.org)

Subject: Lake Haven Estates  
AZ-24-01 Annexation/Zoning  
DA-24-01 Development Agreement

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 Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- 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

c:

2021AEK