



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** Star Planning & Zoning Department

**MEETING DATE:** **March 21, 2023** – PUBLIC HEARING (tabled from March 7, 2023)

**FILE(S) #:** PP-22-05 Preliminary Plat for Star River Ranch North Subdivision

### OWNER/APPLICANT/REPRESENTATIVE

**Property Owner:**

Bent Lane, LLC  
6152 West Half Moon Lane  
Eagle, Idaho 83616

**Representative:**

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

### REQUEST

**Request:** The Applicant is seeking approval of a Preliminary Plat for a proposed residential subdivision consisting of 71 single-family residential lots and 12 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho and consists of 23.77 acres with a proposed density of 2.99 dwelling units per acre. The property is currently zoned Residential R-5.

### PROPERTY INFORMATION

**Property Location:** The subject property is generally located south of Hwy 44 and west of Bent Lane in Star, Idaho. Canyon County Parcel Number R3403500000.

**Existing Site Characteristics:** The property is now currently vacant land/pasture.

**Irrigation/Drainage District(s):** - Canyon County Water Company, LTD.  
P.O. Box 11  
Star, ID 836669

**Flood Zone:** This property is located in flood hazard Zone AE.

**FEMA FIRM Panel:** 16027C0259G

**FIRM Effective Date:** 6/07/2019

**Base Flood Elevation:** AE 2541.0 feet

**Special On-Site Features:**

- ✪ Areas of Critical Environmental Concern – None identified.
- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – No known areas.
- ✪ Mature Trees – None.
- ✪ Riparian Vegetation – No.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – None.
- ✪ 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.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

**APPLICATION REQUIREMENTS**

Pre-Application Meeting Held	November 18, 2021
Neighborhood Meeting Held	January 5, 2022
Application Submitted & Fees Paid	April 7, 2022
Application Accepted	May 10, 2022
Residents within 300' Notified	May 10, 2022; February 16, 2023, <u>March 1, 2023</u>
Agencies Notified	May 10, 2022
Legal Notice Published	July 1, 2022; <u>February 21, 2023</u>
Property Posted	February 22, 2023, March 6, 2023

**HISTORY**

- **May 1, 2007** – Council approved an application for Hidden Meadows Subdivision Annexation and Zoning with Preliminary Plat to R-5. The development consisted of 108 residential lots and 24 common lots on approximately 24 acres.

**SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS**

	<b>Zoning Designation</b>	<b>Comp Plan Designation</b>	<b>Land Use</b>
<b>Existing</b>	Residential (R-5)	Estate Urban Residential	Vacant
<b>Proposed</b>	Residential (R-5)	Estate Urban Residential	Single Family Residential
<b>North of site</b>	Mixed-Use (MU) AG (Canyon Co)	Estate Urban Residential	Vacant/Agricultural Single family residential

<b>South of site</b>	Residential (R-2)	Estate Urban Residential	Star River Ranch Common Lot/ vacant/agricultural/Single Family Residential
<b>East of site</b>	AG (Canyon Co)	Estate Urban Residential	Vacant/Agricultural
<b>West of site</b>	Mixed Use (MU)	Estate Urban Residential	Old East Canyon Development Vacant/Agricultural

**CODE DEFINITIONS / COMPREHENSIVE PLAN**

**UNIFIED DEVELOPMENT CODE (As of Submittal of Application – Prior to UDC Update):**

**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.

**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	P
Two-family duplex	N	N	P

**8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS (As of Submittal of Application – Prior to UDC Update):**

<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-5	35'	15' to living area/side load garage 20' to garage face	15'	5'	20'

**8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS (Current UDC Standards as of 6-7-22):**

<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-3	35'	15' to living area/side load garage	15'	7.5' (2)	20'
R-5		20' to garage face			



## **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.
5. For multi-family developments, see Section 8-5-20 for additional standards.

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.

E. Maintenance:

1. All common open space and site amenities shall be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

**COMPREHENSIVE PLAN (As of Submittal of Application – Under Old Plan):**

8.2.3 Land Use Map Designations:

Neighborhood Residential:

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3 units per acre to 5 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 adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

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:

- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Retain and encourage rural areas where it will not result in increased costs for urban service.
- 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 subdivided in the future.

#### 8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.
- 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.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

#### 18.4 Implementation Policies:

E. 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:

The Preliminary Plat submitted contains 71 single family residential lots, and 12 common area lots for a total of 83 lots. The gross density of the proposed development is 2.99 dwelling units/acre. The residential lots range in size from approximately 7,949 square feet to 14,342 square feet with the average buildable lot area of 9,280 square feet. The applicant has indicated in their Open Space Exhibit that the development will contain a total of 4.34 acres (18.3%) of overall open space, which includes 3.38 acres within the proposed plat and .96 acres located within an area in Star River Ranch No. 1. The applicants intent is to improve this .96-acre area for a future dog park that will be utilized by both subdivisions. The total usable open space

proposed is 3.63 acres (15.4%) . The Unified Development Code, Section 8-4E-2 states that all developments shall have a total of 15% open space and 10% usable open space. The current preliminary plat, as submitted satisfies these requirements. Streets are proposed to be public throughout the development and will measure 36 ft from back of curb to back of curb and satisfy Section 8-4D-34B(4) of the UDC.

The development will be primarily accessed off Bent Lane via Balto Street. There will also be access via Silverthorne Avenue from Bent Lane along the south. Silverthorne Avenue will connect to the future northern collector road when that property is developed.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 2 site amenities. The preliminary plat shows a total of 3 amenities. The applicant is proposing a large, central open area that will house 2 soccer fields. The applicant is also proposing connected walking paths within the development and a future dog park.

#### **ADDITIONAL DEVELOPMENT FEATURES:**

- **Sidewalks:** - Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision. **At the time of submittal, detached sidewalks were not required under the UDC that was in affect at the time of submittal of the application. Staff recommends that the Council consider requiring detached sidewalks that meet the current intent of the City for streetscapes.**
- **Lighting:** - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight plan, indicating location of lights or a street light design. A condition of approval will be required to receive staff approval of streetlights prior to final plat approval.
- **Landscaping:** - 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. The landscape plan submitted with the Preliminary Plat shows street trees throughout the large common area and dog park as required per code. Not all street trees are on the landscape plan and appear to be located by the builder. A condition of approval will be to hold certificates of occupancy until trees are planted per code. Common areas along the roads do not contain the necessary number of trees called for by code. A condition of approval will be to submit a new plan showing the correct number of street trees in all the common areas.
- **Setbacks:** - The Applicant is requesting 5-foot side yard setbacks that were allowed in the R-5 zoning district at the time of submittal of the application and prior to the June 7, 2022 Code revision. All other setbacks of the current R-5 zone are consistent with the

new R-3 setbacks established by the June 7, 2022 UDC rewrite.

- **Block Length:** - Blocks 2 and 3 are over 750' in length. Therefore, Council must approve the waiver to the block length for these areas.
- **Mailbox Cluster:** - Applicant has provided communication to the Star Postmaster and they are awaiting his response on cluster location.
- **Subdivision Name:** - Applicant has provided documentation showing approval for the subdivision name.
- **Street Names:** - Applicant has provided documentation showing approval for the street names and they are showing accurately on the submitted preliminary plat.
- **Phasing:** - Applicant is proposing the development will be built out in two phases, which could change, based on market conditions.

#### AGENCY RESPONSES

Star City Engineer	March 9, 2023
CHD4	January 10, 2023
Star Fire District	March 1, 2023
COMPASS	June 6, 2022

#### PUBLIC RESPONSES

Kawika Freitas Email	March 1, 2023
Kelsey Erickson Email	March 1, 2023
Shane Howey	February 27, 2023

#### STAFF ANALYSIS & RECOMMENDATIONS

**Annexation and Zoning with an R-5 zoning designation was approved for this property by the City in 2007. While the R-5 zoning district is still in place for the property, the applicant has submitted a preliminary plat with an overall density of approximately 3 dwelling units per acre, which is consistent with the 2022 Comprehensive Plan Future Land Use Map designation of Estate Urban Residential (Maximum of 3 units per acre). The applicant is keeping the R-5 zone but staying with the intent of the updated plan. Because the application was submitted prior to the updated Unified Development Code in June of 2022, the design standards shall apply to this current preliminary plat. This includes the applicant submitted request for 5-foot side yard setbacks.**

**Staff is supportive of the design, layout and density of the development application, with the proposed conditions of approval. This proposed development is much superior to the 2007 application and subdivision that was approved by the City with the R-5 zoning and an approved density of 4.5 dwelling units per acre.**

**Because the original Development Agreement is no longer active for the property, Staff recommends that the applicant and Council enter into a new agreement for the purpose of ITD Proportionate Shares and other Council required conditions of approval for this development.**

**Staff is also recommending that the Council consider requiring the applicant to provide detached sidewalks to all internal streets in order to meet the current intent of the City regarding streetscapes.**

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed preliminary plat meets the requirements, standards and intent for development as they relate to the Unified Development Code and the Comprehensive Plan that was in place at the time of submittal of the application. 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 applications, either as presented or with added 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 in place at the time of submittal 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.*

*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.

<b>CONDITIONS OF APPROVAL</b>
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1. The approved Preliminary Plat for the Star River Ranch North Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. All public streets shall have a minimum street width of 36' and shall be constructed to CHD4/ACHD standards. **Detached sidewalks shall be required throughout the development.**
3. **Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4, unless a waiver is applied for and approved by the council. 5-foot side yard setbacks have been approved by Council.**
4. The applicant shall enter into a Development Agreement with the city, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System within the City of Star and/or City of Star Area of City Impact. **The Developer will pay the \$71,000.00 traffic mitigation fee determined by the Idaho Transportation Department as follows: the Developer will pay the city \$1,000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase.** The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the



City of Star dated April 22, 2020. These fees will be collected by the City of Star, by phase, prior to final plat signature.

5. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight plan and design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
6. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet. **A new landscape plan shall be submitted prior to signing the final plat, depicting the correct number of street trees in the common lots. For all trees to be located by the builder, the certificate of occupancy will be held until the required street trees are installed.**
7. The property with the approved Preliminary Plat shall be satisfactorily weed abated, preventing a public nuisance, per Star City Code.
8. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, or as often as necessary 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.
9. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
10. 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.
11. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
12. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
13. **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 indicating the location of the mailbox cluster(s).**
14. 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.
15. 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.
16. 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.
17. All common areas shall be owned and maintained by the Homeowners Association.
18. 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.**

19. A sign application is required for any subdivision signs.

20. Any additional Condition of Approval as required by Staff and City Council.

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File #PP-22-05 for Star River Ranch North Subdivision on \_\_\_\_\_, 2023.





# STAR RIVER RANCH NORTH SUBDIVISION

CONCEPTUAL, SUBJECT TO CHANGE

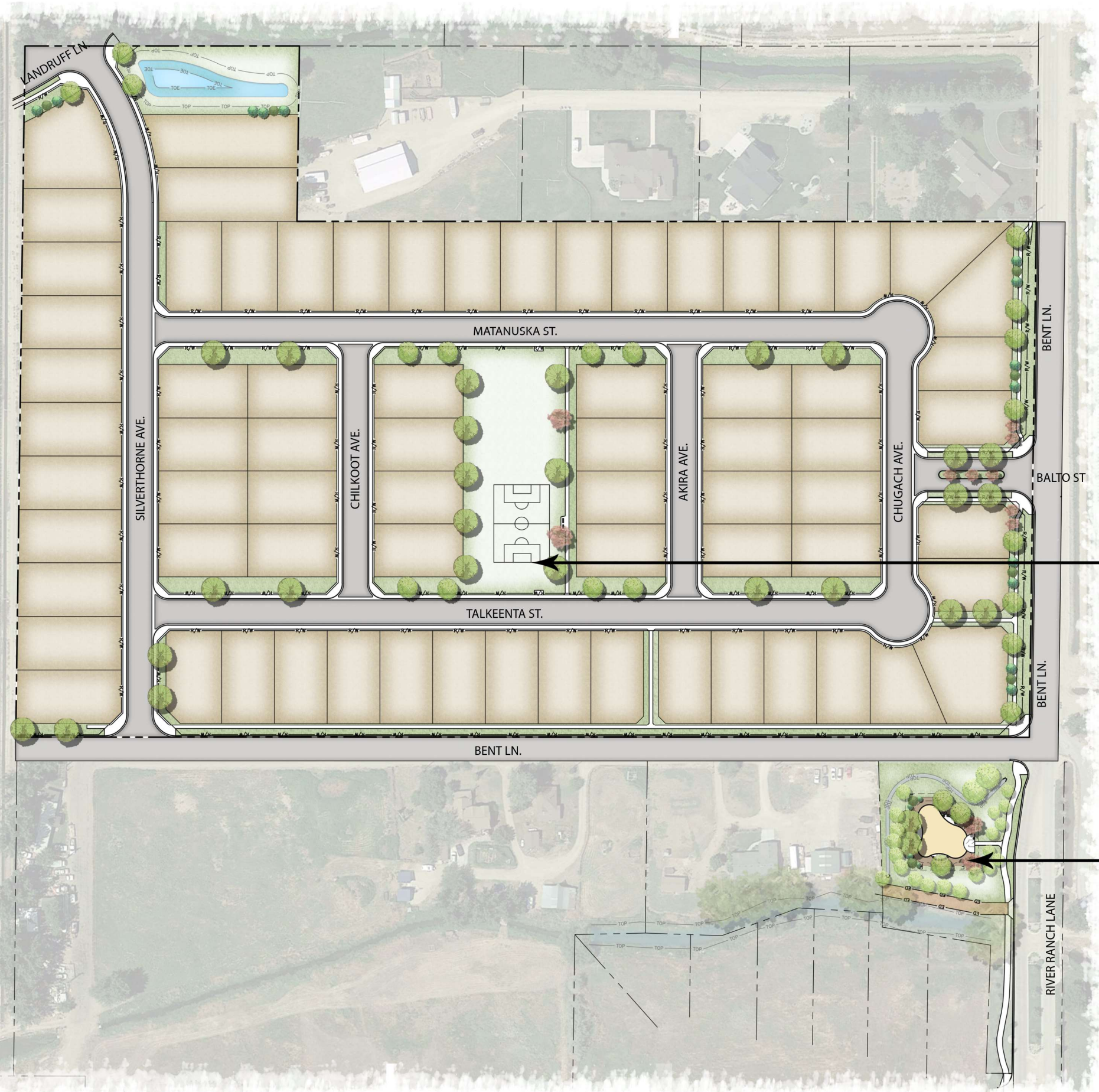
## SITE AMENITIES



**A** SOCCER FIELDS



**B** DOG PARK



**A**

**B**









April 5, 2022  
Project No.: 21-162

Mr. Shawn Nickel  
Planning Director and Zoning Administrator  
City of Star  
10769 West State Street  
Star, ID 83669

**RE: Star River Ranch North Subdivision – Star, ID  
Annexation, Preliminary Plat and Floodplain Development Application**

Dear Mr. Nickel:

On behalf of Bent Ln LLC., we are pleased to submit Star River Ranch North Subdivision, a single-family residential community south of Highway 44, west of Bent Lane and just north of Star River Ranch Subdivision Numbers 1 & 2. This will be the third phase of the Star River Ranch Subdivision, which has been developed in the city of Star over the past few years.

The approximately 23.77-acre site is currently zoned R-5 with a development agreement in Star. The property is adjacent to existing single-family residences in Canyon County and undeveloped land zoned C-2-DA in the City to the north; the Star River Meadows Subdivision in Canyon County and the Star River Ranch Subdivision, zoned R-2 in the City of Star to the south; undeveloped property in the County to the east; and undeveloped property zoned MU-DA to the north and west.

Applications for this project include rezoning the property from R-5 to R-3 with a development agreement; a Preliminary Plat; and flood hazard development.

We held one neighborhood meeting, participated in discussions with City staff and Canyon Highway District No 4, and have researched adjacent projects and recent approvals. The neighborhood meeting was held January 5, 2022 and included an in-person and virtual option. Five neighbors within previous phases of Star River Ranch and adjacent single-family residences were in attendance. In general, attendees were supportive of the project and had questions regarding irrigation, how and when frontage improvements along Bent Lane would occur, and whether redevelopment of an adjacent property was planned under this application.

## **Compliance with Comprehensive Plan**

According to the City's Comprehensive Plan, the future land use designation for this property is *Neighborhood Residential*, which targets a density of 3-5 dwelling units an acre. Star River Ranch North is at the low end of that density range at 3.02 du/acre. The community aligns with the intent of the Comprehensive Plan by adding to single-family housing options available to contribute to the variety of housing opportunities available in the city overall. The community has been designed to ensure consistency and compatibility with surrounding development and specifically previous phases of Star River Ranch.

Star River Ranch North will provide a housing type that has been established and appreciated in the area. The community will support one of the intentions of the Comprehensive Plan by maintaining Star's small-town family friendly feel, while supporting future commercial and residential development planned in the area.

## Annexation and Zoning Application

The property is already annexed into the city of Star and is zoned R-5 with a development agreement. We propose to rezone the property to the R-3 district to conform to the type of product contemplated with this project and to ensure compatibility with existing development. In conjunction with the rezone of the property we expect to enter into a new development agreement to steer the development of the site.

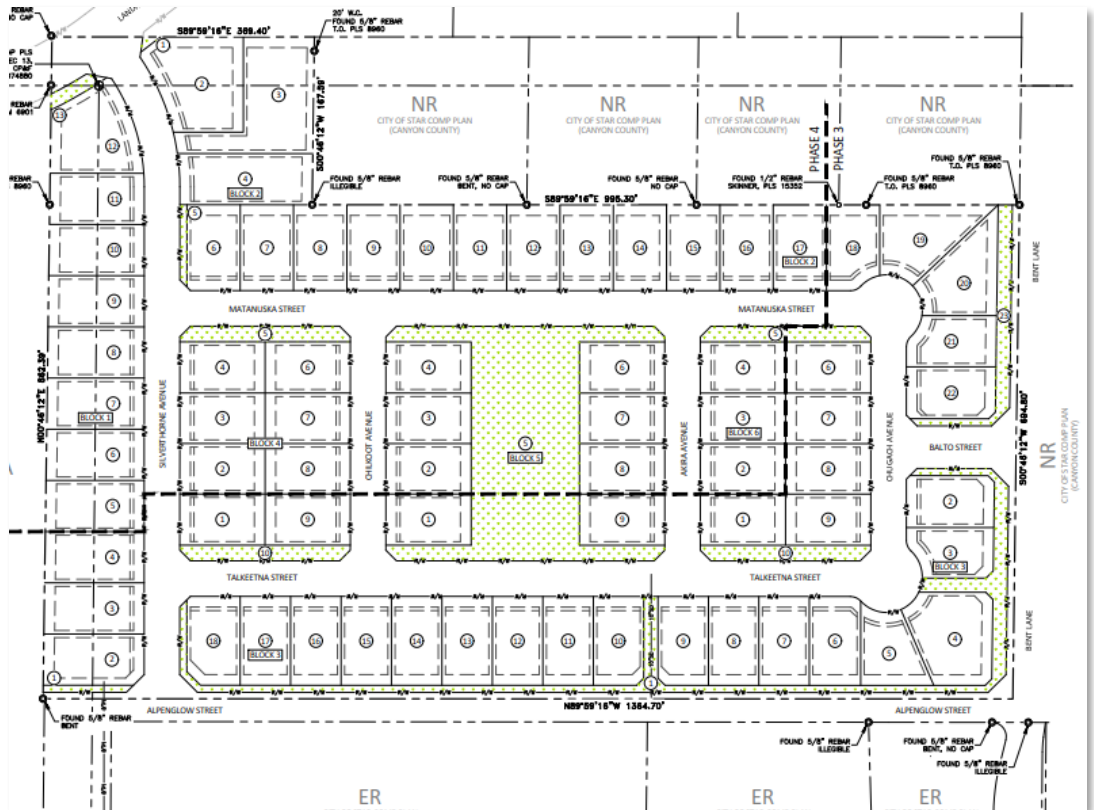
The R-3 district is consistent with adjacent development and will fit the proposed project well. Previous phases of Star River Ranch are zoned R-2 and approximately 50 acres of undeveloped property to the west is zoned mixed use with a development agreement, both in the City of Star. The Star River Meadows Subdivision is zoned R-1 in Canyon County and properties to the north are currently zoned residential and neighborhood commercial in the County. The R-3 district will provide a residential use that will be compatible with existing development while providing an appropriate transition to potential future development.



## Preliminary Plat Application

The Star River Ranch North preliminary plat encompasses approximately 23.77 acres and consists of 72 single-family detached residential and 11 common open space lots, totaling 83 lots. Residential lot sizes range from approximately 7,949 square feet to 19,093 square feet with an average lot size of approximately 9,444 square feet. The gross density of the subdivision is 3.02 du/acre, which is at the low end of the R-3 zoning district target density.

Residential lots have been designed to ensure compatibility with adjacent development and lots within the previous phases of Star River Ranch while providing a smaller footprint to transition from larger lots to the mixed use and commercial zones nearby. No variances or deviations from R-3 dimensional standards are requested or needed to accommodate the community planned.



The development is planned to occur in two phases. The first phase will be comprised of 34 buildable lots, with primary access proposed via Balto Street and secondary access via Silverthorne Avenue. The second phase will be comprised of 38 buildable lots and will include completion of Silverthorne Avenue to connect with Landruff Lane.

### Access and Connectivity

The primary entrance road for the subdivision will be Balto Street, a full access point connecting to Bent Lane via State Highway 44 (State Street). Balto Street leads into Chugach Avenue which forks north and south into Matanuska and Talkeetna Streets respectively. Alpenglow Street is proposed along the south boundary of the subdivision. The existing lane will be improved and is proposed to be renamed to avoid confusion with the north-south Bent Lane. Silverthorne Avenue, a north-south local road in the westerly part of the project extends to the south boundary, connecting with Alpenglow Street, and stubs to the north where a future collector roadway is planned.



The future collector, Landruff Lane has been designed to coordinate with an adjacent residential development (River Park Estates) and a recently approved rezone for Grace Assisted Living. Silverthorne Avenue will connect with Landruff Lane as depicted on the attached plat. Landruff Lane has been approved to cross through the northerly portion of the River Park Estates Subdivision (preliminary plat dated May 2021) and to the south of the Grace Assisted Living Facility (DA Inst No 2022-012506).

This development will connect existing neighborhoods and future development with the State Street transit corridor and will aid in increasing the safety and efficiency of pedestrian and vehicular traffic in the area. Local streets are proposed throughout the subdivision and will be improved to the City of Star and Canyon Highway District No 4's (CHD4) standards.

A traffic impact study (TIS) has been submitted to Canyon Highway District No 4 (CHD4) and is currently under their review.

### ***Amenities and Open Space***

Star River Ranch North includes 2.61 acres of open space or 10.98% within the currently proposed boundary. Usable qualified open space comprises 2.3 acres, or 88.12% of the 2.61 acres. Star River Ranch North proposes to incorporate a common lot from the first phase of Star River Ranch to develop a dog park and create a central point for all residents within past and future phases to enjoy. Including the common lot within Star River



Ranch No 1, the overall open space provided is 3.57 acres, or 15.02%. Qualified usable open space is approximately 3.05 acres, or 85.43% of the 3.57 acres provided.

Star River Ranch North proposes a variety of active and passive open space areas throughout the development. Proposed amenities include a large central open space area with two soccer fields shown, pathways along all roadways and through open space areas and improvements for a dog park in an existing common lot in Star River Ranch No 1. The existing common lot is going to be improved upon and utilized by this phase of Star River Ranch to facilitate a cohesive neighborhood with pedestrian connectivity and shared amenities. Pedestrian walkways are located throughout the development to allow for integration of uses, interconnectivity and

pedestrian access to all amenities and phases of Star River Ranch. The pathways also provide an active amenity for residents who can safely walk around the entire neighborhood. All common space will be owned and maintained by the homeowners' association.

### ***Walkability***

Star River Ranch North includes multiple pedestrian connections and pathways within the community to enhance walkability for residents. As illustrated, Star River Ranch offers the opportunity to connect several adjacent existing and future neighborhoods to the south and west with pedestrian walkways and will connect north to existing county residents. Pathways have been configured to connect with previous phases of the Star River Ranch Subdivision to ensure connectivity and to allow future residents access to amenities and open space provided with the first two phases. A meandering sidewalk mirroring that provided with previous phases of Star River Ranch is being provided adjacent to Bent Lane.

### ***Services***

In accord with City Code, Star River Ranch North will utilize City services upon annexation. Water is proposed to be connected at two locations in Bent Lane, will be extended throughout the subdivision and stubbed to the south, southwest and northwest corners of the property for future extension. Sanitary sewer will be extended from an existing line in Bent Lane, through the project and will be stubbed to the south for future extension. Pressurized irrigation will be provided for the subdivision and connected through the existing pump station located in Star River Ranch No 1. Exact locations will be determined during final design as we continue to coordinate with the Star Sewer and Water District.

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 close proximity. In addition, the community will have access to open space available in the previous phases of Star River Ranch. Adjacent zoning has been approved for a future Grace Assisted Living Facility and the future land use map supports a variety of commercial and residential uses that will complement the proposed development.

### ***Flood Hazard Development***

The property is located within the AE Zone floodplain according to the existing FEMA FIRM panel 160236. In accord with City Code requirements we are including 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.

### ***Irrigation Districts***

The Lawrence Kennedy Canal abuts but does not cross through the northerly portion of the property. The property is currently served by the Canyon County Water Company, Ltd. We will coordinate with them to ensure their standards are being met throughout the project's duration.

As requested by the application checklist, the following information reflects the contact information for the irrigation districts associated with or adjacent to this project to the best of our knowledge:

- Canyon County Water Company, LTD. : PO Box 11, Star, Idaho 83669-0011

## Conclusion

We are excited to bring Star River Ranch North to the City of Star. This 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.

Star River Ranch North 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 blue 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.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
--

### Applicant Information:

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

Applicant Name: Bent Ln LLC.  
Applicant Address: 6152 West Half Moon Lane Zip: 83616  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Owner Name: Bent Ln LLC.  
Owner Address: 6152 West Half Moon Lane Zip: 83616  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

### Property Information:

Subdivision Name: Star River Ranch North  
Site Location: South of State Hwy 44, west of Bent Lane  
Approved Zoning Designation of Site: R-5-DA  
Parcel Number(s): R3403500000

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-5-DA	Neighborhood Residential	Undeveloped
Proposed	R-3-DA	No change	Single-family Residential
North of site	Ag, C1 & RR in County	Estate Res. & Commercial	Residential & Undeveloped
South of site	Ag & R1 in County	Estate Residential	Residential & Undeveloped
East of site	Ag in County	Neighborhood Residential	Undeveloped
West of site	MU-DA	Neighborhood Residential	Undeveloped



**SITE DATA:**

Total Acreage of Site - +/- 23.8  
Breakdown of Acreage of Land in Contiguous Ownership - +/- 23.8  
Total Acreage of Site in Special Flood Hazard Area - +/- 23.8  
Dwelling Units per Gross Acre - 3.03 du/acre  
Minimum Lot Size - 7,949 square feet  
Minimum Lot Width - \_\_\_\_\_

Total Number of Lots - 83  
Residential - 72  
Commercial - 0  
Industrial - 0  
Common - 11

Total Number of Units - 72  
Single-family - 72  
Duplex - 0  
Multi-family - 0

Percent of Site and Total Acreage of Common Area - 15.02 % / 2.61 acres  
Percent of Common Space to be used for drainage - \_\_\_\_\_  
Describe Common Space Areas (amenities, landscaping, structures, etc.) - \_\_\_\_\_  
Central open space (shown with soccer fields), micro-pathways and sidewalks adjacent to roadways,  
dog park improvements in common lot from phase 1 of Star River Ranch  
Proposed Dedicated Lots & Acreage (school, parks, etc): n/a

Public Streets - \_\_\_\_\_ Private Streets - n/a  
Describe Pedestrian Walkways (location, width, material) - 5' attached sidewalks adjacent to  
roadways, 5' detached pathways in central open space and mid-block  
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 - +/-23.8 acres

- 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.: 16027C0259G  
FIRM effective date(s): mm/dd/year 06.07.2019  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone AE  
Base Flood Elevation(s): AE 2541.0 ft., etc.: \_\_\_\_\_
- 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 Water District  
 Irrigation Water- Canyon County Water Co LTD  
 Sanitary Sewer- Star Sewer District  
 Fire Protection - Star Fire District  
 Schools - West Ada School District  
 Roads - Canyon Highway District No 4

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

Areas of Critical Environmental Concern - No Floodplain - Yes- Zone AE  
 Evidence of Erosion - No Fish Habitat - No  
 Historical Assets - No Mature Trees - \_\_\_\_\_  
 Riparian Vegetation - No Steep Slopes - No  
 Stream/Creek - No Unstable Soils - No  
 Unique Animal Life - No Unique Plant Life - No

**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.	
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.)	
x	Completed and signed Preliminary Plat Application	
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.	
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 <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
approval from city	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	
2	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.	
tbd	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 <b>design</b> and <b>location</b> 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)</u> 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.	
understood	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.	
understood	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.**

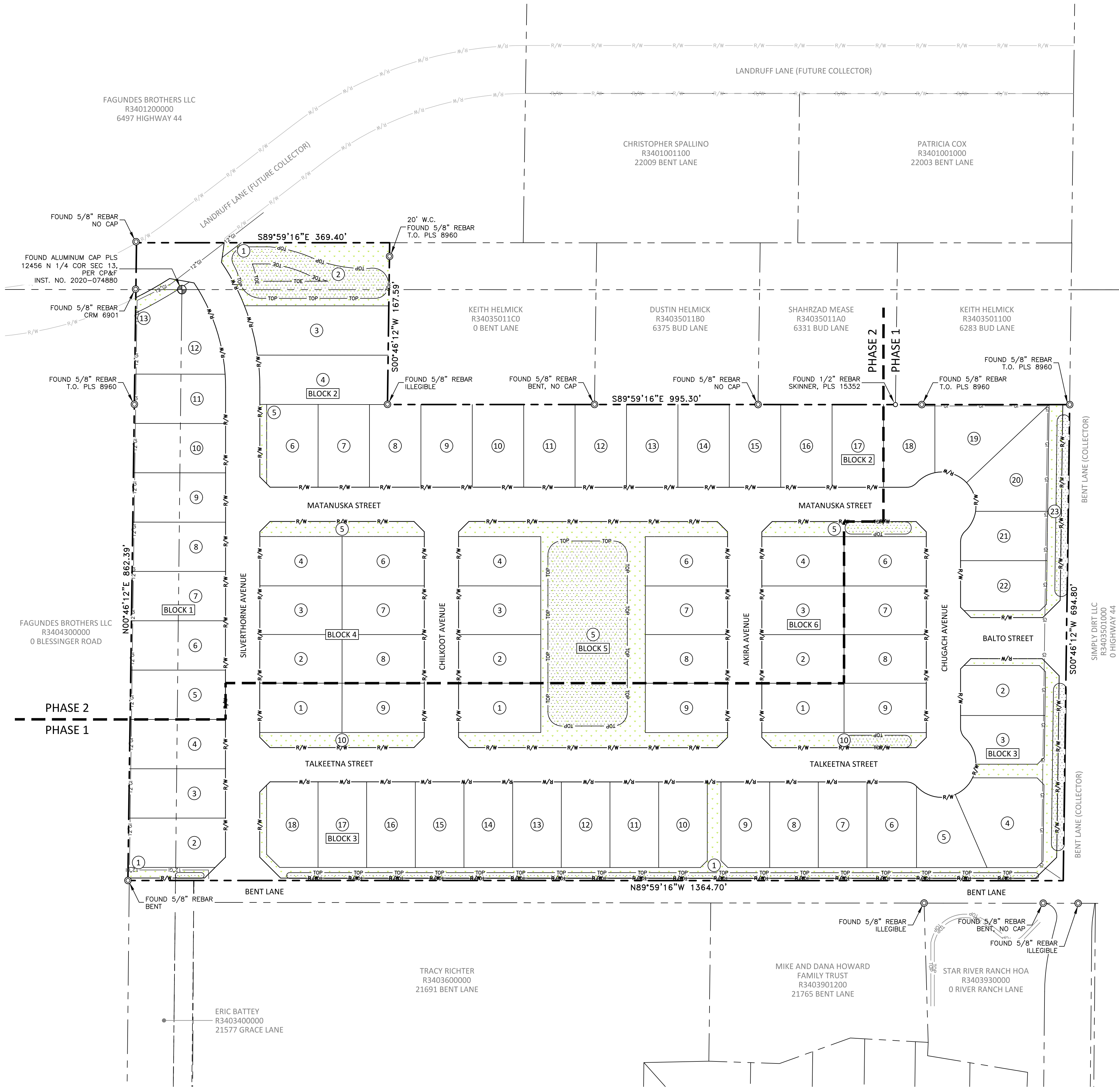
Stephanie Hopkins  
Applicant/Representative Signature

4.5.2022  
Date



# PRELIMINARY PLAT SHOWING STAR RIVER RANCH NORTH SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE  
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A  
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4  
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO  
FEBRUARY 2023



### PRELIMINARY PLAT NOTES

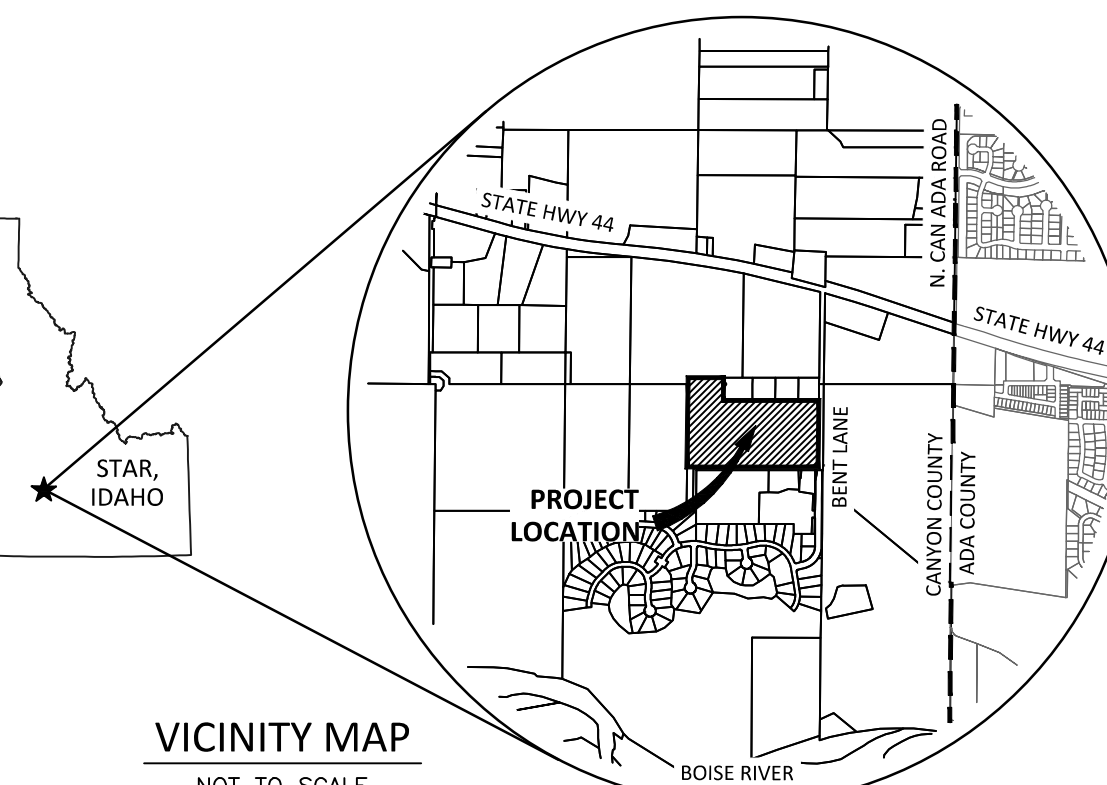
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- 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 COLLECTORS & ARTERIALS IS PROHIBITED UNLESS APPROVED BY CANYON HIGHWAY DISTRICT 4 AND THE CITY OF STAR.
- 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."
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, SIDEWALK AND LOT DRAINAGE OVER THE 10-FOOT ADJACENT TO ANY PUBLIC STREET. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS, WALKWAYS, LANDSCAPE, PARKING, FENCING OR OTHER SUCH NON-PERMANENT STRUCTURES.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 5-FOOT ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10-FOOT ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- LOTS 1 & 13, BLOCK 1, LOTS 1, 2, 5 & 23, BLOCK 2, LOT 1, BLOCK 3, LOTS 5 & 10, BLOCK 4, LOT 5, BLOCK 5, AND LOTS 5 & 10, BLOCK 6 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE STAR RIVER RANCH SUBDIVISION NO. 3 HOMEOWNER'S ASSOCIATION.
- IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE CANYON COUNTY WATER CO. LTD. 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 COMPANIES.
- THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.

### PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. 8-INCH MAINS WILL BE LOOPEO THROUGHOUT THE SUBDIVISION.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE STAR SEWER DISTRICT. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN BENT 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.
- ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, STAR SEWER AND WATER DISTRICT REQUIREMENTS.
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO PONDS IN THE COMMON AREAS SHOWN ON THE PLAN. THE PONDS SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF STAR'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- THE PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- FIBER AND DRY UTILITIES TO BE INSTALLED GENERALLY ADJACENT TO RIGHTS-OF-WAY.
- TEMPORARY FIRE TURN AROUND TO BE PROVIDED ON LOT 12, BLOCK 1 UNTIL LANDRUFF LANE IMPROVEMENTS ARE COMPLETED.
- EXISTING FENCE, DRY UTILITIES, POWER POLES, AND IRRIGATION FACILITIES ALONG WEST BENT LANE AND NORTH ALPENGLOW STREET TO BE REMOVED AND/OR RELOCATED DURING CONSTRUCTION. DOWNSTREAM IRRIGATION SHARES WILL BE MAINTAINED WITH THE PROPOSED IMPROVEMENTS.

### LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- COMMON AREA
- R.M.
- FOUND 5/8" REBAR, AS NOTED
- FOUND 1/2" REBAR, AS NOTED
- FOUND BRASS CAP, NORTHEAST CORNER SECTION 12



### PRELIMINARY PLAT DATA

SITE DATA	
PARCEL NUMBER(S):	R3403500000
CURRENT ZONING:	R-5-DA (RESIDENTIAL WITH A DA)
REQUESTED ZONING:	R-5 (RESIDENTIAL)
FLOOD ZONE:	ZONE AE (SPECIAL FLOOD HAZARD AREA)
PROJECT AREA:	±23.77 ACRES
DEVELOPABLE LOTS:	±15.13 ACRES
COMMON AREA(LANDSCAPE):	±3.30 ACRES
RIGHT-OF-WAY DEDICATION:	±5.34 ACRES
MAXIMUM LOT SIZE:	14,342 SF
MINIMUM LOT SIZE:	7,949 SF
AVERAGE LOT SIZE:	9,280 SF
NUMBER OF LOTS	
DEVELOPABLE LOTS:	71
COMMON AREA (LANDSCAPE):	12
TOTAL NUMBER OF LOTS:	83
TOTAL NUMBER OF DEVELOPABLE LOTS: 71	
COMMON AREA PROVIDED: 3.30 ACRES (±17.90%)	
SEE PPL5.0 FOR OPEN SPACE CALCULATIONS	
DENSITY REQUIREMENTS	
R-5 (SINGLE FAMILY RESIDENTIAL)	5 UNITS PER ACRE MAXIMUM
PROPOSED DENSITY:	
R-5 SINGLE FAMILY RESIDENTIAL:	±23.77 ACRES (GROSS) 2.99 U.P.A
BUILDING HEIGHT & LOT AREA REGULATIONS	
MAXIMUM HEIGHT:	R-5 35'
FRONT YARD SETBACK:	15' TO LIVING AREA/SIDE LOAD GARAGE 20' TO GARAGE FACE
REAR YARD SETBACK:	15'
INTERIOR SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	20'
UTILITIES	
CENTRAL WATER:	STAR SEWER AND WATER DISTRICT
CENTRAL SEWER:	STAR SEWER AND WATER DISTRICT
IRRIGATION:	CANYON COUNTY WATER CO. LTD.
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
FIRE PROTECTION:	CITY OF STAR FIRE DEPARTMENT
POLICE PROTECTION:	CITY OF STAR POLICE DEPARTMENT
PARKS AND OPEN SPACE:	STAR RIVER RANCH SUB. NO. 3 SUBDIVISION HOMEOWNER'S ASSOCIATION
SCHOOLS:	WEST ADA SCHOOL DISTRICT
SOLID WASTE COLLECTION:	REPUBLIC SERVICES

### PROJECT TEAM

PROPERTY OWNER	
NAME:	BENT LN, LLC.
ADDRESS:	6152 W. HALF MOON LANE
CITY/STATE/ZIP:	EAGLE, IDAHO 83616
ENGINEERING	
NAME:	KM ENGINEERING, LLP.
CONTACT:	KEVIN MCCARTHY, P.E.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	kevin@kmenllp.com

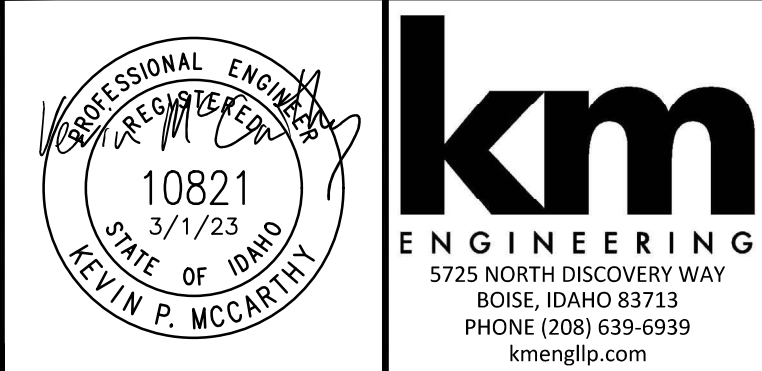
### INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SHEET PP1.0	PRELIMINARY PLAT - COVER SHEET
SHEET PP2.0	PRELIMINARY PLAT - EXISTING CONDITIONS
SHEET PP3.0	PRELIMINARY PLAT - LOT DIMENSIONS
SHEET PP4.0	PRELIMINARY PLAT - PRELIMINARY ENGINEERING
SHEET PP4.1	PRELIMINARY PLAT - PRELIMINARY ENGINEERING
SHEET PPL1.0-5.0	PRELIMINARY PLAT - LANDSCAPE, FENCE, OPEN SPACE

### SURVEY CONTROL NOTES

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

**STAR RIVER RANCH NORTH SUB  
STAR, IDAHO  
PRELIMINARY PLAT**



### REVISIONS

NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
1	ZONING REQUEST CHANGE	5/26/22
2	CHD4 COMMENT REVISIONS	11/17/22
3	CHD4, CITY COMMENT REVISIONS	3/1/23

DATE: FEBRUARY 2023  
PROJECT: 21-162  
SHEET NO. PP1.0

**PRELIMINARY PLAT - COVER SHEET**  
Scale: 1" = 80'

P:\31-REV\CAD\PLAT\PRELIMINARY\31-162\COVER.DWG, JEE DOBERCK, 3/17/2023, CANYON PRT355 (BNU) PCL, 24316, (PDF)



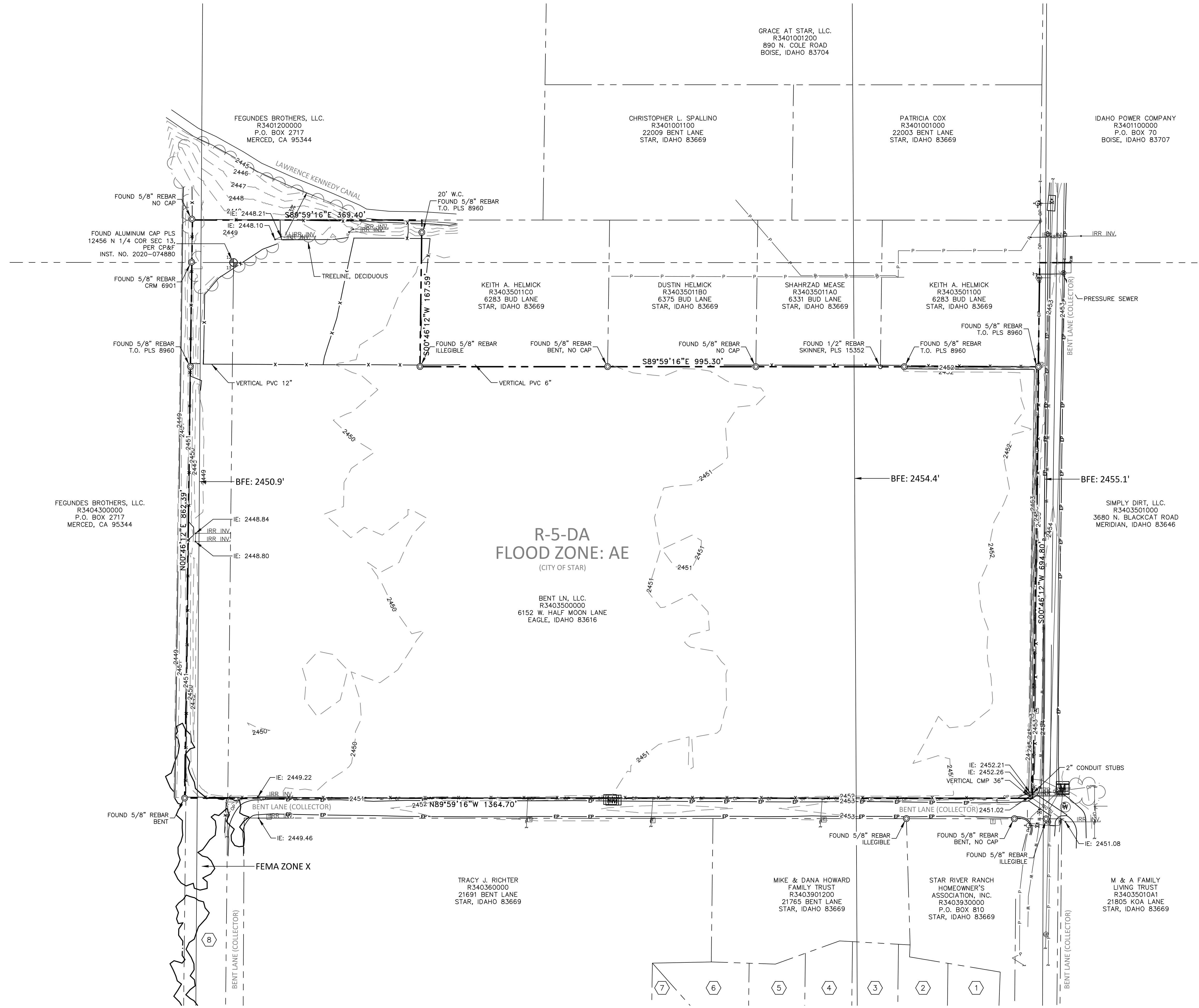
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PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4  
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO  
FEBRUARY 2023

#	PARCEL NO.	PRIMARY OWNER	MAILING ADDRESS	CITY/STATE/ZIP
1	R3403711300	WPG STAR MEADOWS, LLC.	27271 LAS RAMBLAS	MISSION VIEJO, CA 92691
2	R3403711200	WPG STAR MEADOWS, LLC.	27271 LAS RAMBLAS	MISSION VIEJO, CA 92691
3	R3403711100	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
4	R3403711000	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
5	R3403710900	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
6	R3403710800	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
7	R3403710700	HALLMARK ENTERPRISES INC.	1895 N. LAKES PLACE	MERIDIAN, ID 83646
8	R3403400000	ERIC C. BATTEY	2420 MUNGER ROAD	STAR, ID 83669

**LEGEND**

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	SECTION LINE
	WATER LINE (SIZE AS NOTED)
	SANITARY SEWER LINE
	GRAVITY IRRIGATION LINE
	OVERHEAD POWER LINE
	GAS LINE
	EDGE OF PAVEMENT
	EDGE OF DIRT
	REFERENCE MONUMENT
	FOUND 5/8" REBAR AS NOTED
	FOUND 1/2" REBAR AS NOTED
	FOUND BRASS CAP, NORTHEAST CORNER SECTION 12
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	POWER POLE



**PRELIMINARY PLAT - EXISTING CONDITIONS**

Scale: 1" = 80'

**STAR RIVER RANCH NORTH SUB  
STAR, IDAHO  
PRELIMINARY PLAT**



REVISIONS		
NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
1	ZONING REQUEST CHANGE	5/26/22
2	CHD4 COMMENT REVISIONS	11/17/22
3	CHD4, CITY COMMENT REVISIONS	3/1/23

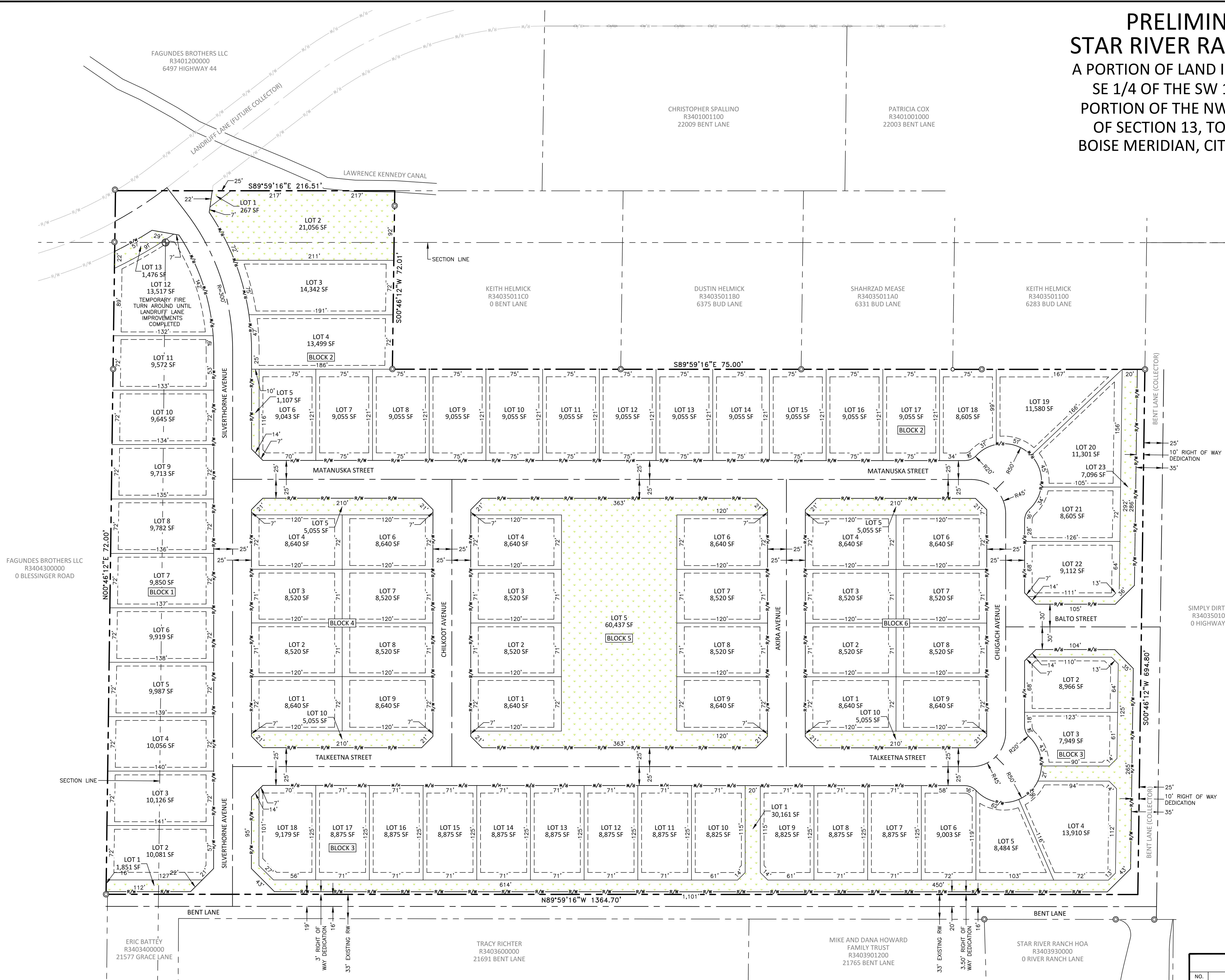
DATE: FEBRUARY 2023  
PROJECT: 21-162  
SHEET NO.  
**PP2.0**

P:\31-REV\CAD\PLAT\PRELIMINARY\31-162 EXISTING CONDITIONS.DWG: JEFF EDDERSON, 3/17/2023, CANYON IRRIGATORS (B)W\PL\31-162-1.DWG

# PRELIMINARY PLAT SHOWING STAR RIVER RANCH NORTH SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE  
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A  
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4  
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO  
FEBRUARY 2023

- LEGEND**
- BOUNDARY LINE
  - - - ADJACENT PROPERTY LINE
  - ROAD CENTERLINE
  - - - SECTION LINE
  - R/W R/W RIGHT-OF-WAY LINE
  - - - LOT LINE
  - - - EASEMENT LINE
  - COMMON AREA
  - R.M. REFERENCE MONUMENT
  - ⊙ FOUND 5/8" REBAR (SEE SHEET PP2.0)
  - FOUND 1/2" REBAR (SEE SHEET PP2.0)
  - ⊕ FOUND BRASS CAP, NORTHEAST CORNER SECTION 12 (SEE SHEET PP2.0)



**PRELIMINARY PLAT - LOT DIMENSIONS**

Scale: 1" = 60'

**REVISIONS**

NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
1	ZONING REQUEST CHANGE	5/26/22
2	CHD4 COMMENT REVISIONS	11/17/22
3	CHD4, CITY COMMENT REVISIONS	3/1/23

STAR RIVER RANCH NORTH SUB  
STAR, IDAHO  
PRELIMINARY PLAT



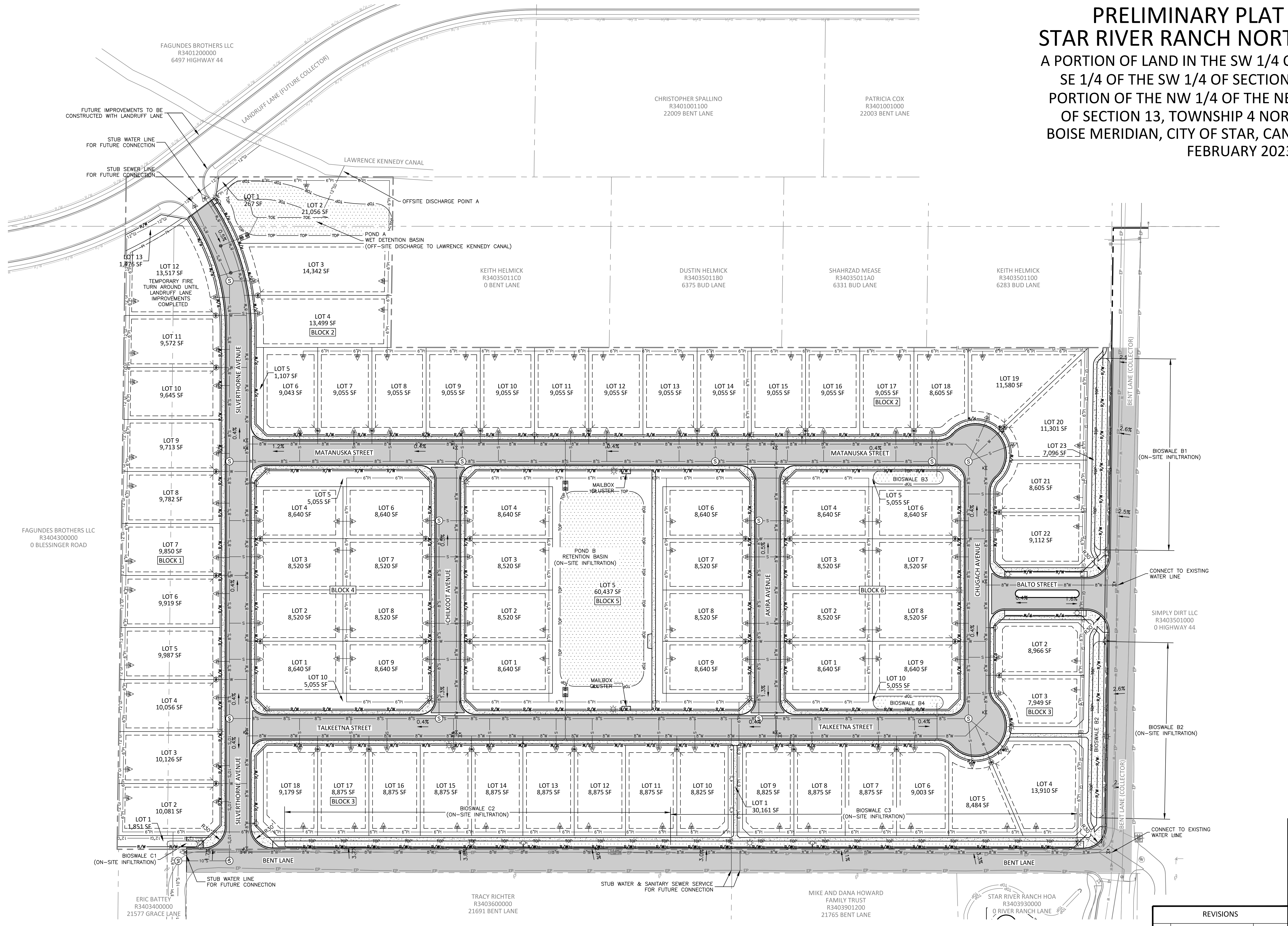
DATE: FEBRUARY 2023  
PROJECT: 21-162  
SHEET NO.  
PP3.0

P:\31-REV\CAD\PLAT\PRELIMINARY\31-162 LOT DIMENSIONS.DWG, REF E0082031, 3/1/2023, CANYON WPF55 (BW)PCL, 2408L (DPT)



# PRELIMINARY PLAT SHOWING STAR RIVER RANCH NORTH SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE  
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A  
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4  
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO  
FEBRUARY 2023



\* SEE SHEET PP4.1 FOR STREET SECTIONS & LEGEND

**STAR RIVER RANCH NORTH SUB**  
**STAR, IDAHO**  
**PRELIMINARY PLAT**

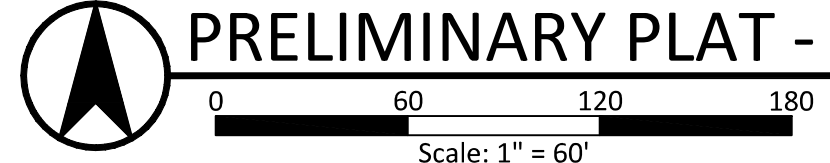


REVISIONS		
NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
1	ZONING REQUEST CHANGE	5/26/22
2	CHD4 COMMENT REVISIONS	11/17/22
3	CHD4, CITY COMMENT REVISIONS	3/1/23

DATE: FEBRUARY 2023  
PROJECT: 21-162  
SHEET NO.  
**PP4.0**

**PRELIMINARY PLAT - PRELIMINARY ENGINEERING**

MATCH LINE - SEE SHEET PP4.1



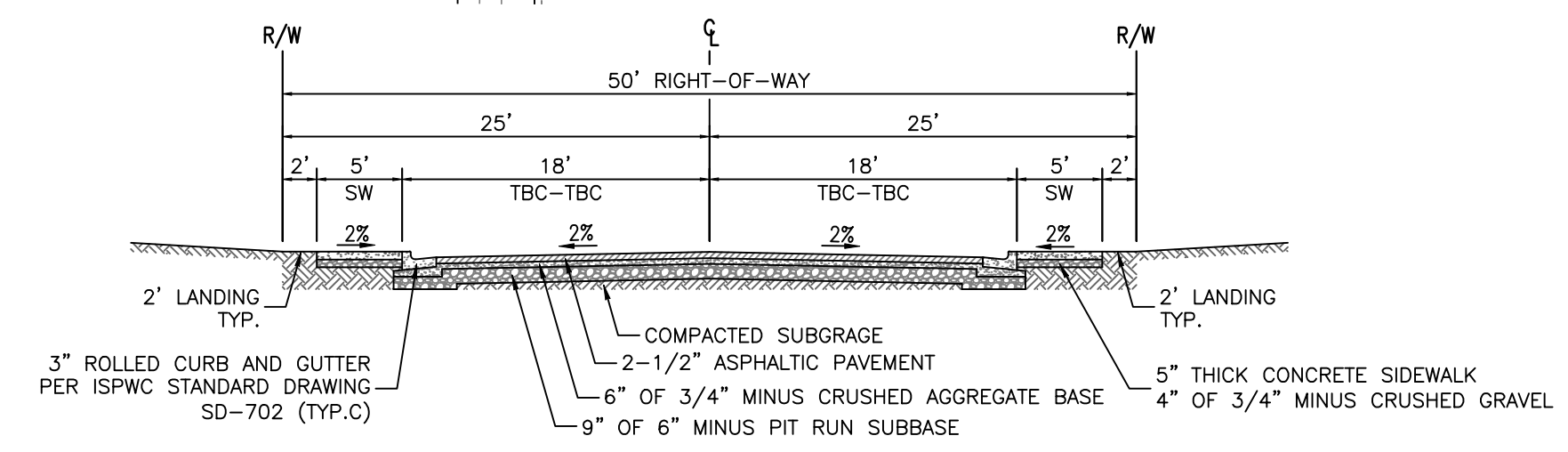
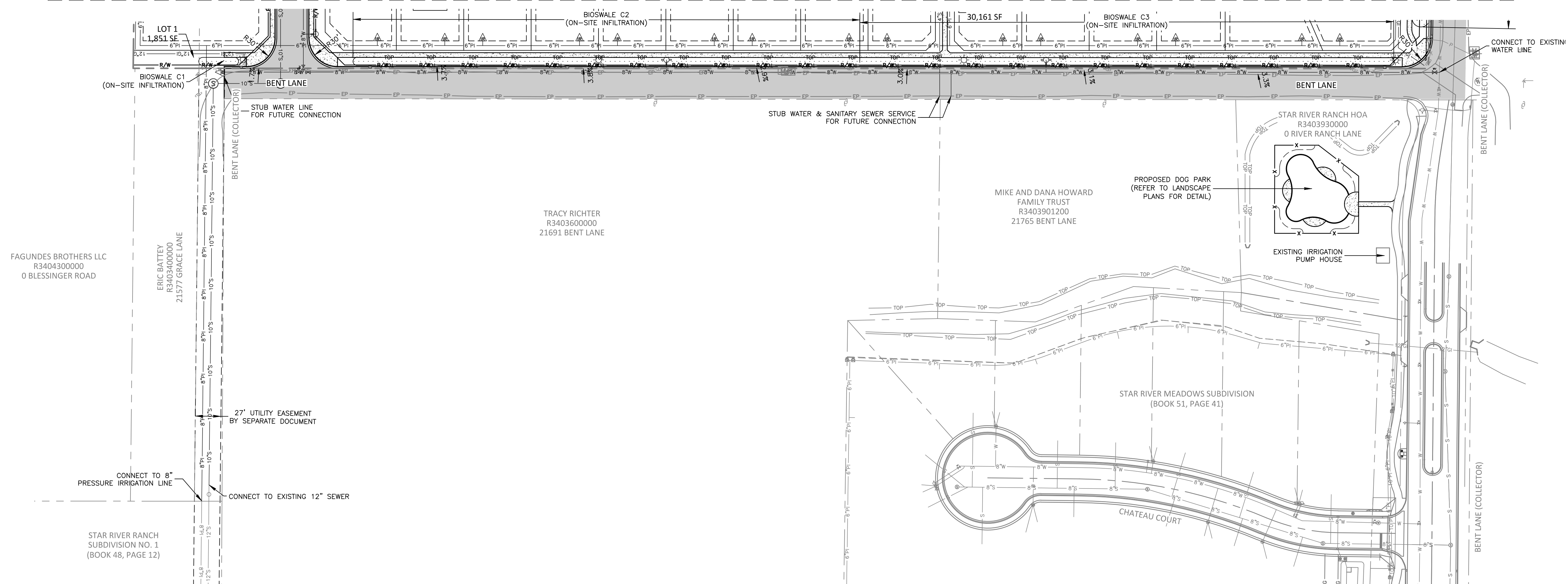
P:\31-REV\CAD\PLAT\PRELIMINARY\31-162 PRELIMINARY ENGINEERING.DWG - JEFF DOEDSCH, 3/1/2023, CANYON (PPT5) (R/W) (A3, ANK) (L) (P) (F)

# PRELIMINARY PLAT SHOWING STAR RIVER RANCH NORTH SUBDIVISION

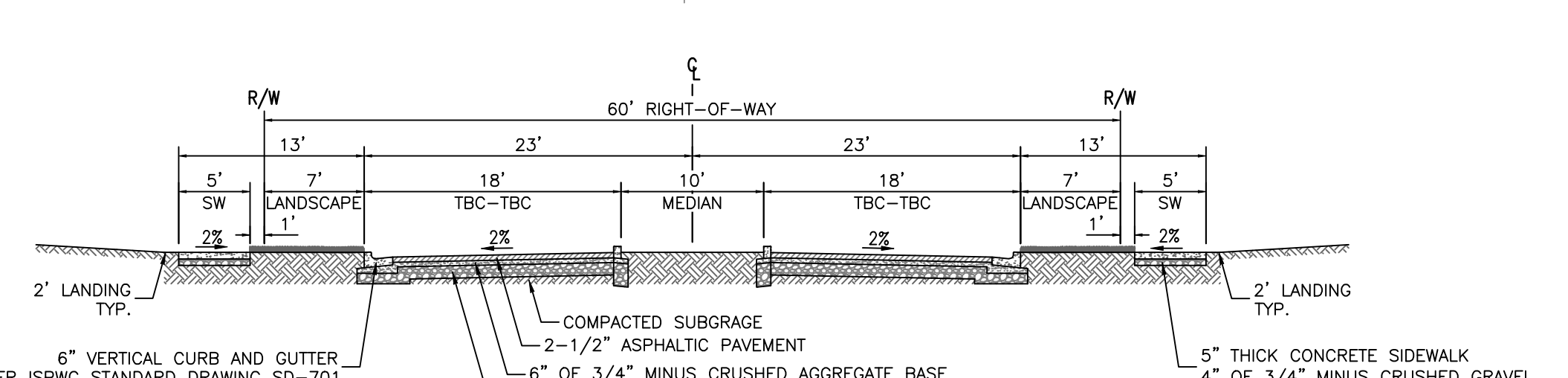
A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE  
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A  
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4  
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO

FEBRUARY 2023

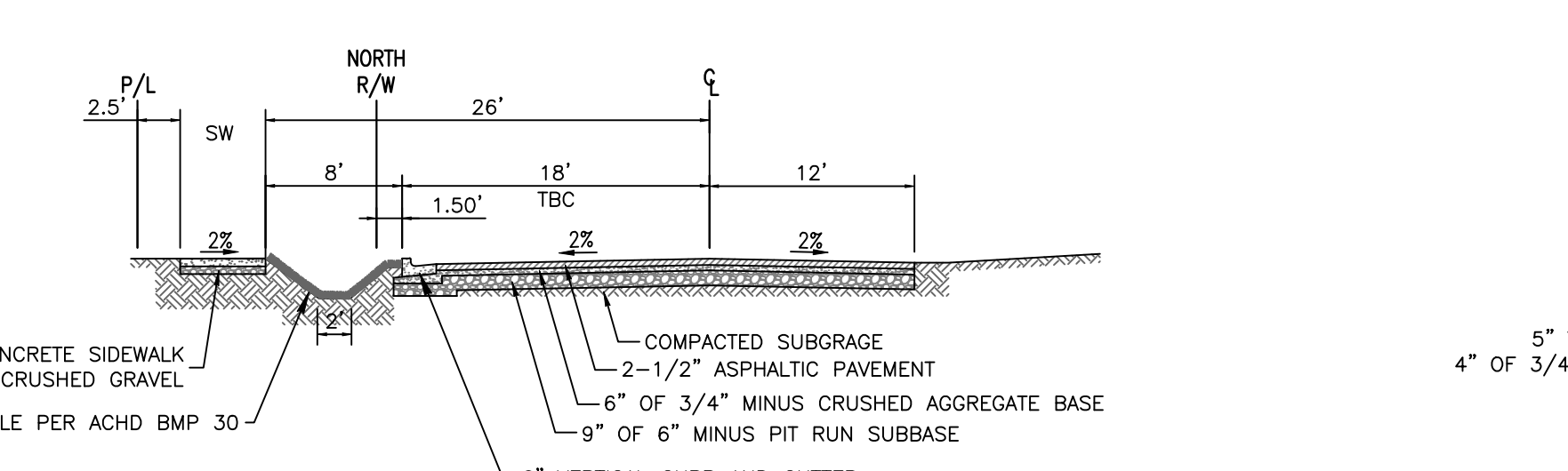
MATCH LINE - SEE SHEET PP4.0



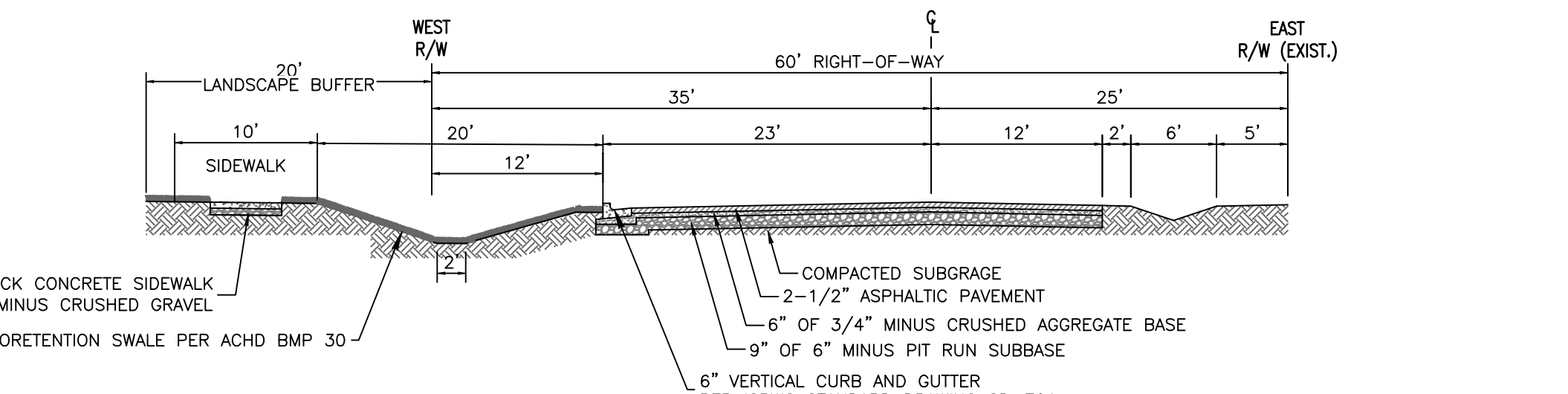
**TYPICAL LOCAL STREET  
CHUGACH AVENUE, AKIRA AVENUE, CHILKOOT AVENUE,  
SILVERTHORNE AVENUE, MATANUSKA STREET, TALKETNA STREET**  
NTS



**TYPICAL LOCAL STREET  
BALTO STREET**  
NTS



**TYPICAL LOCAL STREET  
ALPENGLOW STREET**  
NTS



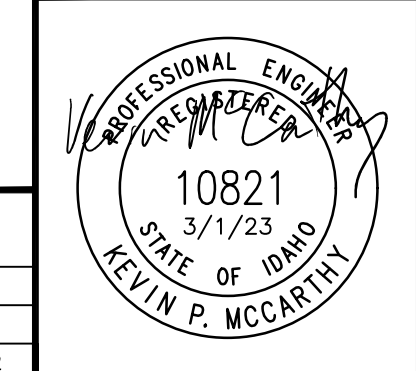
**TYPICAL LOCAL COLLECTOR  
BENT LANE**  
NTS

**LEGEND**

---	BOUNDARY LINE	⊙	SEWER MANHOLE
---	ADJACENT PROPERTY LINE	⊕	STORM DRAIN MANHOLE
---	ROAD CENTERLINE	⊗	STORM DRAIN INLET
---	SECTION LINE	⊗	WATER VALVE
---	RIGHT-OF-WAY LINE	⊗	WATER METER
---	LOT LINE	⊗	FIRE HYDRANT
---	EASEMENT LINE	⊗	IRRIGATION BOX
---	BUILDING SETBACK LINE	⊗	LIGHT POLE
---	SANITARY SEWER LINE	---	COMMON AREA
---	WATER LINE	---	ASPHALT ROADWAY
---	STORM DRAIN LINE	---	RETENTION/DETENTION BASIN PER PLAN
---	GRAVITY IRRIGATION LINE		
---	PRESSURE IRRIGATION LINE		
---	EDGE OF GRAVEL		
---	EDGE OF DIRT		
---	EDGE OF PAVEMENT		
---	OVERHEAD POWER		
---	GAS LINE		
---	SINGLE WATER SERVICE		
---	DOUBLE WATER SERVICE		

**PRELIMINARY PLAT - PRELIMINARY ENGINEERING**  
Scale: 1" = 60'

**STAR RIVER RANCH NORTH SUB  
STAR, IDAHO  
PRELIMINARY PLAT**



**REVISIONS**

NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
1	ZONING REQUEST CHANGE	5/26/22
2	CHD4 COMMENT REVISIONS	11/17/22
3	CHD4, CITY COMMENT REVISIONS	3/1/23

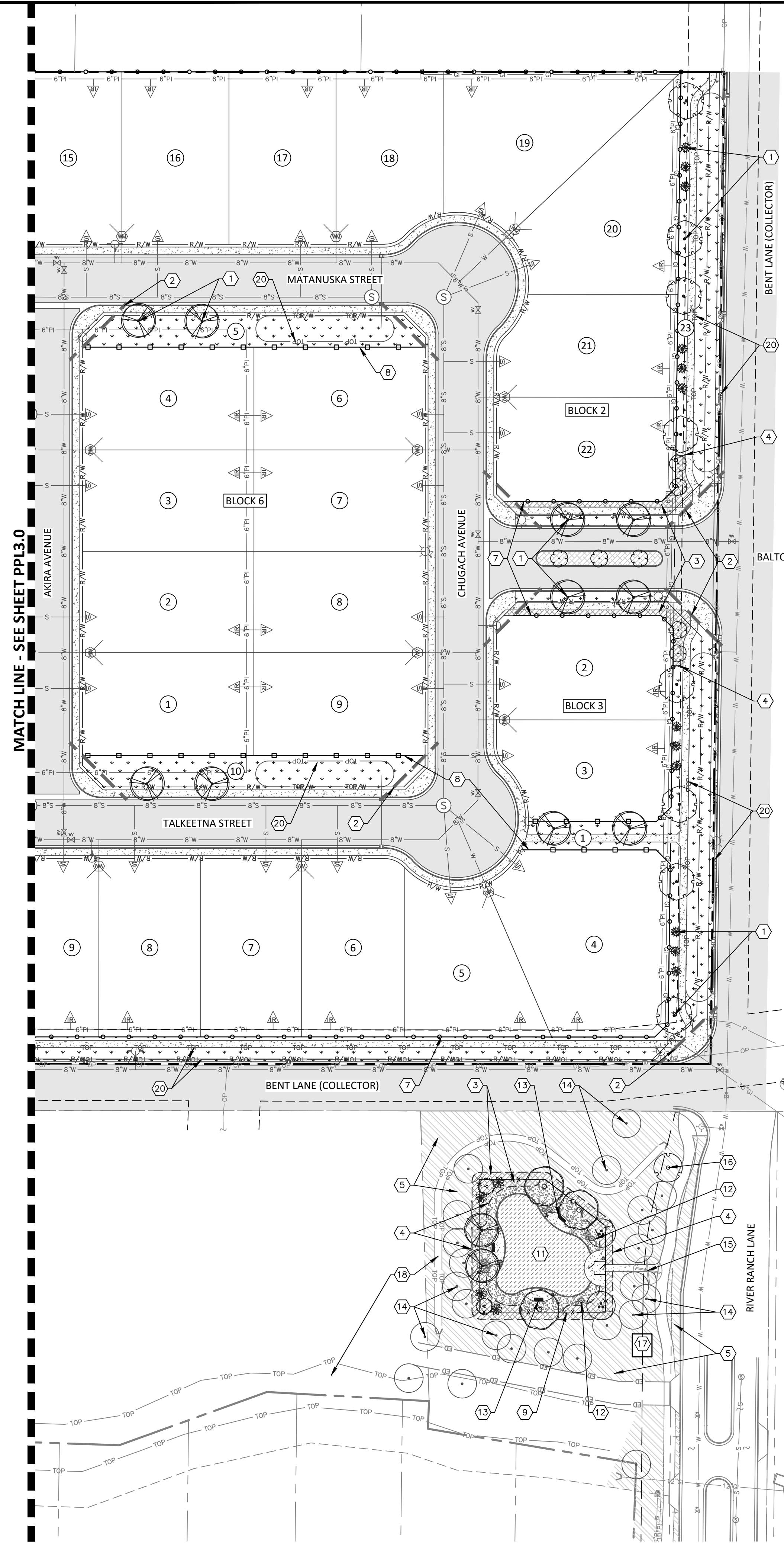
DATE: FEBRUARY 2023  
PROJECT: 21-162  
SHEET NO.  
**PP4.1**

P:\31-REV\CAD\PLAT\PRELIMINARY\31-162 PRELIMINARY ENGINEERING.DWG, EFF DOEDSCH, 3/1/2023, CANYON (P755) (RWP) (K3), ANKOR (LP) (P)





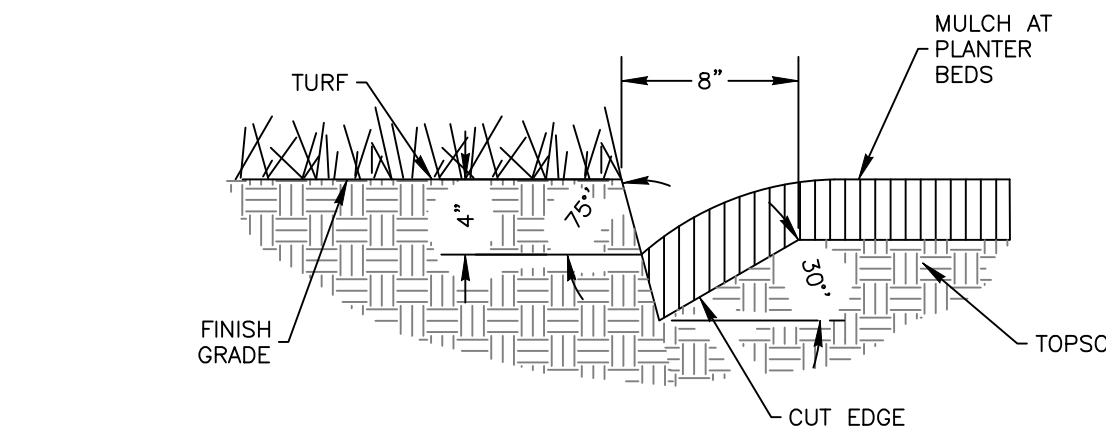
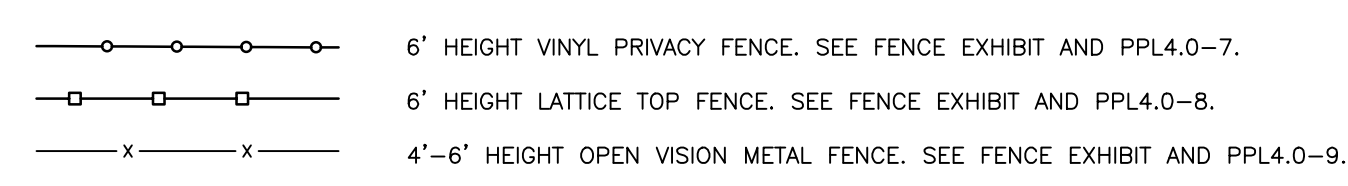




**PLANT SCHEDULE**

EXISTING TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	EXISTING TREES TO BE RELOCATED PRESERVE AND PROTECT UNTIL RELOCATED SEE KEY NOTE 15	EXISTING	VARIES		1
	EXISTING TREES TO REMAIN PRESERVE AND PROTECT SEE KEY NOTE 14	EXISTING	VARIES		24
	RELOCATED EXISTING TREES PRESERVE AND PROTECT AFTER RELOCATION SEE KEY NOTE 16	EXISTING	VARIES		1
DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II	20
	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30'X25'	CLASS I	2
	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II	22
	MALLUS 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I	2
	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II	7
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II	8
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR	6'-8" B&B	15'X8'	EVERGREEN	13
	PICEA GLAUCA PENDULA WEEPING WHITE SPRUCE	6'-8" B&B	25'X8'	EVERGREEN	4
	PICEA PUNGENS 'HOOPSI' HOOPSI BLUE SPRUCE	6'-8" B&B	35'X15'	EVERGREEN	6
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8" B&B	25'X15'	EVERGREEN	2
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	CLASS	QTY	
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		142,952 SF	
OTHER	BOTANICAL / COMMON NAME	CONT	CLASS	QTY	
	EXISTING LANDSCAPE TO REMAIN SEE KEY NOTES	NONE		131,001	
SHRUBS AND PERENNIALS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	SHRUBS				27,075
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB	2 GAL.	3'X3'		
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	2 GAL.	1'X6'		
	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8" B&B	12'X3'		
	PHYSCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK	2 GAL.	5'X5'		
	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCHTHORN	2 GAL.	6'X3'		
	ROSA X 'NOARE' FLOWER CARPET RED GROUNDCOVER ROSE	2 GAL.	3'X3'		
	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	2 GAL.	3'X3'		
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	ECHINACEA PURPUREA PURPLE CONEFLOWER	1 GAL.	5'X2'		
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	1'X2'		
	NEPETA X FASSENII 'JUNIOR WALKER' JUNIOR WALKER CATMINT	1 GAL.	1.5' X 4'		
	RUDBECKIA FULGIDA 'GOLDSTRUM' CONEFLOWER	1 GAL.	2'X2'		
	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	2'X2'		
	ZALUSCHNERIA GARRETTII 'ORANGE CARPET' HUMMINGBIRD TRUMPET	1 GAL.	.5'X2'		
GRASSES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	4'X2'		
	HELICTOTRICHON SEMPERVIRENS 'BLUE OATS' BLUE OAT GRASS	1 GAL.	3'X3'		
	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL.	5'X4'		
	PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS	1 GAL.	4'X2'		

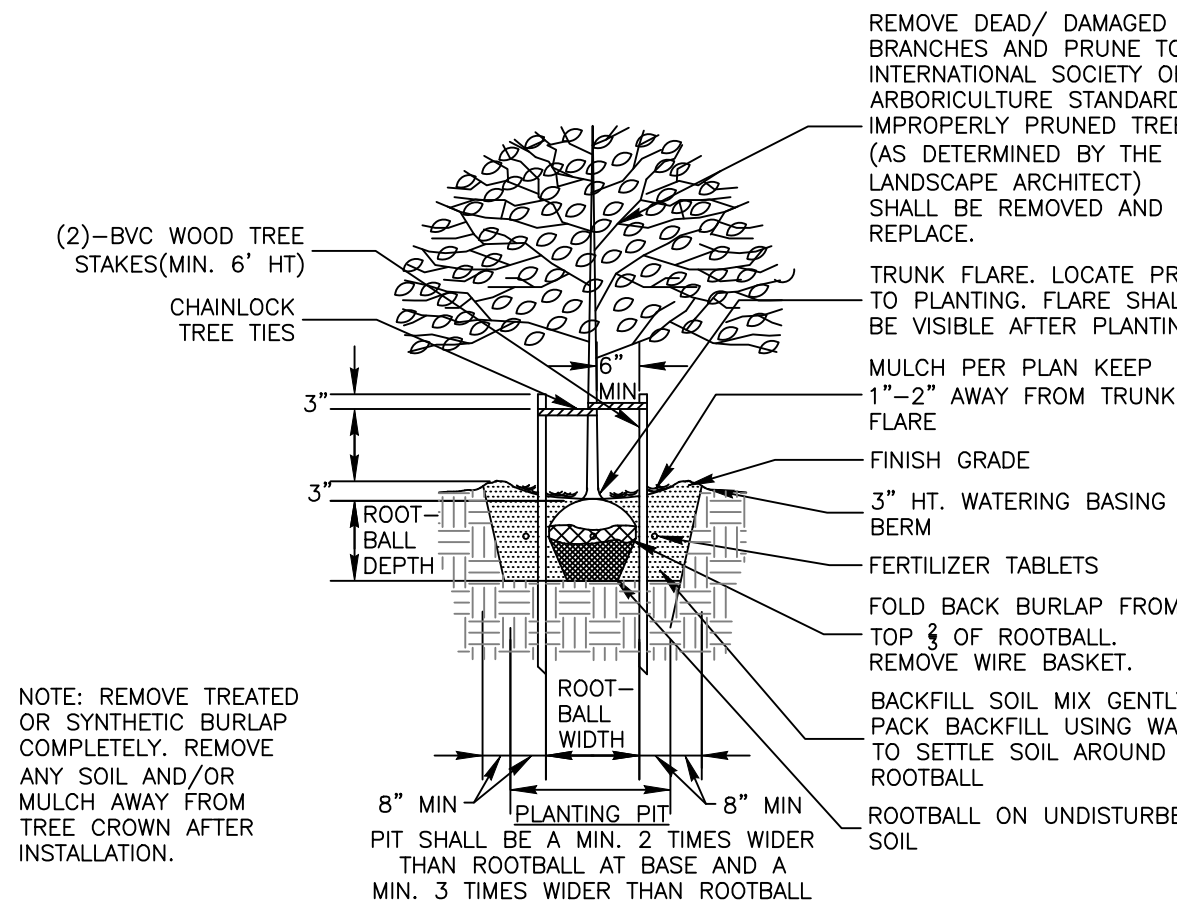
**FENCE EXHIBIT**



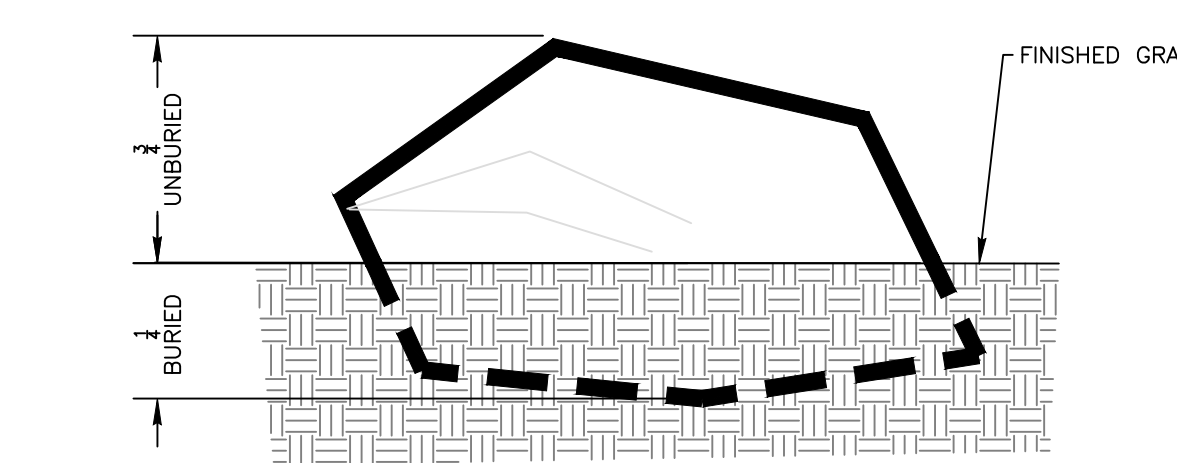
**1 SHOVEL CUT EDGE**  
NTS

**KEY NOTES (TYPICAL) #**

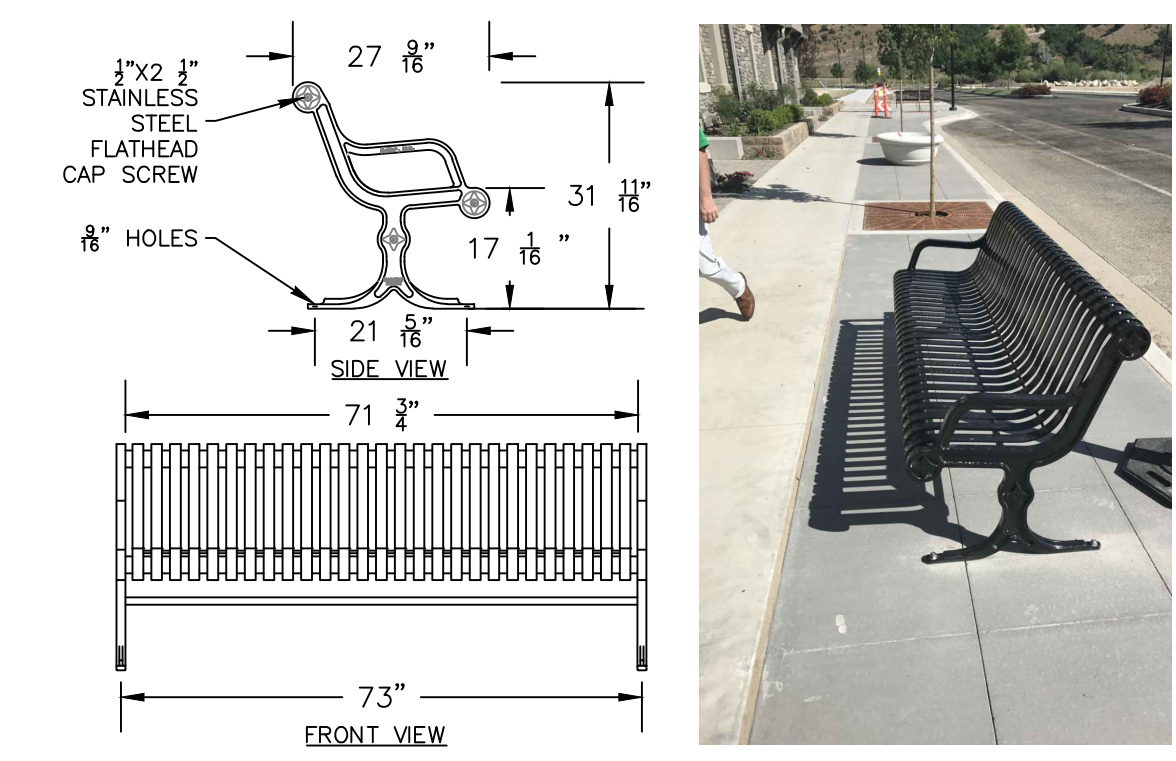
- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK 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.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL2.0-1.
- 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.
- BACKLESS BENCH. SEE PPL2.0-5.
- 6' HEIGHT VINYL PRIVACY FENCE. COORDINATE WITH OWNER FOR APPROVAL. SEE PPL4.0-7.
- 6' HEIGHT LATTICE TOP FENCE. COORDINATE WITH OWNER FOR APPROVAL. SEE PPL4.0-8.
- 4'-6" HEIGHT OPEN VISION METAL FENCE. COORDINATE WITH OWNER FOR APPROVAL. SEE PPL4.0-9.
- SCHEMATIC SOCCER FIELDS AMENITY. (2) U6-U8 FIELDS CURRENTLY SHOWN. LAYOUT IS SUBJECT TO CHANGE.
- SCHEMATIC DOG PARK. SEE PPL2.0-6 FOR REFERENCE PHOTOS. DESIGN TO BE FINALIZED AND APPROVED AS PART OF THE PERMIT SET.
- LANDSCAPE ACCENT BOULDERS. SIZE VARIES. EQUALLY DISTRIBUTE SIZES. (4'X5') (3'X4') (2'X3'). BOULDERS SHALL BE OBTAINED FROM OWNER DESIGNATED SOURCE. SEE PPL2.0-3.
- BENCH SEATING. SEE PPL2.0-4.
- EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES AND PLANT SCHEDULE.
- EXISTING TREE TO BE RELOCATED. PRESERVE AND PROTECT UNTIL RELOCATED. SEE PLANT SCHEDULE AND KEY NOTE #16.
- RELOCATED EXISTING TREE. PRESERVE AND PROTECT AFTER RELOCATION. SEE PLANT SCHEDULE AND KEY NOTE #15.
- EXISTING BUILDING TO REMAIN. PRESERVE AND PROTECT.
- EXISTING IRRIGATION DITCH TO REMAIN. PRESERVE AND PROTECT.
- MAIL KIOSK. DESIGN TO BE FINALIZED AND APPROVED AS PART OF THE PERMIT SET.
- BIORETENTION SWALE. SEE CIVIL PLANS.
- DRAINAGE POND. SEE CIVIL PLANS.



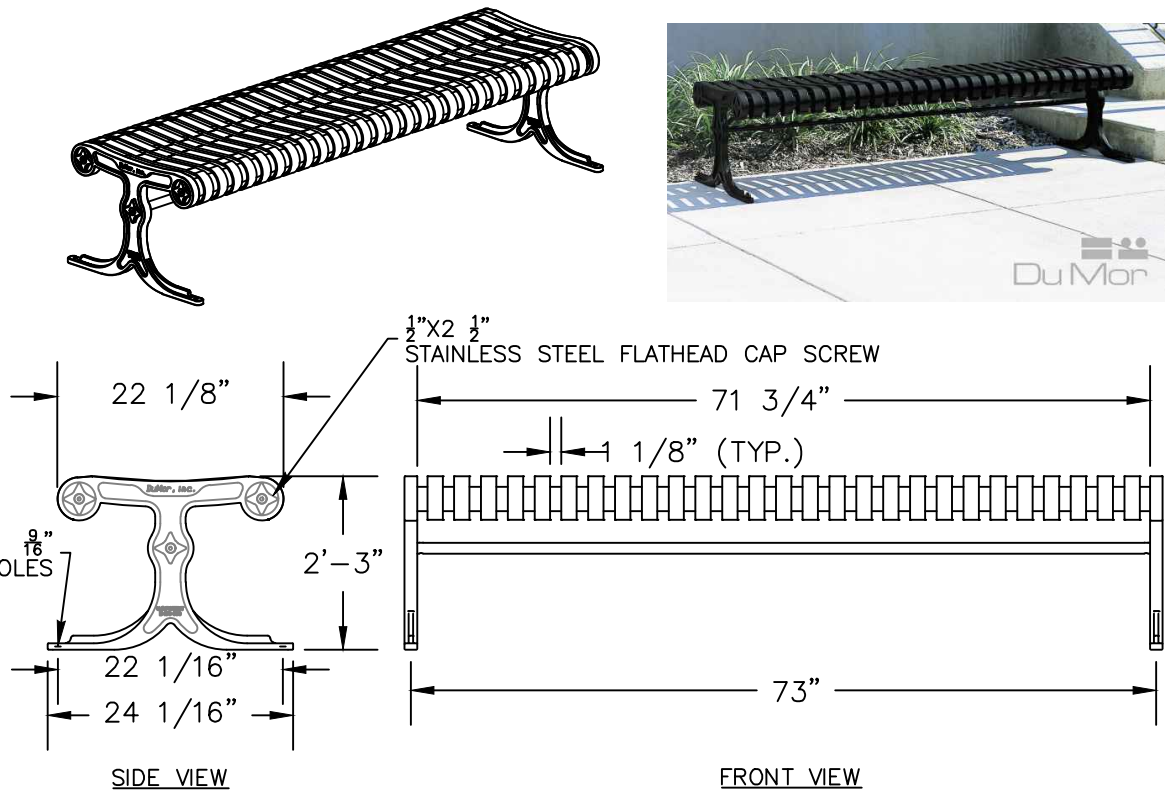
**2 DECIDUOUS TREE PLANTING AND STAKING DETAIL**  
NTS



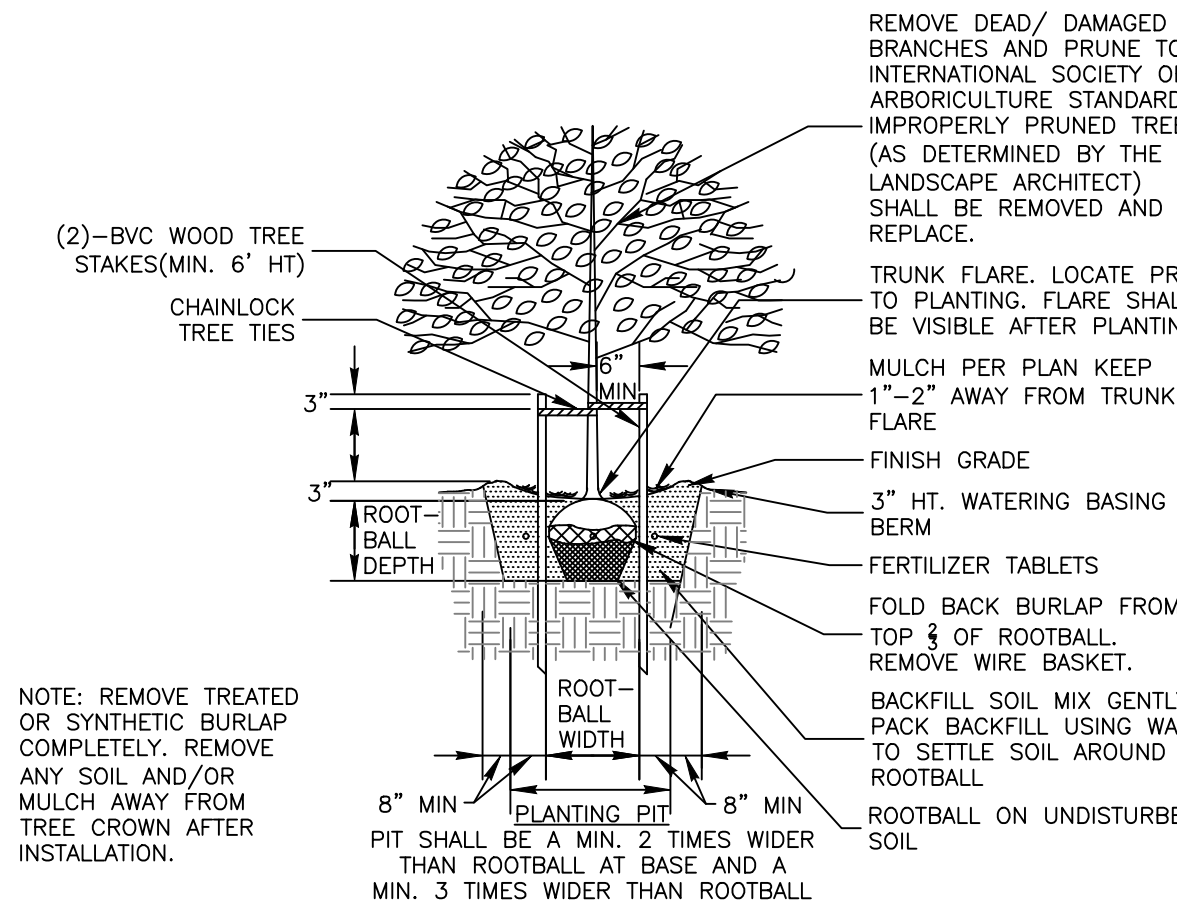
**3 BOULDER INSTALLATION DETAIL**  
NTS



**4 BENCH DETAIL**  
NTS



**5 BACKLESS BENCH DETAIL**  
NTS



**6 DOG PARK**  
NTS



**REFERENCE PHOTO**

**STAR RIVER RANCH NORTH SUB**  
**STAR, IDAHO**  
**PRELIMINARY PLAT LANDSCAPE PLAN**

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

DATE: FEBRUARY 2023  
PROJECT: 21-162  
SHEET NO. PPL2.0

P:\21-162\LANDSCAPE\LANDSCAPE\21-162 PP LANDSCAPE PLAN DWG. KATEE CARDMAN, 3/7/2023, C:\NORTH\PP25\BWP\PCS\_24X36.LDP

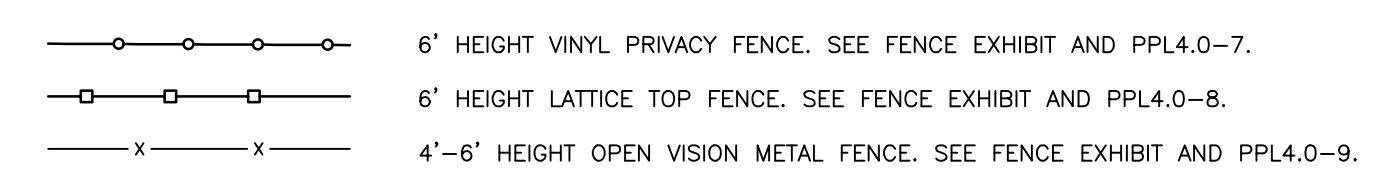




**PLANT SCHEDULE**

EXISTING TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	EXISTING TREES TO BE RELOCATED PRESERVE AND PROTECT UNTIL RELOCATED SEE KEY NOTE 15	EXISTING	VARIES		1
	EXISTING TREES TO REMAIN PRESERVE AND PROTECT SEE KEY NOTE 14	EXISTING	VARIES		24
	RELOCATED EXISTING TREES PRESERVE AND PROTECT AFTER RELOCATION SEE KEY NOTE 16	EXISTING	VARIES		1
DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II	28
	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	38'X25'	CLASS I	2
	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II	22
	MALUS 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I	2
	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II	7
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II	8
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR	6"-8" B&B	15'X8'	EVERGREEN	13
	PICEA GLAUCA PENDULA WEEPING WHITE SPRUCE	6"-8" B&B	25'X8'	EVERGREEN	4
	PICEA PUNGENS 'HOOPSI' HOOPSI BLUE SPRUCE	6"-8" B&B	35'X15'	EVERGREEN	6
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6"-8" B&B	25'X15'	EVERGREEN	2
GROUND COVERS	BOTANICAL / COMMON NAME	QONT			
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD			142,952 SF
OTHER	BOTANICAL / COMMON NAME	QONT			
	EXISTING LANDSCAPE TO REMAIN SEE KEY NOTES	NONE			131,001
	SHRUBS AND PERENNIALS	NONE			27,075
SHRUBS		SIZE	MATURE HXW		
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB	2 GAL.	3'X3'		
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	2 GAL.	1'X6'		
	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6"-8" B&B	12'X3'		
	PHYSCOCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK	2 GAL.	5'X5'		
	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCHTHORN	2 GAL.	6'X3'		
	ROSA X 'NOIRE' FLOWER CARPET RED GROUNDCOVER ROSE	2 GAL.	3'X3'		
	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	2 GAL.	3'X3'		
ANNUALS/PERENNIALS		SIZE	MATURE HXW		
	ECHINACEA PURPUREA PURPLE CONEFLOWER	1 GAL.	5'X2'		
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	1'X2'		
	NEPETA X FAASSENII 'JUNIOR WALKER' JUNIOR WALKER CATMINT	1 GAL.	1.5' X 4'		
	RUDEBECKIA FULGIDA 'GOLDSTRUM' CONEFLOWER	1 GAL.	2'X2'		
	SALVIA MEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	2'X2'		
	ZAUSCHNERIA GARRETTII 'ORANGE CARPET' HUMMINGBIRD TRUMPET	1 GAL.	.5'X2'		
GRASSES		SIZE	MATURE HXW		
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	4'X2'		
	HELICTOTRICHON SEMPERVIRENS 'BLUE OATS' BLUE OAT GRASS	1 GAL.	3'X3'		
	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL.	5'X4'		
	PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS	1 GAL.	4'X2'		

**FENCE EXHIBIT**



**KEY NOTES (TYPICAL) (#)**

- 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 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.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE PPL2.0-1.
- 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.
- BACKLESS BENCH. SEE PPL2.0-5.
- 6' HEIGHT VINYL PRIVACY FENCE. COORDINATE WITH OWNER FOR APPROVAL. SEE PPL4.0-7.
- 6' HEIGHT LATTICE TOP FENCE. COORDINATE WITH OWNER FOR APPROVAL. SEE PPL4.0-8.
- 4'-6' HEIGHT OPEN VISION METAL FENCE. COORDINATE WITH OWNER FOR APPROVAL. SEE PPL4.0-9.
- SCHEMATIC SOCCER FIELDS AMENITY. (2) U6-U8 FIELDS CURRENTLY SHOWN. LAYOUT IS SUBJECT TO CHANGE.
- SCHEMATIC DOG PARK. SEE PPL2.0-6 FOR REFERENCE PHOTOS. DESIGN TO BE FINALIZED AND APPROVED AS PART OF THE PERMIT SET.
- LANDSCAPE ACCENT BOULDERS. SIZE VARIES. EQUALLY DISTRIBUTE SIZES. (4'X5') (3'X4') (2'X3'). BOULDERS SHALL BE OBTAINED FROM OWNER DESIGNATED SOURCE. SEE PPL2.0-3.
- BENCH SEATING. SEE PPL2.0-4.
- EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES AND PLANT SCHEDULE.
- EXISTING TREE TO BE RELOCATED. PRESERVE AND PROTECT UNTIL RELOCATED. SEE PLANT SCHEDULE AND KEY NOTE #16.
- RELOCATED EXISTING TREE. PRESERVE AND PROTECT AFTER RELOCATION. SEE PLANT SCHEDULE AND KEY NOTE #15.
- EXISTING BUILDING TO REMAIN. PRESERVE AND PROTECT.
- EXISTING IRRIGATION DITCH TO REMAIN. PRESERVE AND PROTECT.
- MAIL KIOSK. DESIGN TO FINALIZED AND APPROVED AS PART OF THE PERMIT SET.
- BIORETENTION SWALE. SEE CIVIL PLANS.
- DRAINAGE POND. SEE CIVIL PLANS.

**STAR RIVER RANCH NORTH SUB**  
**STAR, IDAHO**  
 PRELIMINARY PLAT LANDSCAPE PLAN

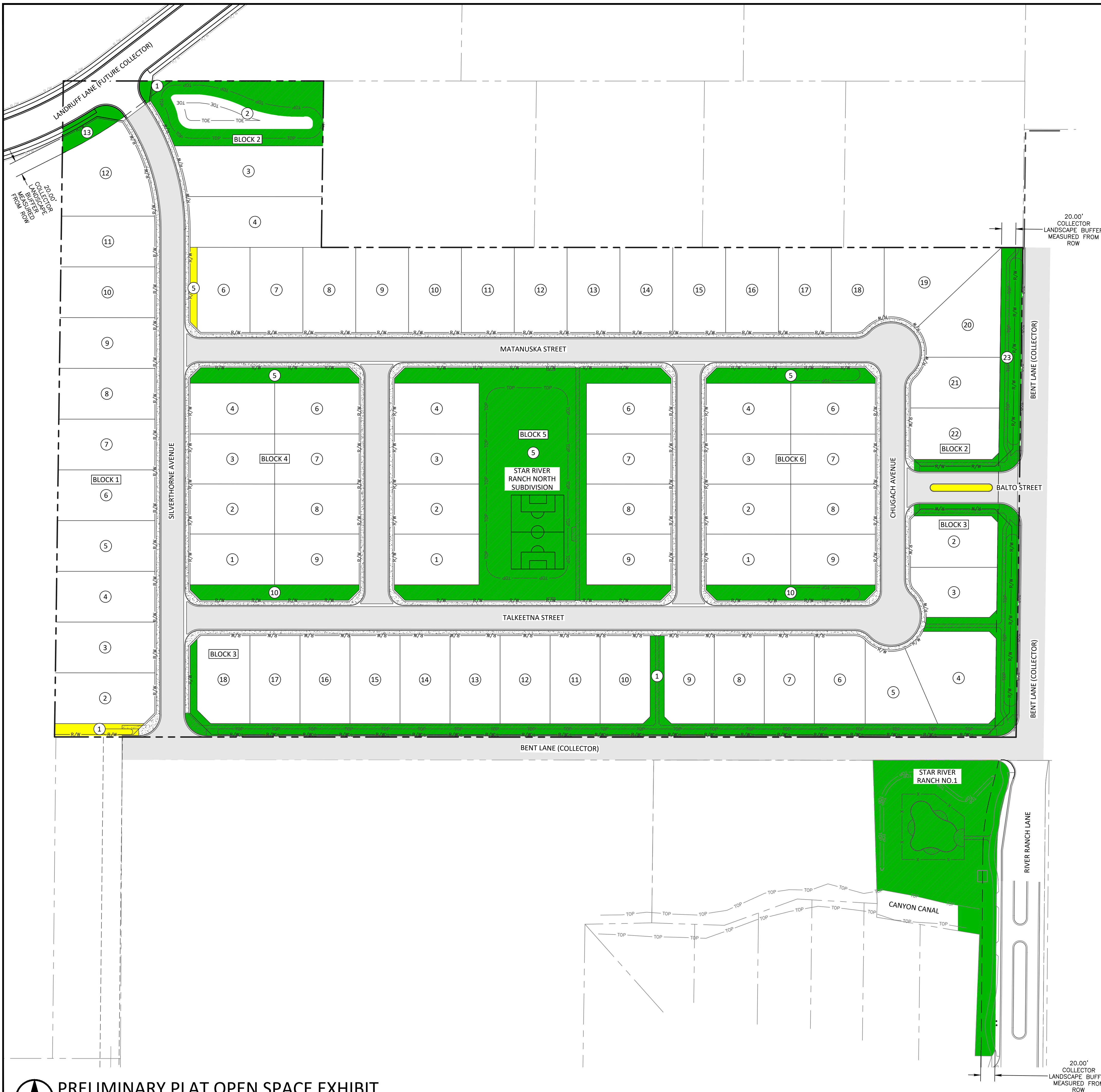
**km**  
 ENGINEERING  
 5725 NORTH DISCOVERY WAY  
 BOISE, IDAHO 83713  
 PHONE (208) 639-6939  
 kmengllp.com

DATE: FEBRUARY 2023  
 PROJECT: 21-162  
 SHEET NO. PPL3.0









**PRELIMINARY PLAT DATA**

**OVERALL SITE DATA**

<b>SITE DATA</b>		
CROSS LAND AREA		23.77 ACRES
<b>RESIDENTIAL AREA</b>		
STAR RIVER RANCH NO. 1		1.06 ACRES
STAR RIVER RANCH NORTH		23.77 ACRES
<b>STAR RIVER RANCH NO.1</b>		
QUALIFIED OPEN SPACE		0.96 ACRES
QUALIFIED USABLE OPEN SPACE		0.75 ACRES
<b>STAR RIVER RANCH NO.1 QUALIFIED OPEN SPACE TOTALS</b>		
ACREAGE OF QUALIFIED OPEN SPACE		0.96 ACRES
PERCENTAGE OF QUALIFIED OPEN SPACE		90.57%
PERCENTAGE OF QUALIFIED USABLE OPEN SPACE		78.13%
<b>STAR RIVER RANCH NORTH</b>		
QUALIFIED OPEN SPACE		3.38 ACRES
QUALIFIED USABLE OPEN SPACE		2.88 ACRES
<b>STAR RIVER RANCH NORTH QUALIFIED OPEN SPACE TOTALS</b>		
ACREAGE OF QUALIFIED OPEN SPACE		3.38 ACRES
PERCENTAGE OF QUALIFIED OPEN SPACE		14.22%
PERCENTAGE OF QUALIFIED USABLE OPEN SPACE		85.21%
<b>TOTAL OPEN SPACE AREA DATA</b>		
QUALIFIED OPEN SPACE		4.34 ACRES
QUALIFIED USABLE OPEN SPACE		3.63 ACRES
<b>TOTAL QUALIFIED OPEN SPACE</b>		
ACREAGE OF QUALIFIED OPEN SPACE		4.34 ACRES
ACREAGE OF QUALIFIED USABLE OPEN SPACE		3.63 ACRES
PERCENTAGE OF QUALIFIED OPEN SPACE		18.26%*
PERCENTAGE OF USABLE QUALIFIED OPEN SPACE		83.64%

\* PERCENT OF QUALIFIED OPEN SPACE IN RESIDENTIAL SUBDIVISIONS ARE BASED ON THE GROSS LAND AREA OF THE LAND BEING DEVELOPED PER CITY OF STAR CODE 8-4E-2A.

**LEGEND**

- COMMON LOT (QUALIFIED OPEN SPACE)
- COMMON LOT (QUALIFIED USABLE OPEN SPACE)
- COMMON LOT (NOT QUALIFIED OPEN SPACE)

STAR RIVER RANCH NO.1 COMMON LOT AREAS					
BLOCK #	LOT #	QUALIFIED OPEN SPACE (SF)	QUALIFIED OPEN SPACE (ACRES)	QUALIFIED USABLE OPEN SPACE (SF)	QUALIFIED USABLE OPEN SPACE (ACRES)
1	1	41,970	0.96	32,615	0.75
TOTAL		41,970	0.96	32,615	0.75

STAR RIVER RANCH NORTH SUBDIVISION COMMON LOT AREAS					
BLOCK #	LOT #	QUALIFIED OPEN SPACE (SF)	QUALIFIED OPEN SPACE (ACRES)	QUALIFIED USABLE OPEN SPACE (SF)	QUALIFIED USABLE OPEN SPACE (ACRES)
1	1	0	0.00	0	0.00
1	13	2,845	0.07	0	0.00
2	1	267	0.01	0	0.00
2	2	14,679	0.34	14,679	0.34
2	5	0	0.00	0	0.00
2	23	11,472	0.26	1,182	0.03
3	1	37,200	0.85	28,811	0.66
4	5	5,055	0.12	5,055	0.12
4	10	5,055	0.12	5,055	0.12
5	5	60,437	1.39	60,437	1.39
6	5	5,055	0.12	5,055	0.12
6	10	5,055	0.12	5,055	0.12
TOTAL		147,120	3.38	125,329	2.88

NOTES:  
 1. 20% OF CANYON CANAL IS COUNTED TOWARDS STAR RIVER RANCH NO.1 QUALIFIED OPEN SPACE.  
 2. 50% OF POND IN BLOCK 2 LOT 2 COUNTED TOWARDS QUALIFIED USABLE OPEN SPACE PER CITY OF STAR CODE 8-4E-2.

**STAR RIVER RANCH NORTH SUB**  
**STAR, IDAHO**  
**PRELIMINARY PLAT OPEN SPACE EXHIBIT**

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

DATE: FEBRUARY 2023  
 PROJECT: 21-162  
 SHEET NO. PPL5.0

P:\31-162\LANDSCAPE\PHOTOS\162-PP-OPEN SPACE\DWG\KAWLEE\_CANDRIAN\_3/7/2023.DWG TO PPL5.0

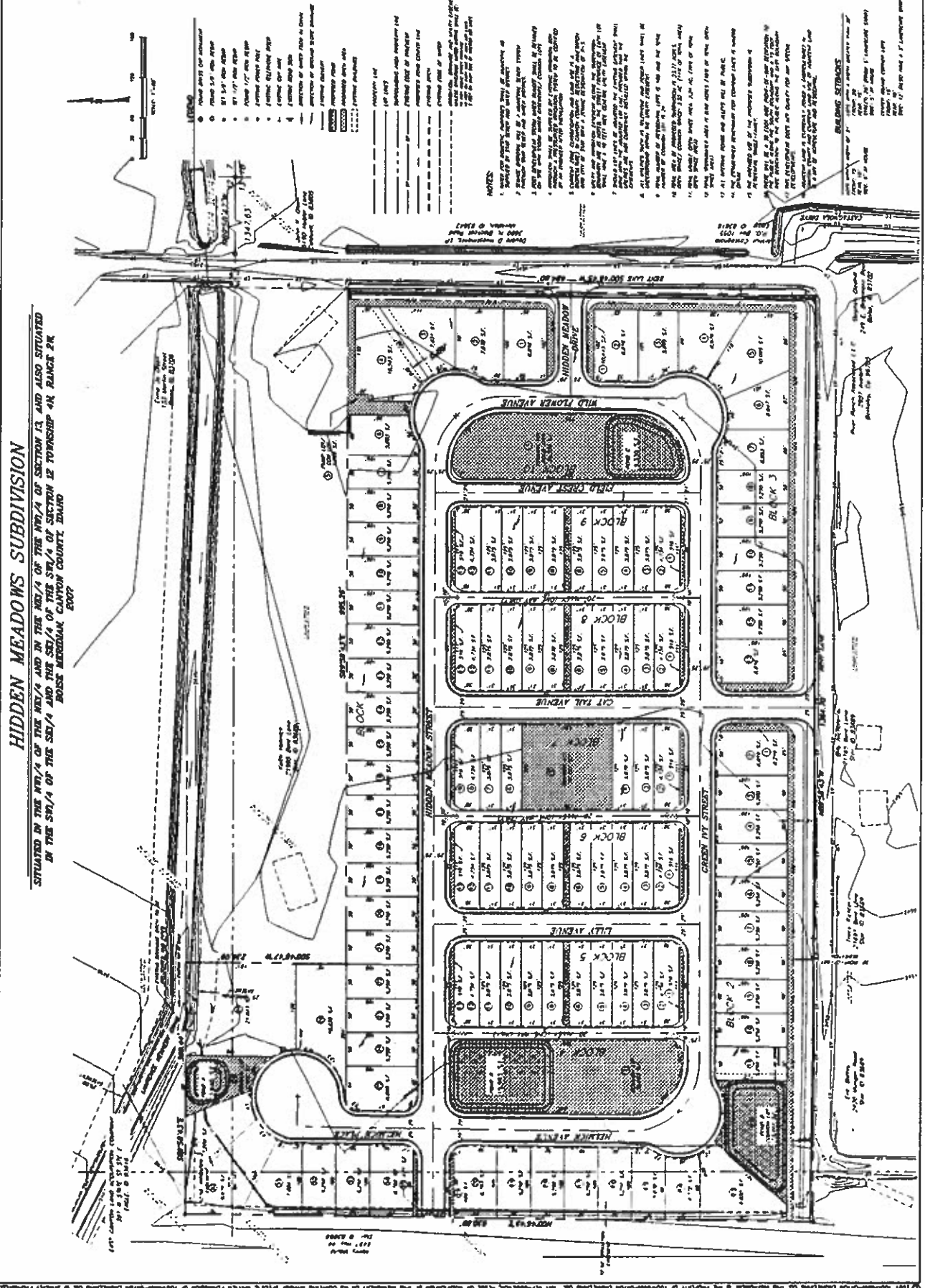


HIDDEN MEADOWS SUBDIVISION  
 PRELIMINARY PLAT  
 MIDAS DEVELOPMENT, INC.  
 P.O. BOX 1088 MABLE, ID 83418  
 (208) 229-4865

TOOTHMAN-ORTON ENGINEERING COMPANY  
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
 824 COTTAGE WALKWAY, SUITE 217  
 BOISE, IDAHO 83725  
 (208) 795-2088  
 FAX: (208) 795-2081

NO.	REVISION	DATE
1	ISSUED	08/20/07
2	REVISED	09/10/07
3	REVISED	09/10/07
4	REVISED	09/10/07
5	REVISED	09/10/07
6	REVISED	09/10/07
7	REVISED	09/10/07
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46	REVISED	09/10/07
47	REVISED	09/10/07
48	REVISED	09/10/07
49	REVISED	09/10/07
50	REVISED	09/10/07

**HIDDEN MEADOWS SUBDIVISION**  
 SITUATED IN THE NW1/4 OF THE NW1/4 AND IN THE NW1/4 OF THE NW1/4 OF SECTION 13 AND ALSO SITUATED  
 IN THE SW1/4 OF THE SW1/4 AND IN THE SW1/4 OF SECTION 12 TOWNSHIP 22 RANGE 22  
 BOISE MERIDIAN CAYUSE COUNTY, IDAHO  
 2007



TOOTHMAN-ORTON ENGINEERING COMPANY IS NOT PROVIDING THIS PLAN AS A GUARANTEE OF ACCURACY OR AS A REPRESENTATION OF THE STATE OF IDAHO. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN.

City of Star

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

[www.staridaho.org](http://www.staridaho.org)



Mayor:  
Trevor A. Chadwick

Council:  
Kevin Nielsen  
Jennifer Salmonsén  
Kevan Wheelock  
David Hershey

9 March 2023

Stephanie Hopkins  
KM Engineering  
5725 North Discovery Way  
Boise, ID 83713

**Re: Star River Ranch North Subdivision – Preliminary Plat Application**

Dear Ms. Hopkins

The City of Star Engineering Department has reviewed the Preliminary Plat for the Star River Ranch North Subdivision dated November 17, 2022. 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 question based on our review.

1. 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.
2. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.

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

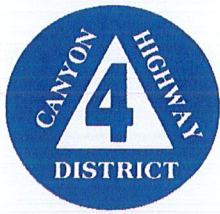
Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan", with a stylized flourish at the end.

Ryan V. Morgan, P.E.  
City Engineer

Enclosures





January 10, 2023

City of Star  
10769 W. State Street  
Star, Idaho 83669  
Attention: Shawn Nickel, City Planner

KM Engineering  
5725 N. Discovery Way  
Boise, Idaho 83713  
Attention: Kevin McCarthy, P.E.

**RE: Star River Ranch North  
Preliminary Plat- 2<sup>nd</sup> review**

Dear Shawn:

Canyon Highway District No. 4 (CHD4) has reviewed the preliminary plat dated November 17, 2022, for Star River Ranch North Subdivision, and offers the following comments:

### **Jurisdiction**

By agreement with the City (*Canyon 4/Star Public Agency Coordination Agreement, June 6<sup>th</sup>, 2007*), CHD4 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, and other operations and management duties assigned to highway districts under Idaho Code. For continuity with the existing street network in Star, CHD4 will apply roadway cross section and design standards consistent with those adopted by Ada County Highway District. These comments are provided under this authority.

### **Preliminary Plat**

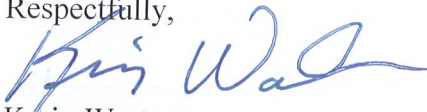
1. Revise date in all titles from *April 2022* to January 2023.
2. *Revise/verify street name on the south boundary (Alpenglow), Canyon county GIS indicates as being Bent Lane (as well as N/S roadway).* The agent at Canyon County only approved street names (from email correspondence provided), someone will need to apply for a name change of an existing road, through the county, contact your planner to get information, a public hearing is required to change an existing name.
3. Provide a preliminary storm drainage plan (Per ACCHD 2030.021.B.) to demonstrate that a drainage system can be constructed meeting CHD4 design standards given the following constraints identified on the preliminary plat:
  - a. All storm drainage disposal facilities should be located outside of the public right-of-way in a drainage easement and/or common lot.
  - b. Seepage beds are not allowed per CHD4 policy.
  - c. Neighboring developments (KM Engineering-Star River Meadows HGW ~2448.5) have encountered high ground water which may impact the footprint and/or storage capacity of the storm drainage disposal areas, and/or the arrangement or number of buildable lots.
  - d. Existing road grades on Bent Lane and proposed Alpenglow may not allow adequate separation from the groundwater table.

4. Sheet PP2.0, *Revise to specify removal of obstructions adjacent to Bent Lane ROW, utility poles, irrigation ditches/standpipe, tele/com pedestal and power transformer etc. **Revise to “show encroachments to be removed” symbols & label, callout on the plan, any existing facilities to be relocated or removed, i.e., power poles, transformers, utility risers, structures, wells, mailboxes, irrigation facilities, irrigation ditches, concrete ditches, driveways, approaches, trees, shrubs, landscaping etc. as located in the topographic survey. General notation is too ambiguous.***
5. Revise typical sections, sheet PP4.1, for Bent lane, Proposed Alpenglow (Bent) and Balto to construct 6” vertical curb & gutter.

Preliminary plats are presented to the CHD4 Board of Commissioners for approval after review by staff. Please revise the preliminary plat to address the comments above, and submit a single full size hard copy and an electronic copy for subsequent review. Preliminary plats can generally be included on a board agenda for consideration within two weeks of staff approval, subject to available space.

Please feel free to contact me with any questions on these comments.

Respectfully,



Kraig Wartman  
Senior Engineering Tech.  
Canyon Highway District No. 4

Cc; File, Chris Hopper, District Engineer



DATE: March 1, 2023

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review (23MS-052)

PROJECT NAME: Star River Ranch North Subdivision  
Files: RZ-22-01, DA-22-03, PP-22-05

**Fire District Summary Report:**

1. **Overview** This development can be serviced by the Star Fire Protection District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
2. **Fire Response Time:** This development will be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is 1.3 miles with a travel time of 3 minutes under ideal driving conditions to the purposed entrance off Bent Ln.
3. **Side Setback:** *Side Setback for R-3 of 7.5'^(2) as per Star City Code with no modification.*
4. **Accessibility:** Roadway Access, Traffic, Radio Coverage
  - a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
  - b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
  - c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.
  - d. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
  - e. *Flag Lot (Block 2 Lot 3) Residential structures that sit more than 150ft off the public roadway will require additional emergency turn-around on the property.*
  - f. One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall provide with at least two separate and approved fire apparatus access roads.
    - i. *The purposed access into the development meets the intent of the Fire Code for access.*

**Project Name: Star River Ranch North**





- g. *Temporary turn around will be required at the end of "Silverthorne Avenue". The temporary turn around can be abandoned once connection is made to the future purposed road. Turn around to follow IFC Fire Apparatus Access Roads Appendix D.*

**5. Premises/Site Identification:**

- a. All residential, commercial, and industrial buildings within the City shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.
- b. The applicant shall work with Ada County, City of Star and Star Fire Protection District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1
- c. Address numbers shall have a minimum stroke width of one-half inch (0.5"), and of a color contrasting with the background. The required height of each address number shall be calculated by the distance of the addressed building from the road.
- i. *This residential development will be required to have 6" address numbers.*
- d. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.

**6. Water Supply:** Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.

- a. Fire Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hours to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code
- b. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by Star Sewer & Water for bacteria testing.
- c. Water Supply: Final Approval of the fire hydrant locations shall be by the Star Fire Protection District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
- i. Fire hydrants shall be located along the public right-of-way or along the emergency apparatus access roads, preferably at intersections or on islands separating parking areas which cannot be obstructed by parked vehicles. Hydrants in areas subject to physical damage shall be protected from collision.
1. *Locate the fire hydrant at the intersection of the property line and the roadway right of way or property line.*

**Project Name: Star River Ranch North**





- ii. Fire hydrants shall have a locking Storz LDH connection in place of the 4 ½” outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet.
  - iii. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
  - iv. Fire hydrants shall be placed on corners when spacing permits.
  - v. Fire hydrants shall not have any vertical obstructions to outlets within 10’.
  - vi. Fire hydrants shall be placed 18” above finished grade to the center of the Storz outlet.
  - vii. Fire hydrants shall be provided to meet the requirements of Star Sewer & Water Standards.
  - viii. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
  - ix. Fire hydrant relocations to be approved by the Fire District & Star Sewer and Water.
  - x. Hydrants are to always remain clear and unobstructed.
  - xi. Hydrants to be marked with temporary fencing creating a 3 ft clearance around the hydrant and shall remain in place until approved by fire district. *See exhibit 1.*
  - xii. Developer to review landscape plans to ensure landscaping will not obstruct hydrants.
7. **Inspections:** Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued.
8. **Additional Comments:**
  - a. Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.



Exabit 1



**Project Name: Star River Ranch North**

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MIDDLETON RURAL FIRE DISTRICT

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STAR FIRE PROTECTION DISTRICT

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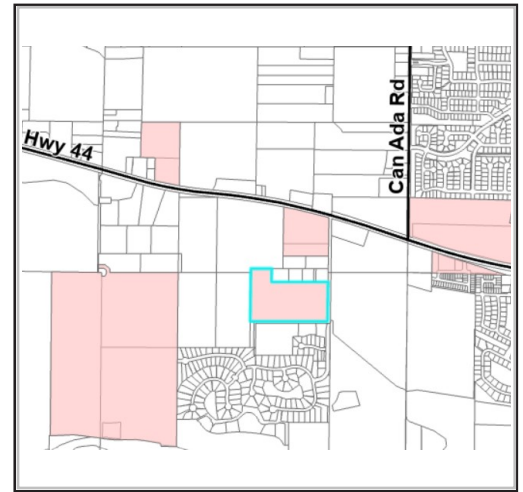
**Project Name: Star River Ranch North**

Fire District Headquarters • 11665 W. STATE ST., SUITE B • STAR, IDAHO 83669 • (208) 286-7772



# Communities in Motion 2050 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2050* (CIM 2050), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2050 goals.



**Development Name:** Star River Ranch North

**CIM Vision Category:** Future Neighborhood

**New Jobs:** 0

**CIM Corridor:** None

**New Households:** 72



## Safety

Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes, and travel speeds.

Pedestrian level of stress

Bicycle level of stress



## Economic Vitality

These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

Activity Center Access

Farmland Preservation

Net Fiscal Impact

Within CIM Forecast



## Convenience

Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations.

Nearest bus stop

Nearest public school

Nearest public park



## Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation

Automobile Transportation

Public Transportation

Roadway Capacity



**Improves performance**



**Does not improve or reduce performance**



**Reduces performance**

### Comments:

The location is within 0.5 mile of a future Express bus route on State Highway 44 with connections to the Cities of Nampa, Middleton, and Meridian.

**Communities in Motion 2050**  
[2020 Change in Motion Report](#)  
[Development Review Process](#)

Web: [www.compassidaho.org](http://www.compassidaho.org)  
 Email: [info@compassidaho.org](mailto:info@compassidaho.org)



# ***Fiscal Impact Analysis Supplemental for the Development Review Checklist***

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all. More information about the COMPASS Fiscal Impact Tool is available at: [www.compassidaho.org/prodserv/fiscalimpact.htm](http://www.compassidaho.org/prodserv/fiscalimpact.htm).

## **Overall Net Fiscal Impact**

### **Net Fiscal Impact, by Agency**

City 

County

Highway District

School District

Break Even: 1 year

## Shawn Nickel

---

**From:** Kawika <david.freitas82@gmail.com>  
**Sent:** Wednesday, March 1, 2023 4:13 PM  
**To:** Shawn Nickel  
**Subject:** Star River Ranch Expansion

Hello - We currently live in star river ranch. It is horribly run, the developer has not done anything they said they would do. He will say something then do something different. The HOA board is taking HOA money to repair their own lots. Its a total mess. I hope the city does not allow this developer to harm more homeowners by letting them expand.

Honestly i am trying to sell my house so i can move into another Star subdivision. We love Star but this developer is bad for the community.

I also think as a community we really need to think about overall sustainability. Removing all the farmland and crops is not the direction we want to go. We should be preserving farms and ranchers. There are approved subdivisions for sale right up the road, lets not flood our community with subdivisions.

Thanks  
Kawika Freitas



## Shawn Nickel

---

**From:** Kelsey Erickson <erickson.kelsey8@gmail.com>  
**Sent:** Wednesday, March 1, 2023 3:23 PM  
**To:** Shawn Nickel  
**Subject:** Concern with new development

Hi,

I was told you are the city planner for both my development (Star River Ranch) and the new development that will be added to the community shortly.

We moved into Star River Ranch in March 2022 with the promise of internet, kids playground, large pool and other amenities expected from a "luxury community". I was recently made aware of plans to expand the community and am concerned. Members of Star River Ranch need clarity of when the community will receive amenities initially promised, which existing amenities will be shared, and what new amenities will be developed/shared.

There is a community full of be grunted homeowners that paid a lot for homes in a "luxury community" and continue to pay extremely high HOAs with nothing to show for it. The above is the responsibility of the developer and HOA (Developer is President) but there is a severe lack of communication and commitment to honor the promises made to homeowners. Therefore, can I ask that the above be considered and dealt with before proceeding with a new development?

Thank you for your consideration!

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Kelsey Erickson  
801.822.9566

"Share your pain, cut it in half. Share your joy, double it." -Jeffrey Lee

## Shawn Nickel

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**From:** SHANE HOWEY <socalshane@aol.com>  
**Sent:** Monday, February 27, 2023 5:11 PM  
**To:** Shawn Nickel  
**Subject:** Star River Ranch

Hi Mr. Nickel,

My name is Shane, I am a resident of the Star River Ranch community by State/Bent Ln. Some of our neighbors received a letter about the new community being built off Bent Ln, for a council meeting hearing on 3/7/23.

A lot of residents are wondering why we were not notified. According to prior community approvals (that were delayed awhile back by the city of Star), this community was going to be part of our community. According to the previous plan, it will share our community amenities and the same HOA. As a resident of Star River Ranch, we were never informed of this. This was never disclosed prior to us buying in the community. Our pool, clubhouse and amenities are already too small to support the approximately 135 homes as it stands. Now to add an additional 72 homes, is going to cause major congestion.

1. Has the prior plan changed, or are both communities still sharing amenities and the HOA etc?
2. Will the proposal be posted somewhere for us to review, prior to the council meeting?
3. If this new proposed community that shares amenities and an HOA, shouldn't we as owners have be notified of this?
4. Is our HOA required to inform the community of any changes, such as these.

Thanks,  
Shane Howey

