

ORDINANCE NO. 415-2025
(TERRAMOR SUBDIVISION ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED ON THE NORTH SIDE OF STATE HWY 44 BETWEEN KINGSBURY ROAD & BLESSINGER ROAD IN STAR, IDAHO (CANYON COUNTY PARCELS R3381401100, R33997001100, R3398001000, R339810000, R3398700000 & R33996010A0) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY COREY BARTON & OPEN DOOR RENTALS, LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL DISTRICT WITH A DEVELOPMENT AGREEMENT AND PLANNED UNIT DEVELOPMENT (R-3-DA-PUD), NEIGHBORHOOD COMMERCIAL DISTRICT WITH A DEVELOPMENT AGREEMENT AND PLANNED UNIT DEVELOPMENT (C-1-DA-PUD) AND GENERAL COMMERCIAL DISTRICT WITH A DEVELOPMENT AGREEMENT AND PLANNED UNIT DEVELOPMENT (C-2-DA-PUD) OF APPROXIMATELY 297.17 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho (“the City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized and required by the Constitution and laws of the State of Idaho to adopt land use regulations and classifications; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 404-2024, adopted on June 18, 2022 and subsequently amended; and

WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Canyon County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real property to the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on April 15, 2025 on the proposed annexation and zoning of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed property should be zoned Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD), Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD) and General Commercial with a Development Agreement and Planned Unit Development (C-2-DA-PUD) pursuant to the Unified Development Code of the City of Star.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Canyon County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real property to the City of Star; and

Section 2: The real property, described in the attached “Exhibit A”, including adjacent right of way, situated in Canyon County, Idaho, is hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 3: The zoning land use classification of the land described in Section 2 above, is hereby established as Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD), Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD) and General Commercial with a Development Agreement and Planned Unit Development (C-2-DA-PUD), as provided by the Unified Development Code of the City of Star. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD), Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD) and General Commercial with a Development Agreement and Planned Unit Development (C-2-DA-PUD) land use classification.

Section 4: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Canyon County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this ____ day of _____, 2025.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

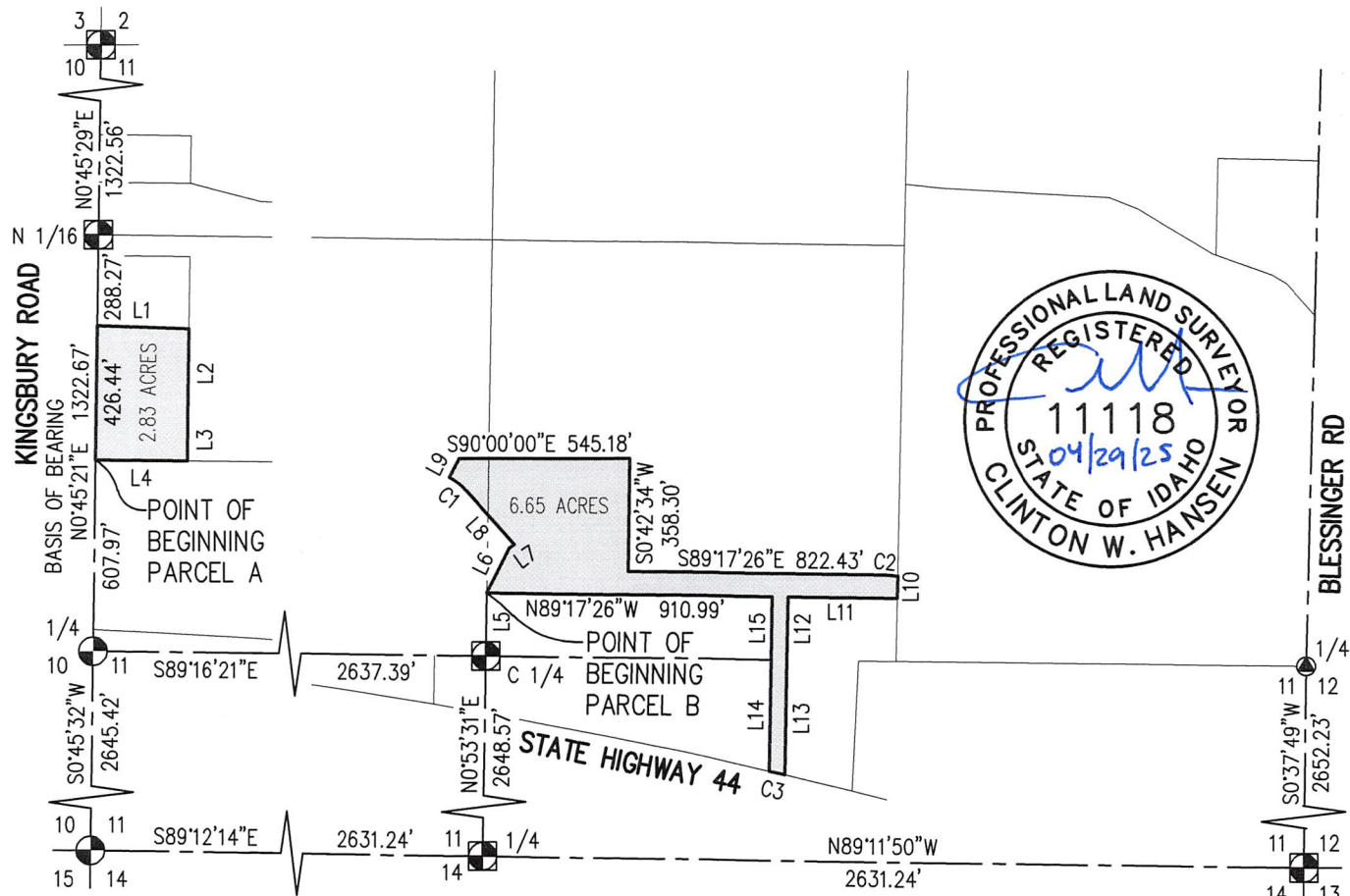
ATTEST:

Shelly Tilton, City Clerk

CITY OF STAR C-1/DA/PUD ZONE

TERRAMOR SUBDIVISION

LOCATED IN THE S 1/2 OF THE NW 1/4, THE S 1/2 OF THE NE 1/4, AND THE NW 1/4 OF THE SE 1/4 OF SECTION 11, T.4N., R.2W., B.M., CANYON COUNTY, IDAHO

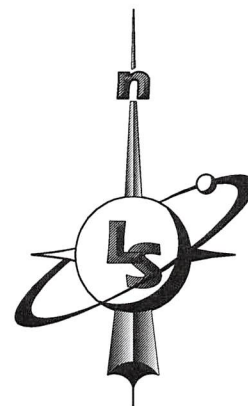


LINE TABLE		
LINE	LENGTH	BEARING
L1	291.91'	S88°02'37"E
L2	281.69'	S0°45'21"W
L3	138.00'	S0°39'31"W
L4	292.08'	N89°22'06"W
L5	199.94'	N0°53'45"E
L6	158.96'	N26°18'02"E

LINE TABLE		
LINE	LENGTH	BEARING
L7	20.61'	N54°17'12"E
L8	230.25'	N41°40'06"W
L9	66.00'	N28°20'33"E
L10	71.82'	S1°09'54"W
L11	349.55'	N89°17'53"W
L12	200.17'	S1°07'32"W

LINE TABLE		
LINE	LENGTH	BEARING
L13	364.34'	S0°55'07"W
L14	353.53'	N0°55'07"E
L15	200.16'	N1°07'32"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	69.78'	200.00'	19°59'21"	N51°39'46"W	69.42'
C2	38.03'	230.00'	9°28'22"	S84°33'15"E	37.98'
C3	51.12'	19158.59'	0°09'10"	N77°04'24"W	51.12'



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JOB NO. 21-06

Legal Description
Terramor Subdivision
City of Star C-1/DA/PUD Zone

Parcels located in the S ½ of the NW ¼, the S ½ of the NE ¼, and the NW ¼ of the SE ¼ of Section 11, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

PARCEL A

Commencing at a Brass Cap monument marking the southwest corner of said S ½ of the NW ¼ (West ¼ Corner) of Section 11, from which a 5/8 inch diameter iron pin marking the northwest corner of said S ½ of the NW ¼ (N 1/16 Corner) bears N 0°45'21" E a distance of 1322.67 feet;

Thence along the westerly boundary of said S ½ of the NW ¼ N 0°45'21" E of 607.97 feet to the **POINT OF BEGINNING**;

Thence continuing along said westerly boundary N 0°45'21" E a distance of 426.44 feet to a point;

Thence leaving said westerly boundary S 88°02'37" E a distance of 291.91 feet to a point;

Thence S 0°45'21" W a distance of 281.69 feet to a point;

Thence S 0°39'31" W a distance of 138.00 feet to a point;

Thence N 89°22'06" W a distance of 292.08 feet to the **POINT OF BEGINNING**.

Said Parcel A contains 2.83 acres, more or less.

PARCEL B

Commencing at a Brass Cap monument marking the southwest corner of the S ½ of the NW ¼ (West ¼ Corner) of said Section 11, from which a 5/8 inch diameter iron pin marking the northwest corner of said S ½ of the NW ¼ (N 1/16 Corner) bears N 0°45'21" E a distance of 1322.67 feet;

Thence along the southerly boundary of said S ½ of the NW ¼ S 89°16'21" E a distance of 2637.39 feet to an Aluminum Cap monument marking the southeast corner of said S ½ of the NW ¼ (Center ¼ corner);

Thence along the easterly boundary of said S ½ of the NW ¼ N 0°53'45" E a distance of 199.94 feet to the **POINT OF BEGINNING**;

Thence leaving said easterly boundary N 26°18'02" E a distance of 158.96 feet to a point;

Thence N 54°17'12" E a distance of 20.61 feet to a point;

Thence N 41°40'06" W a distance of 230.25 feet to a point of curvature;

Thence a distance of 69.78 feet along the arc of a 200.00 foot radius curve left, said curve having a central angle of 19°59'21" and a long chord bearing N 51°39'46" W a distance of 69.42 feet to a point;

Thence N 28°20'33" E a distance of 66.00 feet to a point

Thence S 90°00'00" E a distance of 545.18 feet to a point;

Thence S 0°42'34" W a distance of 358.30 feet to a point;

Thence S 89°17'26" E a distance of 822.43 feet to a point of curvature;

Thence a distance of 38.03 feet along the arc of a 230.00 foot radius curve right, said curve having a central angle of 9°28'22" and a long chord bearing S 84°33'15" E a distance of 37.98 feet to a point;

Thence S 1°09'54" W a distance of 71.82 feet to a point;

Thence N 89°17'53" W a distance of 349.55 feet to a point;

Thence S 1°07'32" W a distance of 200.17 feet to a point;

Thence S 0°55'07" W a distance of 364.34 feet to a point on the northerly right-of-way of State Highway 44;

Thence along said northerly right-of-way a distance of 51.12 feet along the arc of a 19158.59 foot radius non-tangent curve left, said curve having a central angle of 0°09'10" and a long chord bearing N 77°04'24" W a distance of 51.12 feet to a point;

Thence leaving said northerly right-of-way N 0°55'07" E a distance of 353.53 feet to a point;

Thence N 1°07'32" E a distance of 200.16 feet to a point;

Thence N 89°17'26" W a distance of 910.99 feet to the **POINT OF BEGINNING**.

Said Parcel B contains 6.65 acres, more or less.

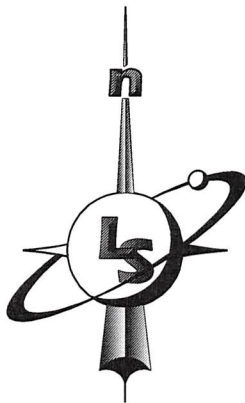
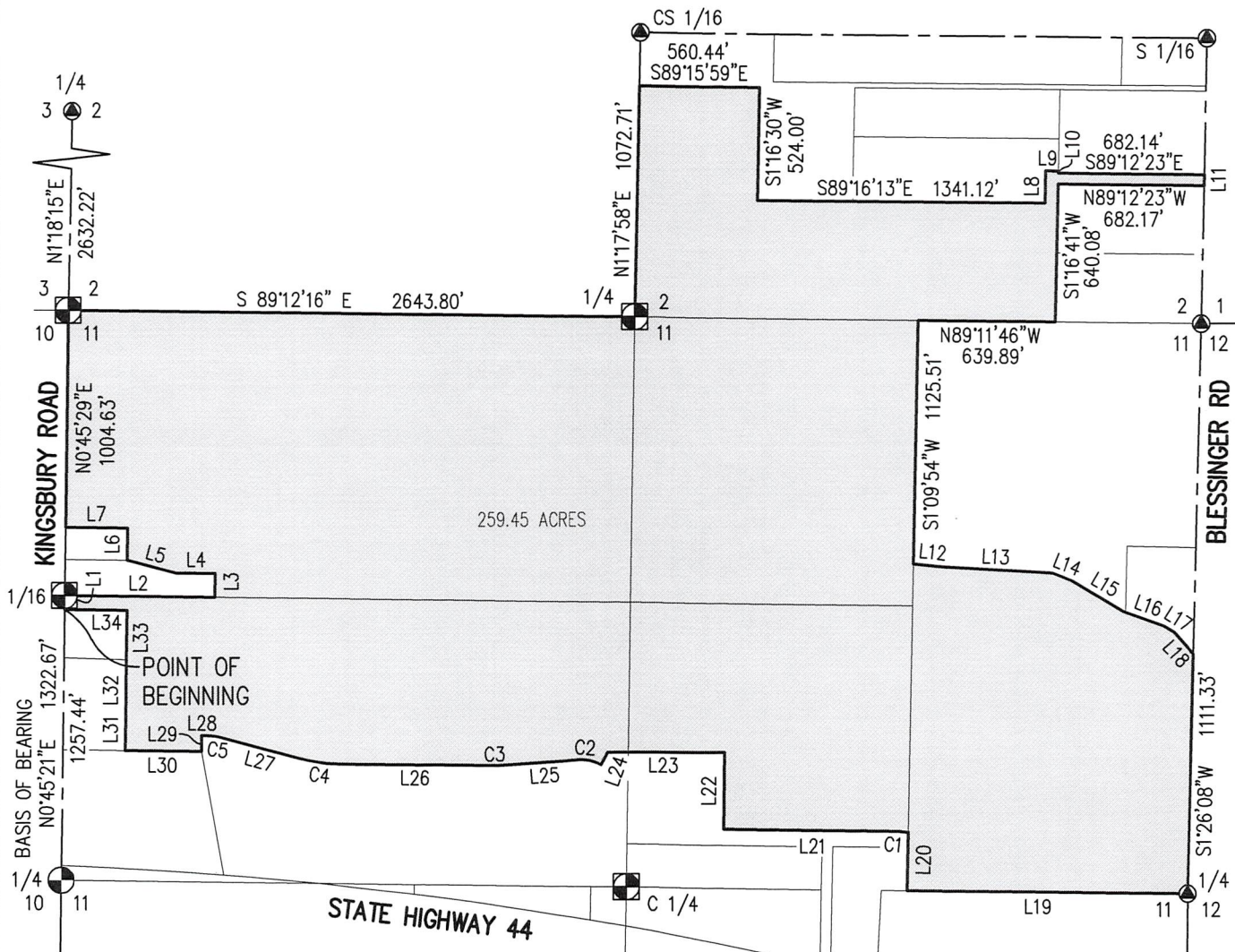
Clinton W. Hansen, PLS
Land Solutions, PC
REVISED: April 29, 2025



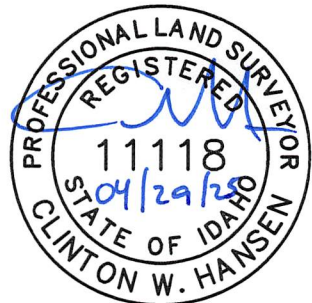
CITY OF STAR R-3/DA/PUD ZONE

TERRAMOR SUBDIVISION

LOCATED IN THE S 1/2 OF THE SE 1/4 AND THE N 1/2 OF SECTION 11,
T.4N., R.2W., B.M., CANYON COUNTY, IDAHO



SEE SHEET 2 OF 2 FOR
CURVE AND LINE DATA



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SHEET 1 OF 2
JOB NO. 21-06

CITY OF STAR R-3/DA/PUD ZONE

TERRAMOR SUBDIVISION

LOCATED IN THE S 1/2 OF THE SE 1/4 AND THE N 1/2 OF SECTION 11,
T.4N., R.2W., B.M., CANYON COUNTY, IDAHO

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	38.03'	230.00'	9°28'22"	N84°33'15"W	37.98'
C2	112.90'	200.00'	32°20'33"	N77°49'44"W	111.40'
C3	81.29'	1035.00'	4°30'00"	S88°15'00"W	81.27'
C4	186.01'	735.00'	14°30'00"	N82°15'00"W	185.51'
C5	84.01'	335.00'	14°22'06"	N82°11'03"W	83.79'

LINE TABLE		
LINE	LENGTH	BEARING
L1	65.23'	N0°45'21"E
L2	701.56'	S89°14'07"E
L3	112.00'	N0°45'29"E
L4	183.00'	N89°14'08"W
L5	234.92'	N75°26'36"W
L6	150.00'	N0°45'46"E
L7	290.43'	N89°15'02"W
L8	149.00'	N1°14'25"E
L9	60.05'	S89°08'49"E
L10	10.00'	S1°15'58"W
L11	50.00'	S1°17'06"W
L12	117.29'	S83°50'23"E

LINE TABLE		
LINE	LENGTH	BEARING
L13	533.64'	S86°38'38"E
L14	98.59'	S68°05'34"E
L15	278.06'	S59°15'09"E
L16	201.06'	S70°17'54"E
L17	56.18'	S57°57'26"E
L18	134.14'	S42°01'04"E
L19	1309.54'	N89°16'38"W
L20	272.12'	N1°09'54"E
L21	822.43'	N89°17'26"W
L22	358.30'	N0°42'34"E
L23	545.18'	N90°00'00"W
L24	66.00'	S28°20'33"W

LINE TABLE		
LINE	LENGTH	BEARING
L25	333.84'	S86°00'00"W
L26	692.94'	N89°30'00"W
L27	376.24'	N75°00'00"W
L28	16.73'	N89°22'06"W
L29	73.00'	S0°37'54"W
L30	356.04'	N89°22'06"W
L31	138.00'	N0°39'31"E
L32	281.69'	N0°45'21"E
L33	229.10'	N0°50'21"E
L34	292.17'	N89°14'04"W



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SHEET 2 OF 2
JOB NO. 21-06

Legal Description
Terramor Subdivision
City of Star R-3/DA/PUD Zone

A parcel located in the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 2 and in the N $\frac{1}{2}$ of Section 11, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ (West $\frac{1}{4}$ Corner) of said Section 11, from which a $\frac{5}{8}$ inch diameter iron pin marking the northwest corner of said S $\frac{1}{2}$ of the NW $\frac{1}{4}$ (N $\frac{1}{16}$ Corner) bears N 0°45'21" E a distance of 1322.67 feet;

Thence along the westerly boundary of said S $\frac{1}{2}$ of the NW $\frac{1}{4}$ N 0°45'21" E of 1257.44 feet to the **POINT OF BEGINNING**;

Thence continuing along said westerly boundary N 0°45'21" E a distance of 65.23 feet to said northwest corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ (N $\frac{1}{16}$ Corner);

Thence along the northerly boundary of said S $\frac{1}{2}$ of the NW $\frac{1}{4}$ S 89°14'07" E a distance of 701.56 feet to a point;

Thence leaving said boundary N 0°45'29" E a distance of 112.00 feet to a point;

Thence N 89°14'08" W a distance of 183.00 feet to a point;

Thence N 75°26'36" W a distance of 234.92 feet to a point;

Thence N 0°45'46" E a distance of 150.00 feet to a point;

Thence N 89°15'02" W a distance of 290.43 feet to a point on the westerly boundary of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 11;

Thence along said boundary N 0°45'29" E a distance of 1004.63 feet to the northwest corner of said N $\frac{1}{2}$ of the NW $\frac{1}{4}$;

Thence along the northerly boundary of said N $\frac{1}{2}$ of the NW $\frac{1}{4}$ S 89°12'16" E a distance of 2643.80 feet to the southwest corner of said S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 2;

Thence along the westerly boundary of said S $\frac{1}{2}$ of the SE $\frac{1}{4}$ N 1°17'58" E a distance of 1072.71 feet to a point;

Thence leaving said boundary S 89°15'59" E a distance of 560.44 feet to a point;

Thence S 1°16'30" W a distance of 524.00 feet to a point;

Thence S 89°16'13" E a distance of 1341.12 feet to a point;

Thence N 1°14'25" E a distance of 149.00 feet to a point;

Thence S 89°08'49" E a distance of 60.05 feet to a point;

Thence S 1°15'58" W a distance of 10.00 feet to a point;

Thence S 89°12'23" E a distance of 682.14 feet to a point on the easterly boundary of said S ½ of the SE ¼;

Thence along said boundary S 1°17'06" W a distance of 50.00 feet to a point;

Thence leaving said boundary N 89°12'23" W a distance of 682.17 feet to a point;

Thence S 1°16'41" W a distance of 640.08 feet to a point on the southerly boundary of said S ½ of the SE ¼;

Thence along said boundary N 89°11'46" W a distance of 639.89 feet to the northeast corner of the NW ¼ of the NE ¼ of said Section 11;

Thence along the easterly boundary of said NW ¼ of the NE ¼ S 1°09'54" W a distance of 1125.51 feet to a point;

Thence leaving said boundary S 83°50'23" E a distance of 117.29 feet to a point;

Thence S 86°38'38" E a distance of 533.64 feet to a point;

Thence S 68°05'34" E a distance of 98.59 feet to a point;

Thence S 59°15'09" E a distance of 278.06 feet to a point;

Thence S 70°17'54" E a distance of 201.06 feet to a point;

Thence S 57°57'26" E a distance of 56.18 feet to a point;

Thence S 42°01'04" E a distance of 134.14 feet to a point on the easterly boundary of the S ½ of the NE ¼ of said Section 11;

Thence along said boundary S 1°26'08" W a distance of 1111.33 feet to a point marking the southeast corner of said NE ¼;

Thence along the southerly boundary of said NE ¼ N 89°16'38" W a distance of 1309.54 feet to a point;

Thence N 1°09'54" E a distance of 272.12 feet to a point of curvature;

Thence a distance of 38.03 feet along the arc of a 230.00 foot radius non-tangent curve left, said curve having a central angle of 9°28'22" and a long chord bearing N 84°33'15" W a distance of 37.98 feet to a point of tangency;

Thence N 89°17'26" W a distance of 822.43 feet to a point;

Thence N 0°42'34" E a distance of 358.30 feet to a point;

Thence N 90°00'00" W a distance of 545.18 feet to a point;

Thence S 28°20'33" W a distance of 66.00 feet to a point on a curve;

Thence a distance of 112.90 feet along the arc of a 200.00 foot radius non-tangent curve left, said curve having a central angle of 32°20'33" and a long chord bearing N 77°49'44" W a distance of 111.40 feet to a point of tangency;

Thence S 86°00'00" W a distance of 333.84 feet to a point of curvature;

Thence a distance of 81.29 feet along the arc of a 1035.00 foot radius curve right, said curve having a central angle of 4°30'00" and a long chord bearing S 88°15'00" W a distance of 81.27 feet to a point of tangency;

Thence N 89°30'00" W a distance of 692.94 feet to a point of curvature;

Thence a distance of 186.01 feet along the arc of a 735.00 foot radius curve right, said curve having a central angle of 14°30'00" and a long chord bearing N 82°15'00" W a distance of 185.51 feet to a point of tangency;

Thence N 75°00'00" W a distance of 376.24 feet to a point of curvature;

Thence a distance of 84.01 feet along the arc of a 335.00 foot radius curve left, said curve having a central angle of 14°22'06" and a long chord bearing N 82°11'03" W a distance of 83.79 feet to a point of tangency;

Thence N 89°22'06" W a distance of 16.73 feet to a point;

Thence S 0°37'54" W a distance of 73.00 feet to a point;

Thence N 89°22'06" W a distance of 356.04 feet to a point;

Thence N 0°39'31" E a distance of 138.00 feet to a point;

Thence N 0°45'21" E a distance of 281.69 feet to a point;

Thence N 0°50'21" E a distance of 229.10 feet to a point;

Thence N 89°14'04" W a distance of 292.17 feet to the **POINT OF BEGINNING**.

This parcel contains 259.45 acres, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
REVISED: April 29, 2025



**DEVELOPMENT AGREEMENT
TERRAMOR SUBDIVISION ANNEXATION**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Corey Barton, hereinafter referred to as "Owner".

WHEREAS, Owner own parcels of land of approximately 297.17 acres in size, currently located within Canyon County, zoned Agricultural (AG) and more particularly described in **Exhibit A** of Ordinance 415-2025, which is attached hereto and incorporated by reference herein (the "Properties");

WHEREAS, Owner has requested that the Properties be annexed into the City and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for various parcels within the Property to be rezoned in accordance with this Agreement;

WHEREAS, Owner filed with the City of Star, a Request for Annexation and Rezone of the Properties and Zoning of Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD), Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD) and General Commercial with a Development Agreement and Planned Unit Development (C-2-DA-PUD), as File No. AZ-24-06/DA-24-06/PUD-24-01/PP-24-04, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Parcels shown on **Exhibit A**, Owner is allowed to develop the 297.17 acres as follows:

- Zoning Classification: The zoning classifications shall be Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD), Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD) and General Commercial with a Development Agreement and Planned Unit Development (C-2-DA-PUD).
- The Owner shall comply with all city ordinances relating to the property except as otherwise provided herein.

2.2 Site Design. The Preliminary Plat and Renderings, as set forth in **Exhibit B**, is hereby approved.

2.3 Uses. The development is hereby approved for a maximum of 456 detached single-family residential lots, 253 townhome lots, 112 four-plex units, 6 commercial lots, a future elementary school lot and a city park lot, along with all site amenities illustrated in **Exhibit B**. Building elevations consistent with the **Exhibit C** shall be constructed within this development. A minimum of ten (10) architectural elements shall be provided for all single-family residential structures. A minimum of 10 architectural styles and/or floorplans shall be provided for this development.

2.4 Additional Requirements/Considerations:

- **Drainage swales to be constructed no more than 1-foot deep along arterials and collectors with dense trees, bushes, rocks and sand beds to be covered with decorative rock. A revised landscape plan shall be submitted to staff for review of proposed swales at each phase of final plat.**
- **Utility stubs for sewer and water shall be provided to all adjacent neighboring properties on the south side of the proposed commercial collector roadway.**
- **A public access easement shall be provided along the entire southern boundary of the proposed commercial collector roadway to provide future access to neighboring properties. This shall be included on all final plat phases associated with commercial roadway.**
- **The applicant shall remove the “red office building” located on the southern side of the commercial collector roadway. The area shall be redesigned to include drainage and/or pocket park or other open space.**

The applicant shall revise the landscape plan prior to submittal of final plat to illustrate the new design. The applicant shall provide a revised preliminary plat and overall master plan, removing the office space to staff prior approval of the development agreement.

- The applicant shall provide berming and fencing along the southern boundary of the commercial collector roadway adjacent to current residents. The applicant shall submit a revised landscape and fencing plan detailing the buffering of the neighbors.
- The applicant shall submit a master fencing plan for the entire development to staff for approval prior to submittal of Phase 1 preliminary plat. The plan shall include design for privacy fencing for lots adjacent to open space.
- Trees in the parking lot islands of the four-plex residential area shall be limited to Class I or smaller trees that does not obstruct the drive aisles.
- All Hwy 44 commercial development shall be designed to provide aesthetically pleasing elevations along the highway and avoid neglected sides of buildings.
- Council hereby approves the Elementary School site, but will require a new Conditional Use Permit approval by Council to review development details.
- The applicant shall provide 10' wide pathways on all pathways leading to the City park and School site. The applicant shall submit a revised landscape plan detailing the exact locations of the 10' pathways.
- The School and City Park lots shall be provided within Phase 1 of the development, and utilities shall be provided to both lots during this phase.
- The applicant shall provide exterior pathways on the City Park lot to provide connection to internal pathways within the subdivision. The applicant may request bonding for the exterior pathways, to be determined by the Administrator.
- The City of Star shall maintain and operate the irrigation pump for the entire subdivision. The HOA shall enter into an agreement to pay proportionate shares to the City for maintenance and operation of the facility.
- All public pathway easements shall be graphically shown on the final plat or recorded as a separate easement document and delineated on the final plat with an instrument number prior to signature by the City Engineer on the final plat.
- The following commercial Land Uses are hereby approved as part of this development:
 - Allowed uses outright* (principally permitted & conditional use) within both the C-1 & C-2 zoned properties: Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices; Parks, Public and

Private. All principally permitted uses in both zones unless otherwise listed herein.

*** Subject to CZC and Design Review Approval**

- **Uses Allowed only as Conditional Uses within both the C-1 & C-2 zoned properties:** Arts, Entertainment, Recreation Facility; Bakery-Retail or Manufacturing; Child Care Group (7-12); Child Care Center (more than 12); Child Care-Preschool/Early Learning; Church or Place of Religious Worship; Drive-up Service Window only; Educational Institution, Private; Museum; Retail Store/Retail Services; Veterinarian Office; Wholesale Sales; Research activities; Woodworking shop;
- **Uses Allowed only as Conditional Uses within the C-2 zoned properties:** Animal Care Facility; Automotive Mechanical/Electrical Repair and Maintenance; Bar/Tavern/Lounge/Drinking Establishment; Brewpub/Wine Tasting; Drive-through establishment /drive-up service window; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Conference/Convention Center; Convenience Store; Equipment rental, sales, and services; Events/Entertainment Facility, public or private (indoor/outdoor); Educational Institution, Hospital (for profit); Hotel/motel; Mortuary; Pawnshop; Public; Farmers or Saturday Market; Fireworks Stand; Flex Space; Gasoline, Fueling & Charging Station with or without Convenience Store; Government Office; Laundromat; Laundry and Dry Cleaning; Portable Classroom/Modular Building; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Restaurant; Retirement Home; Warehouse and Storage; Shooting range (indoor/outdoor); Shopping or Commercial center; Vehicle Emissions Testing; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental and service; Vehicle washing facility;
- **Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the Code):** Golf Course/Driving Range; Hospital (non-profit); Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility; Storage

facility, outdoor (commercial); Storage facility, self-service (commercial)

- Council hereby approves a Storage facility, outdoor (commercial); Storage facility, self-service (commercial) use on one of the two C-2 Commercial lots adjacent to Hwy 44. The facility is subject to future review and approval of a Certificate of Zoning Compliance and Design Review application.
- The City will support the developers efforts to request speed limit waivers along the collector roadways.

2.5 Proportionate Share Agreement for ITD Improvements. Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the \$821,00.00 (821 lots x \$1,000) traffic mitigation fee determined, as 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.

2.6 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

2.7 Conditions. Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent Owner of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neutral gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Owner: Corey Barton
1977 E. Overland Road
Meridian, Idaho 83642

7.6 Attorney Fees. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

Dated this _____ day _____, 2025.

ATTEST:

Shelly Tilton, City Clerk

OWNER:

Corey Barton

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2025, before me the undersigned, a Notary Public in and for said state, personally appeared Corey Barton, known to me to be the Owner, who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said name.

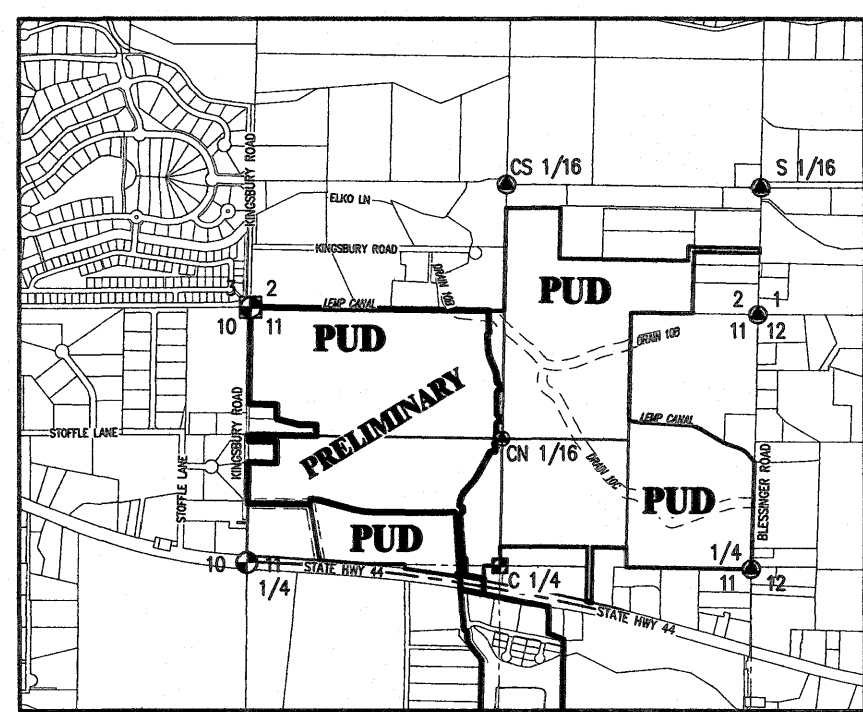
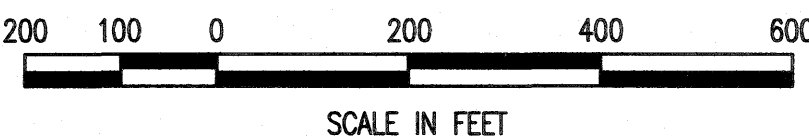
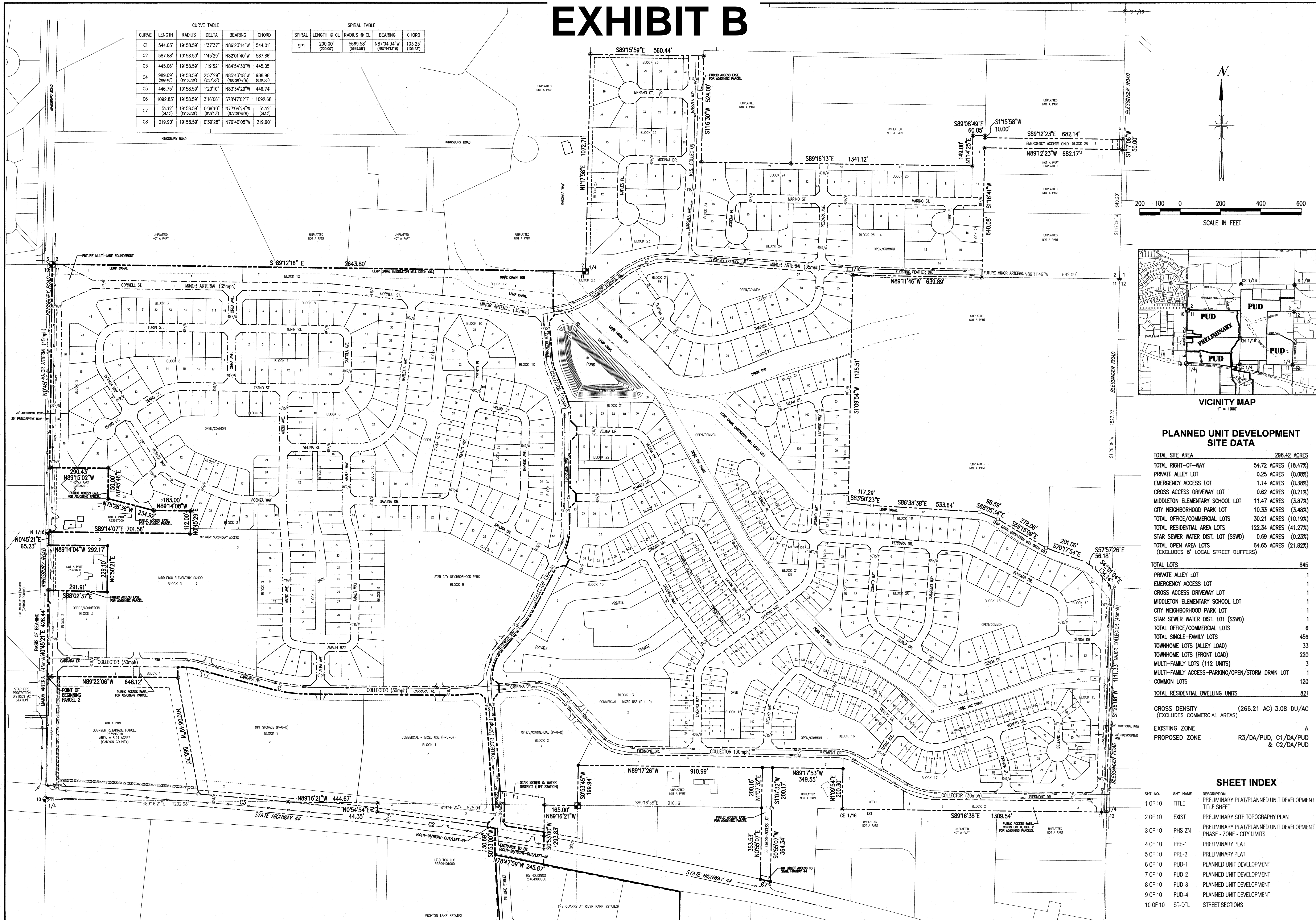
IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.

Notary Public for State of Idaho
Residing at: _____
My Commission Expires: _____

EXHIBIT B

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	544.03'	19158.59'	1°37'37"	N86°23'14"W	544.01'
C2	587.88'	19158.59'	1°45'29"	N82°01'40"W	587.86'
C3	445.06'	19158.59'	1°19'52"	N84°54'30"W	445.05'
C4	989.09'	19158.59'	2°57'29"	N85°43'18"W	988.98'
C5	446.75'	19158.59'	1°20'10"	N83°34'29"W	446.74'
C6	1092.83'	19158.59'	3°16'06"	S78°47'02"E	1092.68'
C7	51.12'	19158.59'	0°09'10"	N77°04'24"W	51.12'
C8	219.90'	19158.59'	0°39'28"	N76°40'05"W	219.90'

SPIRAL TABLE				
SPIRAL	LENGTH @ CL	RADIUS @ CL	BEARING	CHORD
SP1	200.00'	5669.58'	N87°04'34"W	103.23'



PLANNED UNIT DEVELOPMENT SITE DATA

TOTAL SITE AREA	296.42 ACRES
TOTAL RIGHT-OF-WAY	54.72 ACRES (18.47%)
PRIVATE ALLEY LOT	0.25 ACRES (0.08%)
EMERGENCY ACCESS LOT	1.14 ACRES (0.38%)
CROSS ACCESS DRIVEWAY LOT	0.62 ACRES (0.21%)
MIDDLETON ELEMENTARY SCHOOL LOT	11.47 ACRES (3.87%)
CITY NEIGHBORHOOD PARK LOT	10.33 ACRES (3.48%)
TOTAL OFFICE/COMMERCIAL LOTS	30.21 ACRES (10.19%)
TOTAL RESIDENTIAL AREA LOTS	122.34 ACRES (41.27%)
STAR SEWER WATER DIST. LOT (SSWD)	0.69 ACRES (0.23%)
TOTAL OPEN AREA LOTS (EXCLUDES 8' LOCAL STREET BUFFERS)	64.65 ACRES (21.82%)

TOTAL LOTS	845
PRIVATE ALLEY LOT	1
EMERGENCY ACCESS LOT	1
CROSS ACCESS DRIVEWAY LOT	1
MIDDLETON ELEMENTARY SCHOOL LOT	1
CITY NEIGHBORHOOD PARK LOT	1
STAR SEWER WATER DIST. LOT (SSWD)	1
TOTAL OFFICE/COMMERCIAL LOTS	6
TOTAL SINGLE-FAMILY LOTS	456
TOWNHOME LOTS (ALLEY LOAD)	33
TOWNHOME LOTS (FRONT LOAD)	220
MULTI-FAMILY LOTS (112 UNITS)	3
MULTI-FAMILY ACCESS-PARKING/OPEN/STORM DRAIN LOT	1
COMMON LOTS	120
TOTAL RESIDENTIAL DWELLING UNITS	821

GROSS DENSITY (EXCLUDES COMMERCIAL AREAS)	(266.21 AC) 3.08 DU/AC
EXISTING ZONE	A
PROPOSED ZONE	R3/DA/PUD, C1/DA/PUD & C2/DA/PUD

SHEET INDEX

SHT NO.	SHT NAME	DESCRIPTION
1 OF 10	TITLE	PRELIMINARY PLAT/PLANNED UNIT DEVELOPMENT TITLE SHEET
2 OF 10	EXIST	PRELIMINARY SITE TOPOGRAPHY PLAN
3 OF 10	PHS-ZN	PRELIMINARY PLAT/PLANNED UNIT DEVELOPMENT PHASE - ZONE - CITY LIMITS
4 OF 10	PRE-1	PRELIMINARY PLAT
5 OF 10	PRE-2	PRELIMINARY PLAT
6 OF 10	PUD-1	PLANNED UNIT DEVELOPMENT
7 OF 10	PUD-2	PLANNED UNIT DEVELOPMENT
8 OF 10	PUD-3	PLANNED UNIT DEVELOPMENT
9 OF 10	PUD-4	PLANNED UNIT DEVELOPMENT
10 OF 10	ST-DTL	STREET SECTIONS

OWNERS OF RECORD

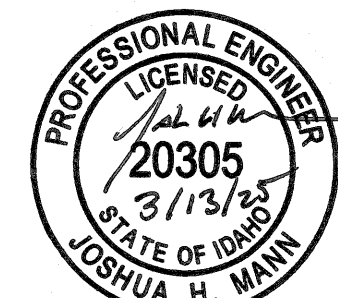
OPEN DOOR RENTALS
COREY BARTON
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642

DEVELOPER

CHALLENGER DEVELOPMENT INC.
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 288-5580

PLANNER- CONTACT

BECKY MCKAY
1029 N. ROSARIO ST., STE. 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980
Fax (208) 938-0941



REVISIONS
01-24-25 RS
03-05-25 RS
03-13-25 RS

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**ENGINEERING
SOLUTIONS, LP**
1029 N. ROSARIO ST., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

TERRAMOR SUBDIVISION
PRELIMINARY PLAT AND
PLANNED UNIT DEVELOPMENT
TITLE SHEET
LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2
AND A PORTION OF SECTION 11, CANYON COUNTY,
T. 4N., R. 2W., B.M.

SCALE 1"=200'

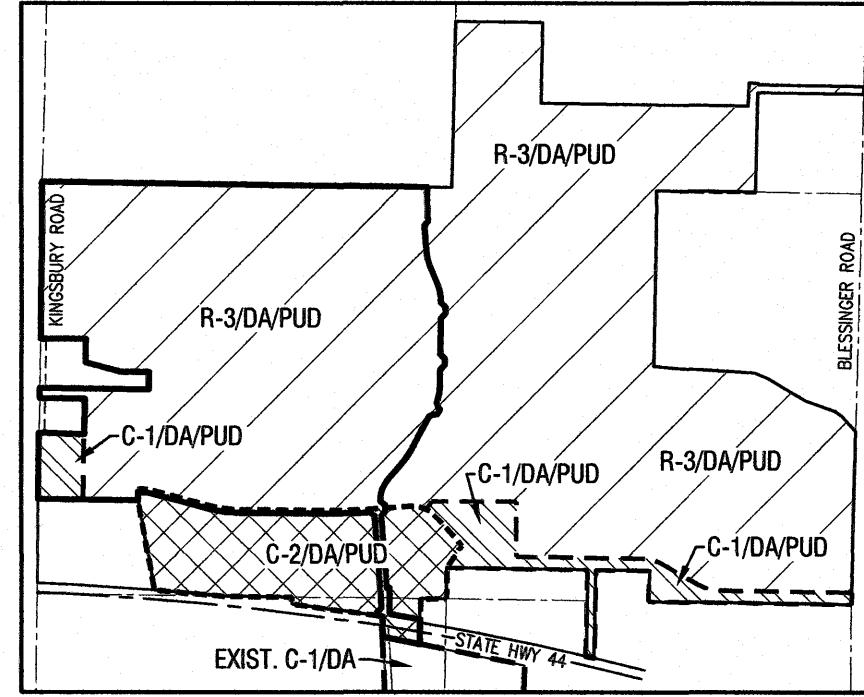
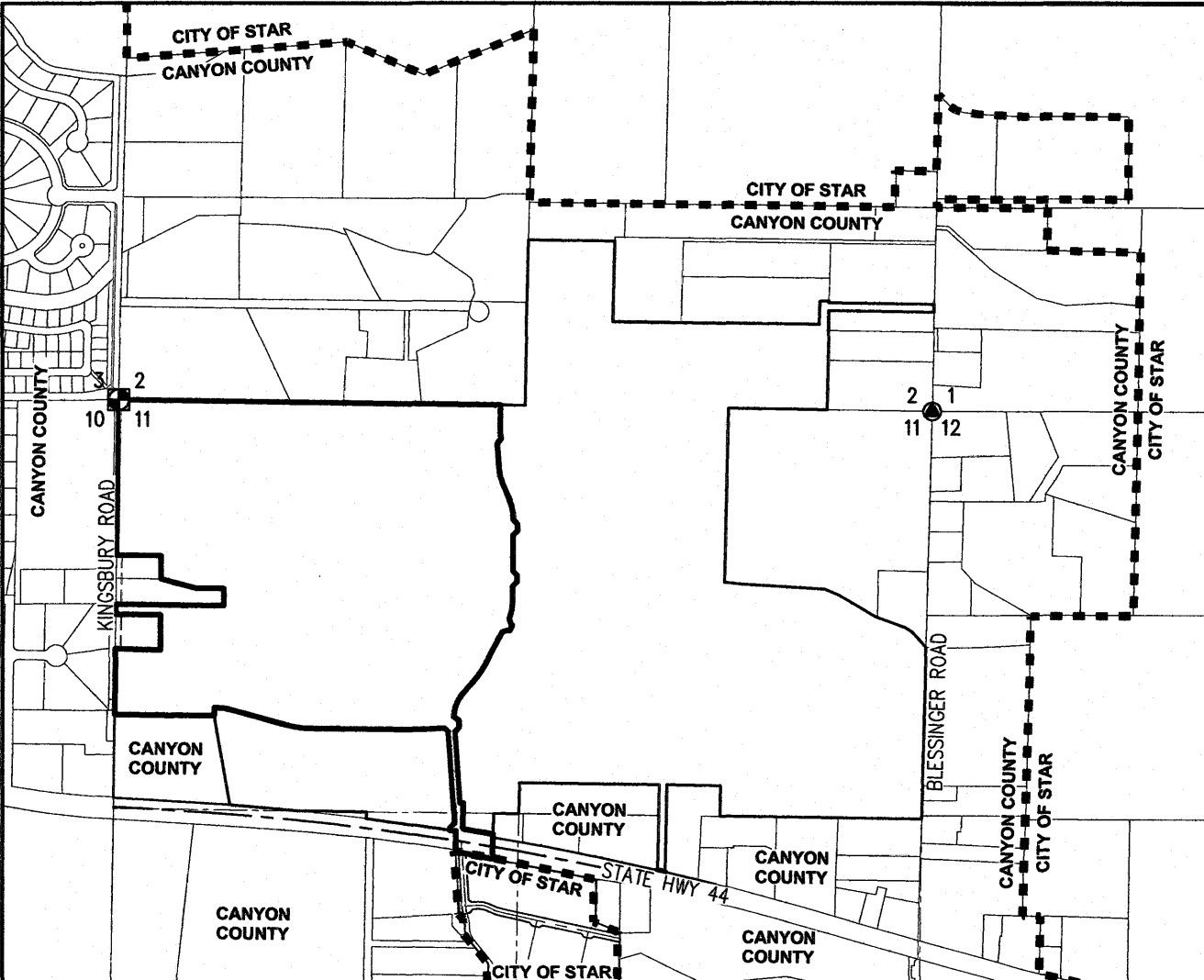
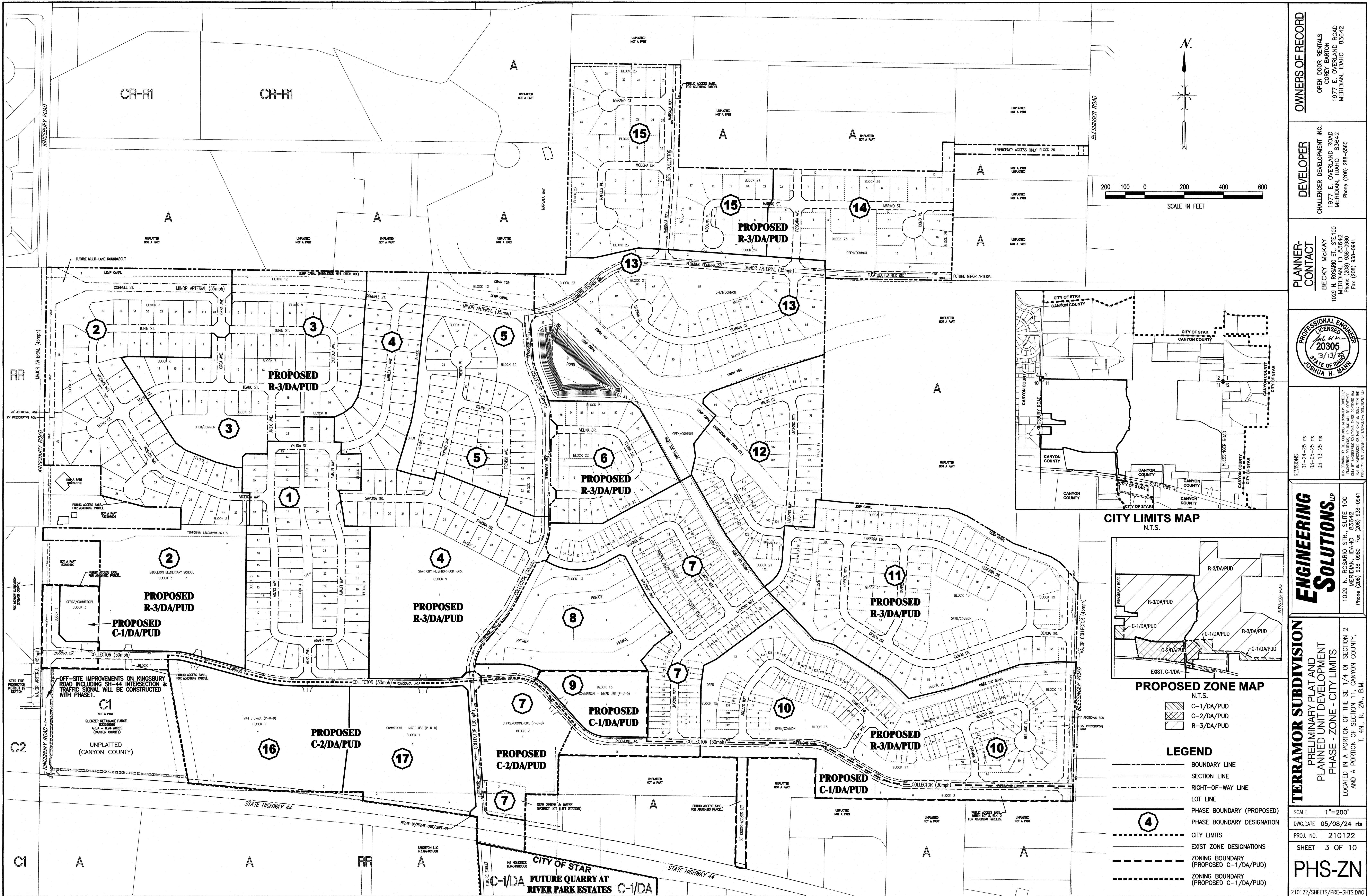
DWG. DATE 05/08/24 RS

PROJ. NO. 210122

SHEET 1 OF 10

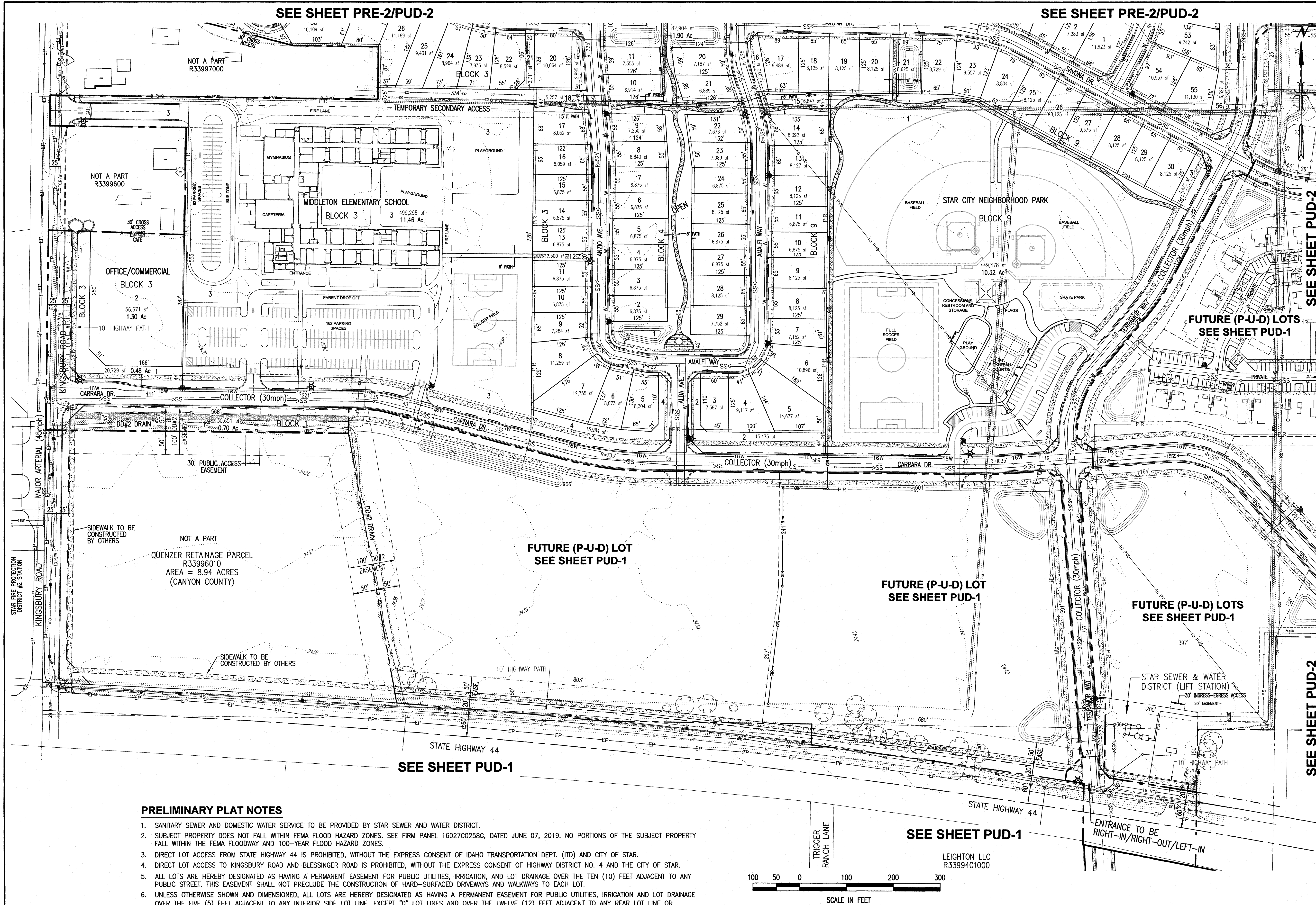
TITLE

210122/SHEETS/PRE-SHTS.DWG



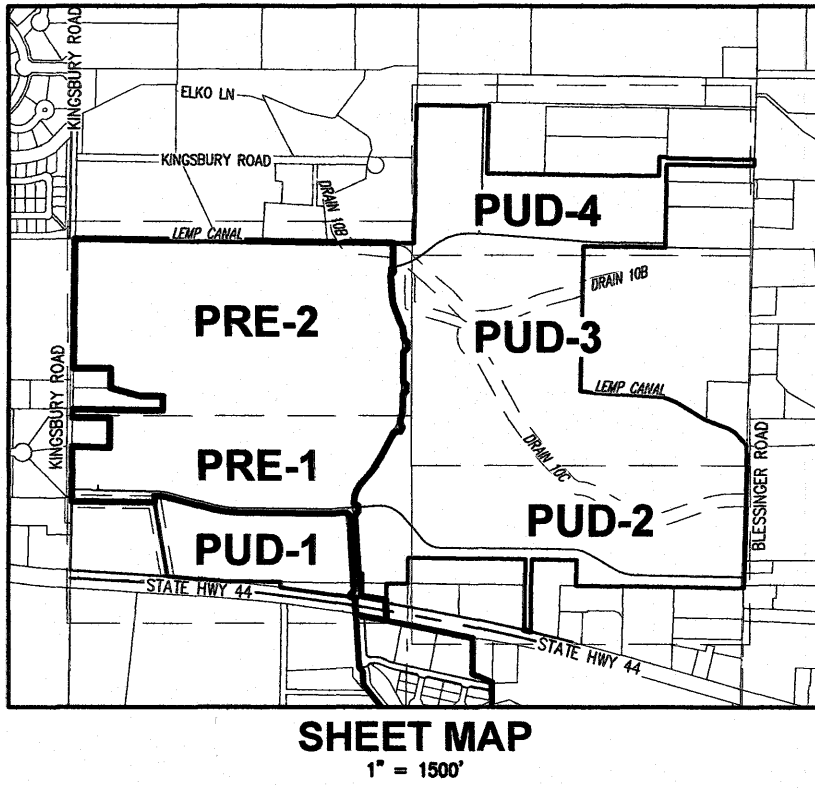
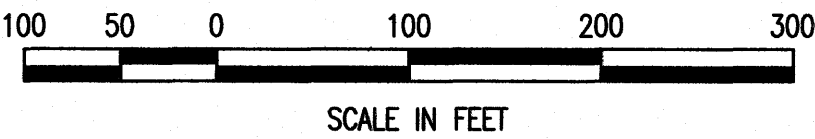
- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - PHASE BOUNDARY (PROPOSED)
 - PHASE BOUNDARY DESIGNATION
 - CITY LIMITS
 - EXISTING ZONE DESIGNATIONS
 - ZONING BOUNDARY (PROPOSED C-1/DA/PUD)
 - ZONING BOUNDARY (PROPOSED C-1/DA/PUD)

OWNERS OF RECORD OPEN DOOR RENTALS COREY BARTON 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642
DEVELOPER CHALLENGER DEVELOPMENT INC. 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 Phone (208) 288-5560
PLANNER-CONTACT BECKY MCKAY 1029 N. ROSARIO ST., STE. 100 MERIDIAN, ID 83642 Phone (208) 938-0980 Fax (208) 938-0941
PROFESSIONAL ENGINEER JOSHUA H. MANN 20305 3/13/25 STATE OF IDAHO
REVISIONS 01-24-25 r/s 03-05-25 r/s 03-13-25 r/s
ENGINEERING SOLUTIONS 1029 N. ROSARIO ST., SUITE 100 MERIDIAN, IDAHO 83642 Phone (208) 938-0980 Fax (208) 938-0941 T. 4N., R. 2W., B.M.
TERRAMOR SUBDIVISION PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT PHASE - ZONE - CITY LIMITS LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2 AND A PORTION OF SECTION 11, CANYON COUNTY, IDAHO
SCALE 1"=200'
DWG. DATE 05/08/24 r/s
PROJ. NO. 210122
SHEET 3 OF 10
PHS-ZN
210122/SHEETS/PRE-SHTS.DWG



PRELIMINARY PLAT NOTES

- 1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- 2. SUBJECT PROPERTY DOES NOT FALL WITHIN FEMA FLOOD HAZARD ZONES. SEE FIRM PANEL 16027C02586, DATED JUNE 07, 2019. NO PORTIONS OF THE SUBJECT PROPERTY FALL WITHIN THE FEMA FLOODWAY AND 100-YEAR FLOOD HAZARD ZONES.
- 3. DIRECT LOT ACCESS FROM STATE HIGHWAY 44 IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF IDAHO TRANSPORTATION DEPT. (ITD) AND CITY OF STAR.
- 4. DIRECT LOT ACCESS TO KINGSBURY ROAD AND BLESSING ROAD IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF HIGHWAY DISTRICT NO. 4 AND THE CITY OF STAR.
- 5. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 6. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, EXCEPT "O" LOT LINES AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- 7. THIS SUBDIVISION FALLS WITHIN THE MIDDLETON MILL DITCH COMPANY, AND DRAINAGE DISTRICT NO. 2 (DD#2). ALL LOTS REMAIN SUBJECT TO THE ASSESSMENT OF SAID DISTRICTS.
- 8. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED UNDER A PUD.
- 9. IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON MILL DITCH COMPANY. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES, TO BE PAID THROUGH FEES ASSESSED BY TERRAMOR SUBDIVISION, HOA. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY TERRAMOR SUBDIVISION HOA'S OR ITS ASSIGNS.
- 10. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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 PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- 11. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- 12. LOT 3, BLOCK 3 SHALL HAVE A 20' (MIN.) TEMPORARY SECONDARY ACCESS FOR PHASE 1 TO BE REMOVED AFTER FUTURE PHASES ARE BUILT.



PRELIMINARY PLAT SITE DATA

TOTAL SITE AREA	114.75 ACRES
TOTAL RIGHT-OF-WAY	26.55 ACRES (23.14%)
MIDDLETON ELEMENTARY SCHOOL LOT	11.47 ACRES (10.00%)
CITY NEIGHBORHOOD PARK LOT	10.33 ACRES (9.00%)
TOTAL OFFICE/COMMERCIAL LOT	1.30 ACRES (1.13%)
TOTAL RESIDENTIAL AREA LOTS	46.66 ACRES (40.66%)
TOTAL OPEN AREA LOTS (EXCLUDES 8' LOCAL STREET BUFFER)	18.44 ACRES (16.07%)
TOTAL LOTS	278
MIDDLETON ELEMENTARY SCHOOL LOT	1
CITY NEIGHBORHOOD PARK LOT	1
OFFICE/COMMERCIAL LOT	1
TOTAL SINGLE-FAMILY LOTS	235
TOTAL OPEN AREA LOTS	40
QUALIFIED OPEN SPACE	17.17 ACRES (14.96%)
COLLECTOR BUFFERS	2.36 ACRES
COLLECTOR BUFFER/MIDDLETON MILL EASE.	3.01 ACRES
ARTERIAL/COLLECTOR BUFFER	1.91 ACRES
COMMON AREAS/PATHWAYS	1.25 ACRES
NEW/LINEAR OPEN AREA/PATHWAYS	1.83 ACRES
CENTRAL COMMON AREA	2.86 ACRES
LINEAR OPEN AREA/PATHWAYS	1.56 ACRES
COMMON AREA/COLLECTOR BUFFERS	2.39 ACRES
NON-QUALIFIED OPEN SPACE	1.27 ACRES
END BLOCK BUFFERS	0.86 ACRES
STORM DRAIN LOTS	0.41 ACRES
AREA ADJUSTED FOR OPEN SPACE CALCULATION (EXCLUDES COMMERCIAL AND CITY PARK LOTS)	103.12 ACRES
ADJUSTED QUALIFIED OPEN SPACE	16.65%
GROSS DENSITY (113.45 AC) 2.07 DU/AC (EXCLUDES COMMERCIAL AREA)	
AVERAGE SINGLE-FAMILY LOT SIZE:	8,648 SF
EXISTING ZONE	A
PROPOSED ZONE (PREL.)	R-3/DA/PUD, C-1/DA/PUD
PROPOSED ZONE (PUD)	R-3/DA/PUD, C-1/DA/PUD, C-2/DA/PUD

- PRELIMINARY PLAT AMENITIES:
- 1. PLAYGROUND AREA WITH COVERED SITTING
 - 2. POOL FACILITY WITH CHANGING ROOMS & PARKING
 - 3. (2) PICKLEBALL COURTS
 - 4. BOCCIE BALL COURT
 - 5. PATHWAYS WITH WORK-OUT STATIONS
 - 6. MICRO PATHS & PAVED WALKING PATHS
 - 7. 10' NATURE WALKING PATHS
 - 8. (2) LINEAR OPEN LOTS-8' WIDE PATHWAYS/BENCHES
 - 9. 10' WIDE MULTI-USE PATHWAYS
 - 10. 8' LANDSCAPE PARKWAYS WITH 5' WALKS (ON LOCAL STREETS)
 - 11. COMMON AREA WITH 8' - 10' PATHWAYS

RESIDENTIAL SETBACK DATA

R-3/DA/PUD (SINGLE-FAMILY)	
FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5'
STREET SIDE:	20'

R-3/DA/PUD (FRONT LOAD TOWNHOME)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5' & 0' (FOR "O" LOT LINE LOTS)
STREET SIDE:	20'

R-3/DA/PUD (REAR LOAD TOWNHOME)

FRONT:	10' (MEASURED FROM BACK OF SIDEWALK)
REAR GARAGE:	20' (MEASURED FROM EDGE OF ALLEY TO GARAGE)
INTERIOR SIDE:	7.5' & 0' (FOR "O" LOT LINE LOTS)
STREET SIDE:	20'

COMMERCIAL SETBACK DATA

C-1/DA/PUD & C-2/DA/PUD	
FRONT:	20'
REAR:	5'
INTERIOR SIDE:	0' (SUBJECT TO FIRE APPROVAL)
ADJACENT TO RESIDENTIAL:	15'
STREET SIDE:	20'

OWNERS OF RECORD

OPEN DOOR RENTALS
COREY BARTON
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642

DEVELOPER

CHALLENGER DEVELOPMENT INC.
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 288-5560

PLANNER-CONTACT

BECKY MCKAY
1029 N. ROSARIO ST., SUITE 100
MERIDIAN, ID 83642
Phone (208) 288-5560
Fax (208) 938-0941

PROFESSIONAL ENGINEER

LICENSED
20305
STATE OF IDAHO
JOSHUA H. MAIN

REVISIONS

01-24-25	rs
03-05-25	rs
03-13-25	rs

ENGINEERING SOLUTIONS

1029 N. ROSARIO STR., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

TERRAMOR SUBDIVISION

PRELIMINARY PLAT

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2
AND A PORTION OF SECTION 11, CANYON COUNTY,
T. 4N., R. 2W., B.M.

SCALE 1"=100'

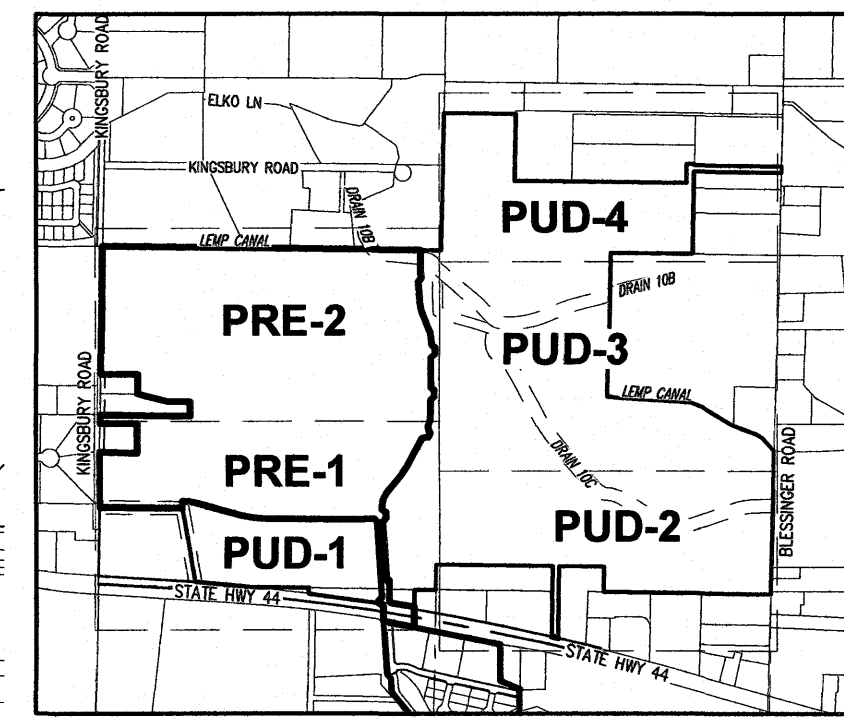
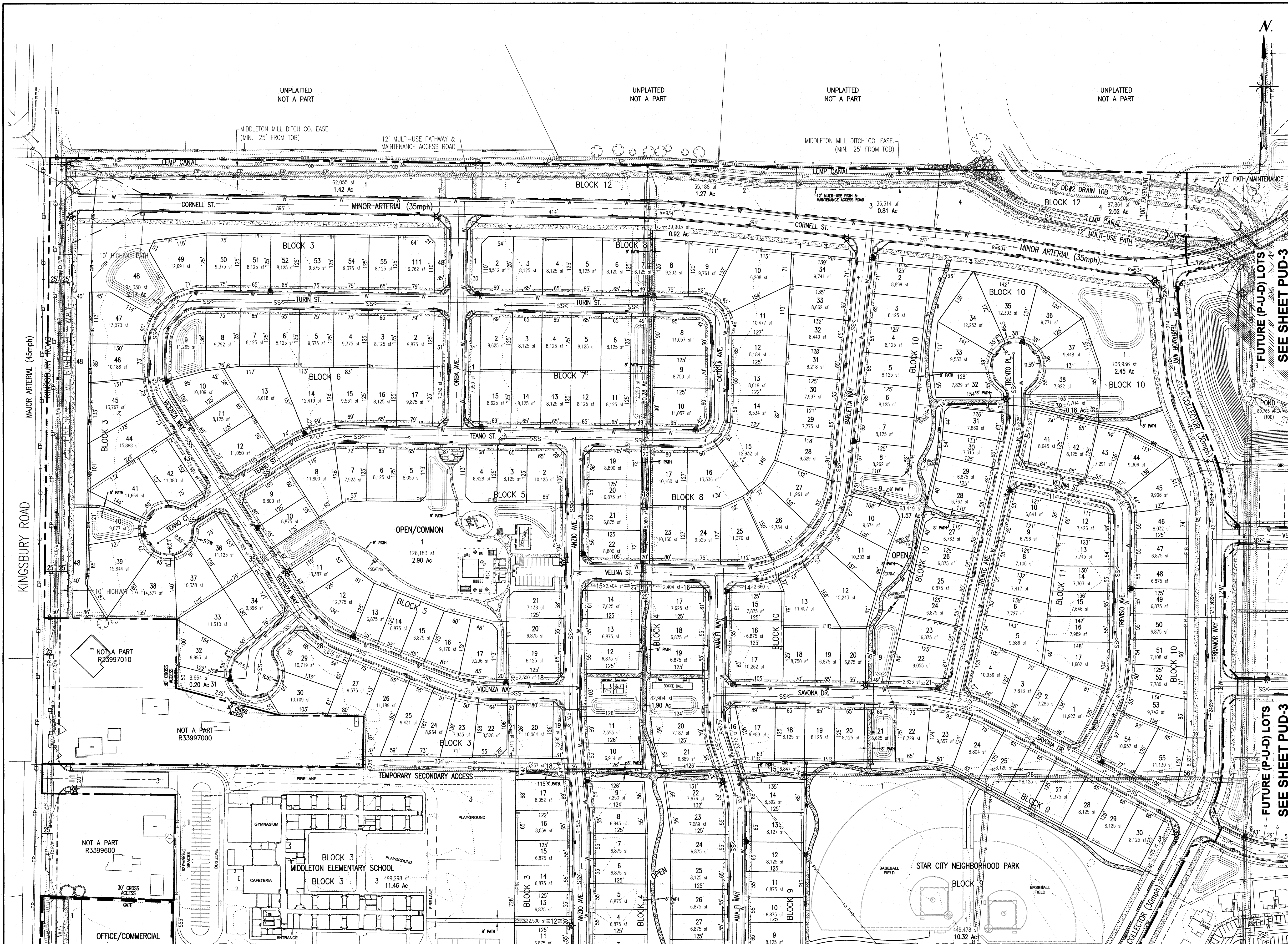
DWG. DATE 05/08/24 rs

PROJ. NO. 210122

SHEET 4 OF 10

PRE-1

210122/SHEETS/PR-1-SM-TS.DWG



PRELIMINARY PLAT SITE DATA

TOTAL SITE AREA	114.75 ACRES
TOTAL RIGHT-OF-WAY	26.55 ACRES (23.14%)
MIDDLETON ELEMENTARY SCHOOL LOT	11.47 ACRES (10.00%)
CITY NEIGHBORHOOD PARK LOT	10.33 ACRES (9.00%)
TOTAL OFFICE/COMMERCIAL LOT	1.30 ACRES (1.13%)
TOTAL RESIDENTIAL AREA LOTS	46.66 ACRES (40.66%)
TOTAL OPEN AREA LOTS	18.44 ACRES (16.07%)
(EXCLUDES 8' LOCAL STREET BUFFER)	
TOTAL LOTS	278
MIDDLETON ELEMENTARY SCHOOL LOT	1
CITY NEIGHBORHOOD PARK LOT	1
OFFICE/COMMERCIAL LOT	1
TOTAL SINGLE-FAMILY LOTS	235
TOTAL OPEN AREA LOTS	40
QUALIFIED OPEN SPACE	17.17 ACRES (14.96%)
COLLECTOR BUFFERS	2.36 ACRES
COLLECTOR BUFFER/MIDDLETON MILL EASE	3.01 ACRES
ARTERIAL/COLLECTOR BUFFER	1.91 ACRES
COMMON AREAS/PATHWAYS	1.25 ACRES
MEW/LINEAR OPEN AREA/PATHWAYS	1.83 ACRES
CENTRAL COMMON AREA	2.86 ACRES
LINEAR OPEN AREA/PATHWAYS	1.56 ACRES
COMMON AREA/COLLECTOR BUFFERS	2.39 ACRES
NON-QUALIFIED OPEN SPACE	1.27 ACRES
END BLOCK BUFFERS	0.86 ACRES
STORM DRAIN LOTS	0.41 ACRES
AREA ADJUSTED FOR OPEN SPACE CALCULATION	103.12 ACRES
(EXCLUDES COMMERCIAL AND CITY PARK LOTS)	
ADJUSTED QUALIFIED OPEN SPACE	16.65%
GROSS DENSITY	(113.45 AC) 2.07 DU/AC
(EXCLUDES COMMERCIAL AREA)	
AVERAGE SINGLE-FAMILY LOT SIZE:	8,648 SF
EXISTING ZONE	A
PROPOSED ZONE (PREL.)	R-3/DA/PUD, C-1/DA/PUD
PROPOSED ZONE (PUD)	R-3/DA/PUD, C-1/DA/PUD
PROPOSED ZONE (PUD)	C-2/DA/PUD
PRELIMINARY PLAT AMENITIES:	
1. PLAYGROUND AREA WITH COVERED SITTING	
2. POOL FACILITY WITH CHANGING ROOMS & PARKING	
3. (2) PICKLEBALL COURTS	
4. BOCCIE BALL COURT	
5. PATHWAYS WITH WORK-OUT STATIONS	
6. MICRO PATHS & PAVED WALKING PATHS	
7. 10' NATURE WALKING PATHS	
8. (2) LINEAR OPEN LOTS-8' WIDE PATHWAYS/BENCHES	
9. 10' WIDE MULTI-USE PATHWAYS	
10. 8' LANDSCAPE PARKWAYS WITH 5' WALKS	
(ON LOCAL STREETS)	
11. COMMON AREA WITH 8' - 10' PATHWAYS	

RESIDENTIAL SETBACK DATA R-3/DA/PUD (SINGLE-FAMILY)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5'
STREET SIDE:	20'

R-3/DA/PUD (FRONT LOAD TOWNHOME)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5' & 0' (FOR "0" LOT LINE LOTS)
STREET SIDE:	20'

R-3/DA/PUD (REAR LOAD TOWNHOME)

FRONT:	10' (MEASURED FROM BACK OF SIDEWALK)
REAR GARAGE:	20' (MEASURED FROM EDGE OF ALLEY TO GARAGE)
INTERIOR SIDE:	7.5' & 0' (FOR "0" LOT LINE LOTS)
STREET SIDE:	20'

COMMERCIAL SETBACK DATA C-1/DA/PUD & C-2/DA/PUD

FRONT:	20'
REAR:	5'
INTERIOR SIDE:	0' (SUBJECT TO FIRE APPROVAL)
ADJACENT TO RESIDENTIAL:	15'
STREET SIDE:	20'

OWNERS OF RECORD

DEVELOPER

PLANNER-CONTACT

PROFESSIONAL ENGINEER

REVISIONS

ENGINEERING SOLUTIONS

TERRAMOR SUBDIVISION

SCALE

DWG. DATE

PROJ. NO.

SHEET

PRE-2

OPEN DOOR RENTALS
COREY BARTON
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 288-5580

CHALLENGER DEVELOPMENT INC.
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 288-5580

BECKY MCKAY
1029 N. ROSARIO ST., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980
Fax (208) 938-0941

20305
STATE OF IDAHO
JOSHUA H. MAHN

01-24-25 rls
03-05-25 rls

1029 N. ROSARIO STR., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980
Fax (208) 938-0941

PRELIMINARY PLAT
LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2
AND A PORTION OF SECTION 11, CANYON COUNTY,
T. 4N., R. 2W., B.M.

1"=100'

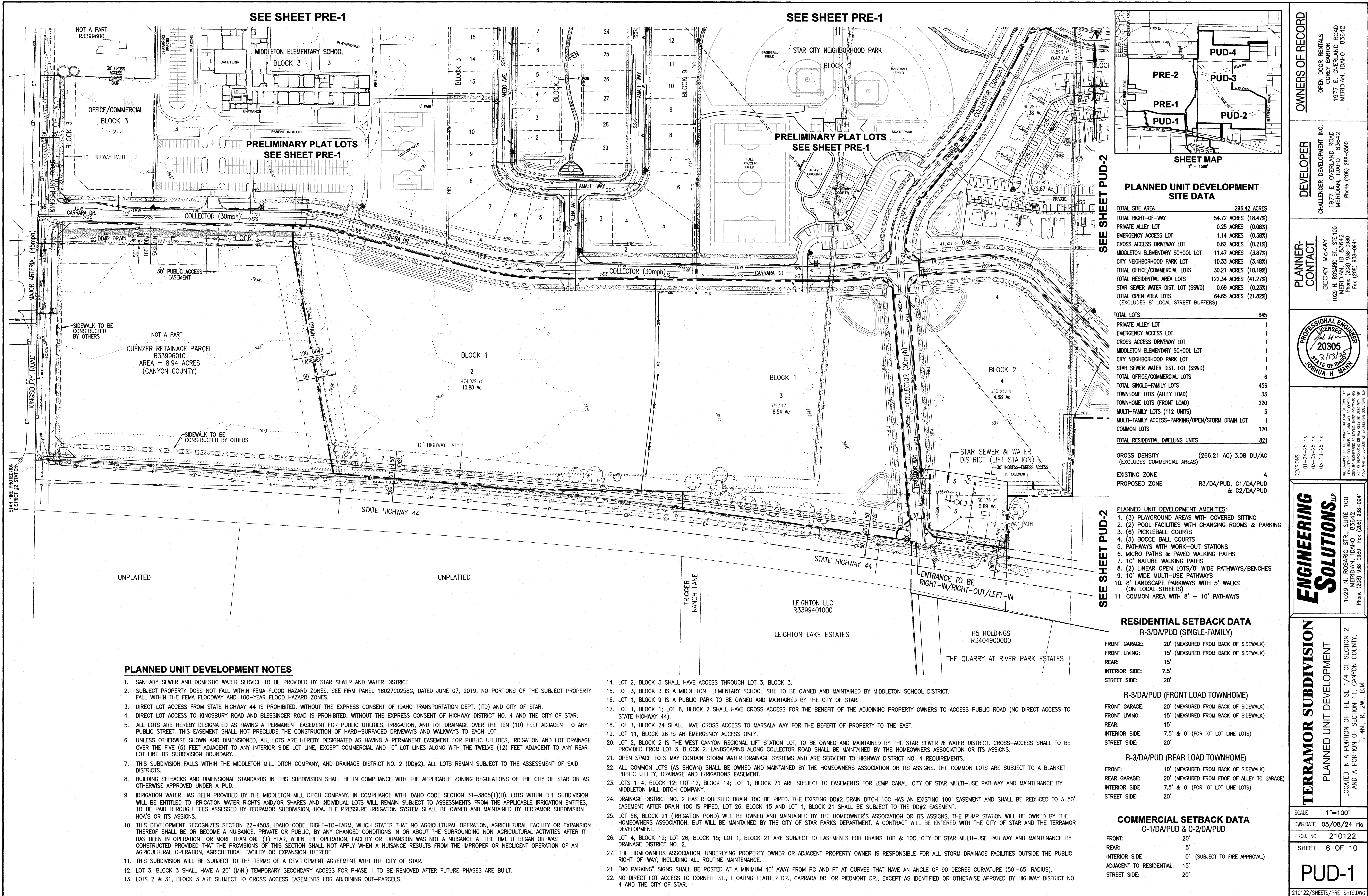
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210122

5 OF 10

PRE-2

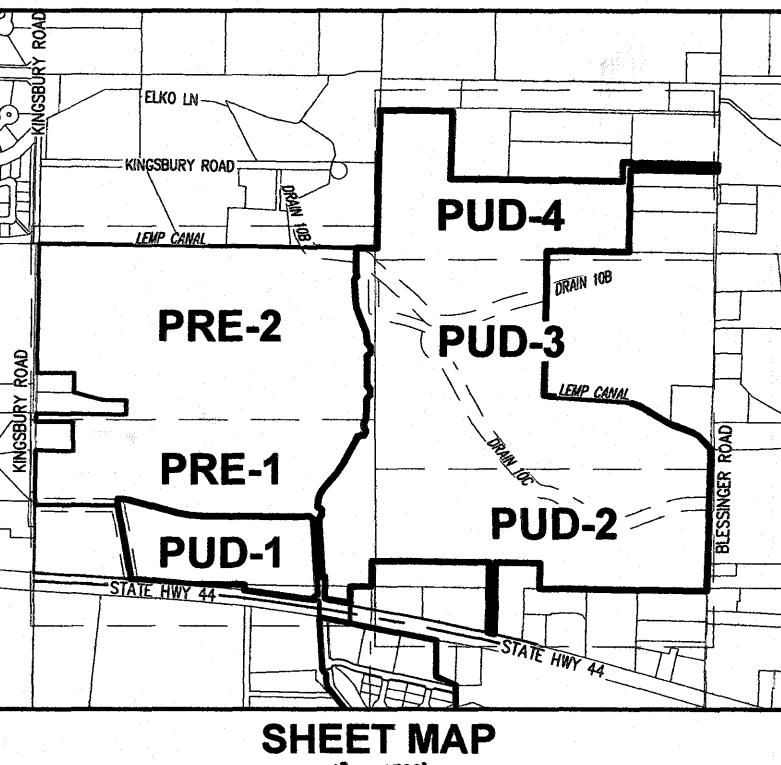
210122/SHEETS/PRE-SHTS.DWG



PLANNED UNIT DEVELOPMENT NOTES

- 1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- 2. SUBJECT PROPERTY DOES NOT FALL WITHIN FEMA FLOOD HAZARD ZONES. SEE FIRM PANEL 16027C0258G, DATED JUNE 07, 2019. NO PORTIONS OF THE SUBJECT PROPERTY FALL WITHIN THE FEMA FLOODWAY AND 100-YEAR FLOOD HAZARD ZONES.
- 3. DIRECT LOT ACCESS FROM STATE HIGHWAY 44 IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF IDAHO TRANSPORTATION DEPT. (ITD) AND CITY OF STAR.
- 4. DIRECT LOT ACCESS TO KINGSBURY ROAD AND BLESSINGER ROAD IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF HIGHWAY DISTRICT NO. 4 AND THE CITY OF STAR.
- 5. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 6. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, EXCEPT COMMERCIAL AND "O" LOT LINES ALONG WITH THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- 7. THIS SUBDIVISION FALLS WITHIN THE MIDDLETON MILL DITCH COMPANY, AND DRAINAGE DISTRICT NO. 2 (DD#2). ALL LOTS REMAIN SUBJECT TO THE ASSESSMENT OF SAID DISTRICTS.
- 8. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED UNDER A PUD.
- 9. IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON MILL DITCH COMPANY. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES, TO BE PAID THROUGH FEES ASSESSED BY TERRAMOR SUBDIVISION, HOA. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY TERRAMOR SUBDIVISION HOA'S OR ITS ASSIGNS.
- 10. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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 PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- 11. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- 12. LOT 3, BLOCK 3 SHALL HAVE A 20' (MIN.) TEMPORARY SECONDARY ACCESS FOR PHASE 1 TO BE REMOVED AFTER FUTURE PHASES ARE BUILT.
- 13. LOTS 2 & 31, BLOCK 3 ARE SUBJECT TO CROSS ACCESS EASEMENTS FOR ADJOINING OUT-PARCELS.

- 14. LOT 2, BLOCK 3 SHALL HAVE ACCESS THROUGH LOT 3, BLOCK 3.
- 15. LOT 3, BLOCK 3 IS A MIDDLETON ELEMENTARY SCHOOL SITE TO BE OWNED AND MAINTAINED BY MIDDLETON SCHOOL DISTRICT.
- 16. LOT 1, BLOCK 9 IS A PUBLIC PARK TO BE OWNED AND MAINTAINED BY THE CITY OF STAR.
- 17. LOT 1, BLOCK 1; LOT 6, BLOCK 2 SHALL HAVE CROSS ACCESS FOR THE BENEFIT OF THE ADJOINING PROPERTY OWNERS TO ACCESS PUBLIC ROAD (NO DIRECT ACCESS TO STATE HIGHWAY 44).
- 18. LOT 1, BLOCK 24 SHALL HAVE CROSS ACCESS TO MARSALA WAY FOR THE BEFEFT OF PROPERTY TO THE EAST.
- 19. LOT 11, BLOCK 26 IS AN EMERGENCY ACCESS ONLY.
- 20. LOT 2, BLOCK 2 IS THE WEST CANYON REGIONAL LIFT STATION LOT, TO BE OWNED AND MAINTAINED BY THE STAR SEWER & WATER DISTRICT. CROSS-ACCESS SHALL TO BE PROVIDED FROM LOT 3, BLOCK 2. LANDSCAPING ALONG COLLECTOR ROAD SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- 21. OPEN SPACE LOTS MAY CONTAIN STORM WATER DRAINAGE SYSTEMS AND ARE SERVIENT TO HIGHWAY DISTRICT NO. 4 REQUIREMENTS.
- 22. ALL COMMON LOTS (AS SHOWN) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE AND IRRIGATIONS EASEMENT.
- 23. LOTS 1-4, BLOCK 12; LOT 12, BLOCK 19; LOT 1, BLOCK 21 ARE SUBJECT TO EASEMENTS FOR LEMP CANAL, CITY OF STAR MULTI-USE PATHWAY AND MAINTENANCE BY MIDDLETON MILL DITCH COMPANY.
- 24. DRAINAGE DISTRICT NO. 2 HAS REQUESTED DRAIN 10C BE PIPED. THE EXISTING DD#2 DRAIN DITCH 10C HAS AN EXISTING 100' EASEMENT AND SHALL BE REDUCED TO A 50' EASEMENT AFTER DRAIN 10C IS PIPED, LOT 26, BLOCK 15 AND LOT 1, BLOCK 21 SHALL BE SUBJECT TO THE DD#2 EASEMENT.
- 25. LOT 56, BLOCK 21 (IRRIGATION POND) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. THE PUMP STATION WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION, BUT WILL BE MAINTAINED BY THE CITY OF STAR PARKS DEPARTMENT. A CONTRACT WILL BE ENTERED WITH THE CITY OF STAR AND THE TERRAMOR DEVELOPMENT.
- 26. LOT 4, BLOCK 12; LOT 26, BLOCK 15; LOT 1, BLOCK 21 ARE SUBJECT TO EASEMENTS FOR DRAINS 10B & 10C, CITY OF STAR MULTI-USE PATHWAY AND MAINTENANCE BY DRAINAGE DISTRICT NO. 2.
- 27. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE MAINTENANCE.
- 21. "NO PARKING" SIGNS SHALL BE POSTED AT A MINIMUM 40' AWAY FROM PC AND PT AT CURVES THAT HAVE AN ANGLE OF 90 DEGREE CURVATURE (50'-65' RADIUS).
- 22. NO DIRECT LOT ACCESS TO CORNELL ST., FLOATING FEATHER DR., CARRARA DR. OR PIEDMONT DR., EXCEPT AS IDENTIFIED OR OTHERWISE APPROVED BY HIGHWAY DISTRICT NO. 4 AND THE CITY OF STAR.



PLANNED UNIT DEVELOPMENT SITE DATA

TOTAL SITE AREA	296.42 ACRES
TOTAL RIGHT-OF-WAY	54.72 ACRES (18.47%)
PRIVATE ALLEY LOT	0.25 ACRES (0.08%)
EMERGENCY ACCESS LOT	1.14 ACRES (0.38%)
CROSS ACCESS DRIVEWAY LOT	0.62 ACRES (0.21%)
MIDDLETON ELEMENTARY SCHOOL LOT	11.47 ACRES (3.87%)
CITY NEIGHBORHOOD PARK LOT	10.33 ACRES (3.46%)
TOTAL OFFICE/COMMERCIAL LOTS	30.21 ACRES (10.19%)
TOTAL RESIDENTIAL AREA LOTS	122.34 ACRES (41.27%)
STAR SEWER WATER DIST. LOT (SSWD)	0.69 ACRES (0.23%)
TOTAL OPEN AREA LOTS	64.65 ACRES (21.82%)
(EXCLUDES 8' LOCAL STREET BUFFERS)	

TOTAL LOTS	845
PRIVATE ALLEY LOT	1
EMERGENCY ACCESS LOT	1
CROSS ACCESS DRIVEWAY LOT	1
MIDDLETON ELEMENTARY SCHOOL LOT	1
CITY NEIGHBORHOOD PARK LOT	1
STAR SEWER WATER DIST. LOT (SSWD)	1
TOTAL OFFICE/COMMERCIAL LOTS	6
TOTAL SINGLE-FAMILY LOTS	456
TOWNHOME LOTS (ALLEY LOAD)	33
TOWNHOME LOTS (FRONT LOAD)	220
MULTI-FAMILY LOTS (112 UNITS)	3
MULTI-FAMILY ACCESS-PARKING/OPEN/STORM DRAIN LOT	1
COMMON LOTS	120
TOTAL RESIDENTIAL DWELLING UNITS	821

GROSS DENSITY (266.21 AC) 3.08 DU/AC
(EXCLUDES COMMERCIAL AREAS)

EXISTING ZONE A
PROPOSED ZONE R3/DA/PUD, C1/DA/PUD & C2/DA/PUD

- PLANNED UNIT DEVELOPMENT AMENITIES:
- 1. (3) PLAYGROUND AREAS WITH COVERED SITTING
 - 2. (2) POOL FACILITIES WITH CHANGING ROOMS & PARKING
 - 3. (6) PICKLEBALL COURTS
 - 4. (3) BOCCIE BALL COURTS
 - 5. PATHWAYS WITH WORK-OUT STATIONS
 - 6. MICRO PATHS & PAVED WALKING PATHS
 - 7. 10' NATURE WALKING PATHS
 - 8. (2) LINEAR OPEN LOTS/8' WIDE PATHWAYS/BENCHES
 - 9. 10' WIDE MULTI-USE PATHWAYS
 - 10. 8' LANDSCAPE PARKWAYS WITH 5' WALKS (ON LOCAL STREETS)
 - 11. COMMON AREA WITH 8' - 10' PATHWAYS

RESIDENTIAL SETBACK DATA
R-3/DA/PUD (SINGLE-FAMILY)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5'
STREET SIDE:	20'

R-3/DA/PUD (FRONT LOAD TOWNHOME)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5' & 0' (FOR "O" LOT LINE LOTS)
STREET SIDE:	20'

R-3/DA/PUD (REAR LOAD TOWNHOME)

FRONT:	10' (MEASURED FROM BACK OF SIDEWALK)
REAR GARAGE:	20' (MEASURED FROM EDGE OF ALLEY TO GARAGE)
INTERIOR SIDE:	7.5' & 0' (FOR "O" LOT LINE LOTS)
STREET SIDE:	20'

COMMERCIAL SETBACK DATA
C-1/DA/PUD & C-2/DA/PUD

FRONT:	20'
REAR:	5'
INTERIOR SIDE:	0' (SUBJECT TO FIRE APPROVAL)
ADJACENT TO RESIDENTIAL:	15'
STREET SIDE:	20'

OWNERS OF RECORD

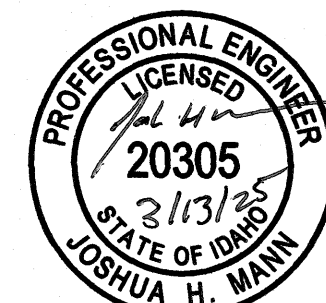
OPEN DOOR RENTALS
COREY BARTON
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DEVELOPER

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PLANNER-CONTACT

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REVISIONS
01-24-25 rls
03-05-25 rls
03-13-25 rls

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ENGINEERING SOLUTIONS, LP
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Phone (208) 938-0980 Fax (208) 938-0941

TERRAMOR SUBDIVISION

PLANNED UNIT DEVELOPMENT

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2 AND A PORTION OF SECTION 11, CANYON COUNTY, T. 4N., R. 2W., B.M.

SCALE 1"=100'

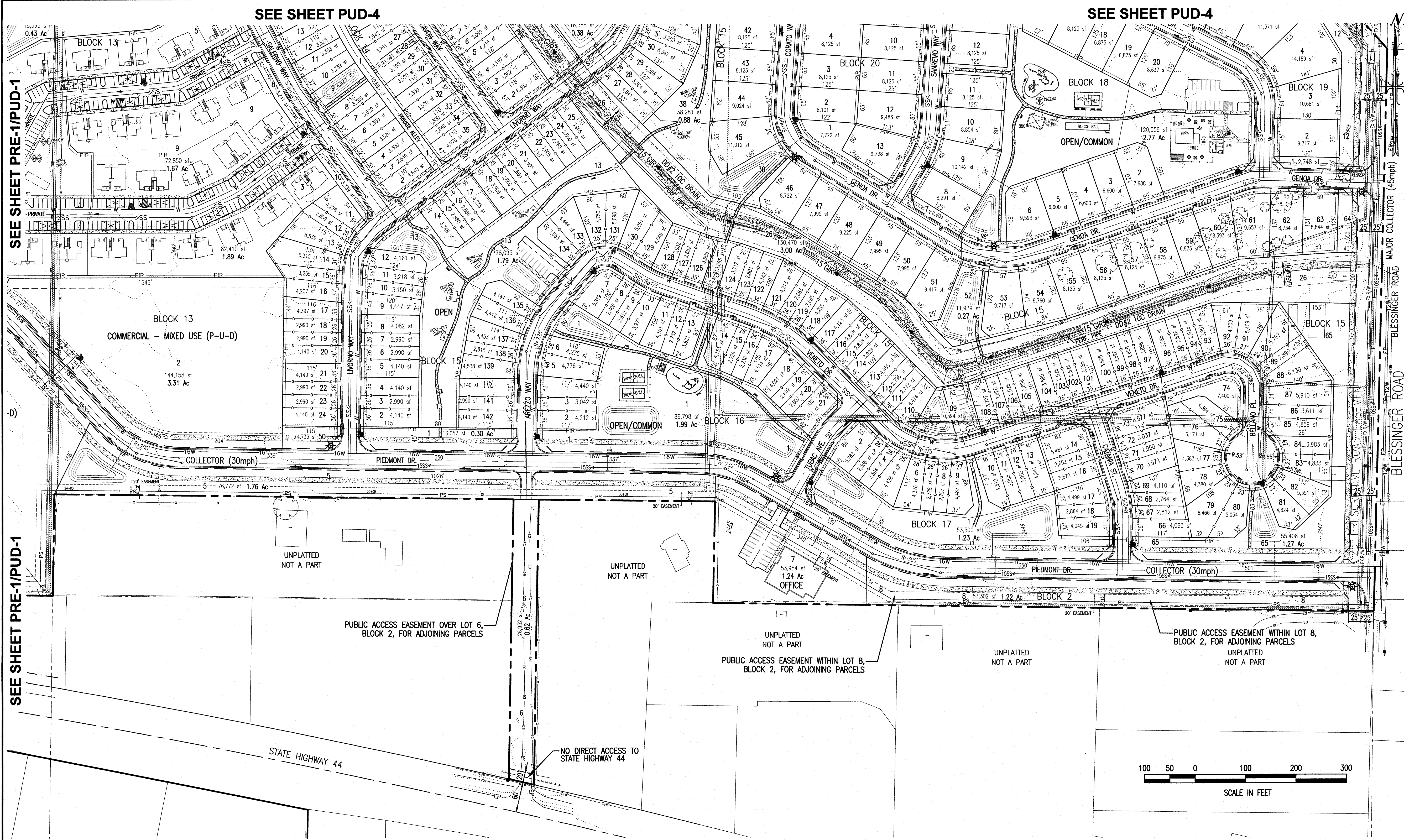
DWG. DATE 05/08/24 rls

PROJ. NO. 210122

SHEET 6 OF 10

PUD-1

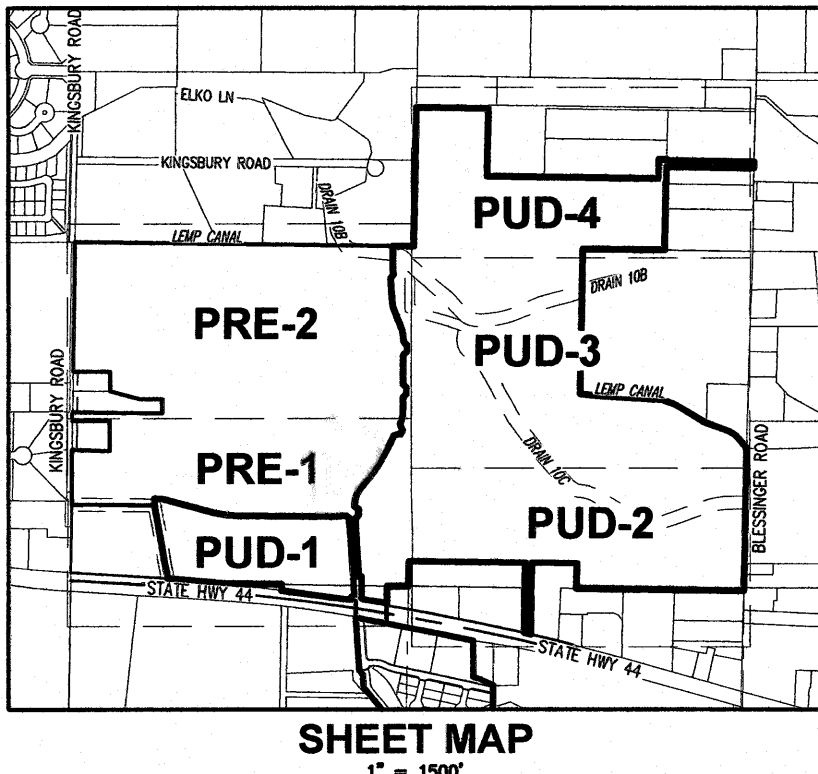
210122/SHEETS/PRE-SHTS.DWG



PLANNED UNIT DEVELOPMENT NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY DOES NOT FALL WITHIN FEMA FLOOD HAZARD ZONES. SEE FIRM PANEL 16027C0258G, DATED JUNE 07, 2019. NO PORTIONS OF THE SUBJECT PROPERTY FALL WITHIN THE FEMA FLOODWAY AND 100-YEAR FLOOD HAZARD ZONES.
- DIRECT LOT ACCESS FROM STATE HIGHWAY 44 IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF IDAHO TRANSPORTATION DEPT. (ITD) AND CITY OF STAR.
- DIRECT LOT ACCESS TO KINGSBURY ROAD AND BLESSINGER ROAD IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF HIGHWAY DISTRICT NO. 4 AND THE CITY OF STAR.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, EXCEPT COMMERCIAL AND "O" LOT LINES ALONG WITH THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION FALLS WITHIN THE MIDDLETON MILL DITCH COMPANY, AND DRAINAGE DISTRICT NO. 2 (DD#2). ALL LOTS REMAIN SUBJECT TO THE ASSESSMENT OF SAID DISTRICTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED UNDER A PUD.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON MILL DITCH COMPANY, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES, TO BE PAID THROUGH FEES ASSESSED BY TERRAMOR SUBDIVISION, HOA. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY TERRAMOR SUBDIVISION HOA'S OR ITS ASSIGNS.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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 PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- LOT 3, BLOCK 3 SHALL HAVE A 20' (MIN) TEMPORARY SECONDARY ACCESS FOR PHASE 1 TO BE REMOVED AFTER FUTURE PHASES ARE BUILT.
- LOTS 2 & 31, BLOCK 3 ARE SUBJECT TO CROSS ACCESS EASEMENTS FOR ADJOINING OUT-PARCELS.

- LOT 2, BLOCK 3 SHALL HAVE ACCESS THROUGH LOT 3, BLOCK 3.
- LOT 3, BLOCK 3 IS A MIDDLETON ELEMENTARY SCHOOL SITE TO BE OWNED AND MAINTAINED BY MIDDLETON SCHOOL DISTRICT.
- LOT 1, BLOCK 9 IS A PUBLIC PARK TO BE OWNED AND MAINTAINED BY THE CITY OF STAR.
- LOT 1, BLOCK 1; LOT 6, BLOCK 2 SHALL HAVE CROSS ACCESS FOR THE BENEFIT OF THE ADJOINING PROPERTY OWNERS TO ACCESS PUBLIC ROAD (NO DIRECT ACCESS TO STATE HIGHWAY 44).
- LOT 1, BLOCK 24 SHALL HAVE CROSS ACCESS TO MARSALA WAY FOR THE BENEFIT OF PROPERTY TO THE EAST.
- LOT 11, BLOCK 26 IS AN EMERGENCY ACCESS ONLY.
- LOT 2, BLOCK 2 IS THE WEST CANYON REGIONAL LIFT STATION LOT, TO BE OWNED AND MAINTAINED BY THE STAR SEWER & WATER DISTRICT. CROSS-ACCESS SHALL TO BE PROVIDED FROM LOT 3, BLOCK 2. LANDSCAPING ALONG COLLECTOR ROAD SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- OPEN SPACE LOTS MAY CONTAIN STORM WATER DRAINAGE SYSTEMS AND ARE SERVIENT TO HIGHWAY DISTRICT NO. 4 REQUIREMENTS.
- ALL COMMON LOTS (AS SHOWN) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE AND IRRIGATIONS EASEMENT.
- LOTS 1-4, BLOCK 12; LOT 12, BLOCK 19; LOT 1, BLOCK 21 ARE SUBJECT TO EASEMENTS FOR LEMP CANAL, CITY OF STAR MULTI-USE PATHWAY AND MAINTENANCE BY MIDDLETON MILL DITCH COMPANY.
- DRAINAGE DISTRICT NO. 2 HAS REQUESTED DRAIN 10C BE PIPED. THE EXISTING DD#2 DRAIN DITCH 10C HAS AN EXISTING 100' EASEMENT AND SHALL BE REDUCED TO A 50' EASEMENT AFTER DRAIN 10C IS PIPED, LOT 26, BLOCK 15 AND LOT 1, BLOCK 21 SHALL BE SUBJECT TO THE DD#2 EASEMENT.
- LOT 56, BLOCK 21 (IRRIGATION POND) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. THE PUMP STATION WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION, BUT WILL BE MAINTAINED BY THE CITY OF STAR PARKS DEPARTMENT. A CONTRACT WILL BE ENTERED WITH THE CITY OF STAR AND THE TERRAMOR DEVELOPMENT.
- LOT 4, BLOCK 12; LOT 26, BLOCK 15; LOT 1, BLOCK 21 ARE SUBJECT TO EASEMENTS FOR DRAINS 10B & 10C, CITY OF STAR MULTI-USE PATHWAY AND MAINTENANCE BY DRAINAGE DISTRICT NO. 2.
- THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE MAINTENANCE.
- "NO PARKING" SIGNS SHALL BE POSTED AT A MINIMUM 40' AWAY FROM PC AND PT AT CURVES THAT HAVE AN ANGLE OF 90 DEGREE CURVATURE (50'-65' RADIUS).
- NO DIRECT LOT ACCESS TO CORNELL ST., FLOATING FEATHER DR., CARRARA DR. OR PIEDMONT DR., EXCEPT AS IDENTIFIED OR OTHERWISE APPROVED BY HIGHWAY DISTRICT NO. 4 AND THE CITY OF STAR.



PLANNED UNIT DEVELOPMENT SITE DATA

TOTAL SITE AREA	296.42 ACRES
TOTAL RIGHT-OF-WAY	54.72 ACRES (18.47%)
PRIVATE ALLEY LOT	0.25 ACRES (0.08%)
EMERGENCY ACCESS LOT	1.14 ACRES (0.38%)
CROSS ACCESS DRIVEWAY LOT	0.82 ACRES (0.21%)
MIDDLETON ELEMENTARY SCHOOL LOT	11.47 ACRES (3.87%)
CITY NEIGHBORHOOD PARK LOT	10.33 ACRES (3.48%)
TOTAL OFFICE/COMMERCIAL LOTS	30.21 ACRES (10.19%)
TOTAL RESIDENTIAL AREA LOTS	122.34 ACRES (41.27%)
STAR SEWER WATER DIST. LOT (SSWD)	0.69 ACRES (0.23%)
TOTAL OPEN AREA LOTS (EXCLUDES 8' LOCAL STREET BUFFERS)	64.65 ACRES (21.82%)

TOTAL LOTS	845
PRIVATE ALLEY LOT	1
EMERGENCY ACCESS LOT	1
CROSS ACCESS DRIVEWAY LOT	1
MIDDLETON ELEMENTARY SCHOOL LOT	1
CITY NEIGHBORHOOD PARK LOT	1
STAR SEWER WATER DIST. LOT (SSWD)	1
TOTAL OFFICE/COMMERCIAL LOTS	6
TOTAL SINGLE-FAMILY LOTS	456
TOWNHOME LOTS (ALLEY LOAD)	33
TOWNHOME LOTS (FRONT LOAD)	220
MULTI-FAMILY LOTS (112 UNITS)	3
MULTI-FAMILY ACCESS-PARKING/OPEN/STORM DRAIN LOT	1
COMMON LOTS	120
TOTAL RESIDENTIAL DWELLING UNITS	821

GROSS DENSITY (266.21 AC) 3.08 DU/AC (EXCLUDES COMMERCIAL AREAS)	
EXISTING ZONE	A
PROPOSED ZONE	R3/DA/PUD, C1/DA/PUD & C2/DA/PUD

- PLANNED UNIT DEVELOPMENT AMENITIES:
- (3) PLAYGROUND AREAS WITH COVERED SITTING
 - (2) POOL FACILITIES WITH CHANGING ROOMS & PARKING
 - (6) PICKLEBALL COURTS
 - (3) BOCCIE BALL COURTS
 - PATHWAYS WITH WORK-OUT STATIONS
 - MICRO PATHS & PAVED WALKING PATHS
 - 10' NATURE WALKING PATHS
 - (2) LINEAR OPEN LOTS/8' WIDE PATHWAYS/BENCHES
 - 10' WIDE MULTI-USE PATHWAYS
 - 8' LANDSCAPE PARKWAYS WITH 5' WALKS (ON LOCAL STREETS)
 - COMMON AREA WITH 8' - 10' PATHWAYS

RESIDENTIAL SETBACK DATA R-3/DA/PUD (SINGLE-FAMILY)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5'
STREET SIDE:	20'

R-3/DA/PUD (FRONT LOAD TOWNHOME)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5' & 0' (FOR "O" LOT LINE LOTS)
STREET SIDE:	20'

R-3/DA/PUD (REAR LOAD TOWNHOME)

FRONT:	10' (MEASURED FROM BACK OF SIDEWALK)
REAR GARAGE:	20' (MEASURED FROM EDGE OF ALLEY TO GARAGE)
INTERIOR SIDE:	7.5' & 0' (FOR "O" LOT LINE LOTS)
STREET SIDE:	20'

COMMERCIAL SETBACK DATA C-1/DA/PUD & C-2/DA/PUD

FRONT:	20'
REAR:	5'
INTERIOR SIDE:	0' (SUBJECT TO FIRE APPROVAL)
ADJACENT TO RESIDENTIAL:	15'
STREET SIDE:	20'

OWNERS OF RECORD

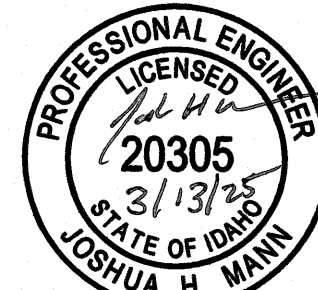
OPEN DOOR RENTALS
COREY BARTON ROAD
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 288-5560

DEVELOPER

CHALLENGER DEVELOPMENT INC.
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 288-5560

PLANNER-CONTACT

BECKY MCKAY
1029 N. ROSARIO ST., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980
Fax (208) 938-0941



REVISIONS	01-24-25 rs
	03-05-25 rs
	03-13-25 rs

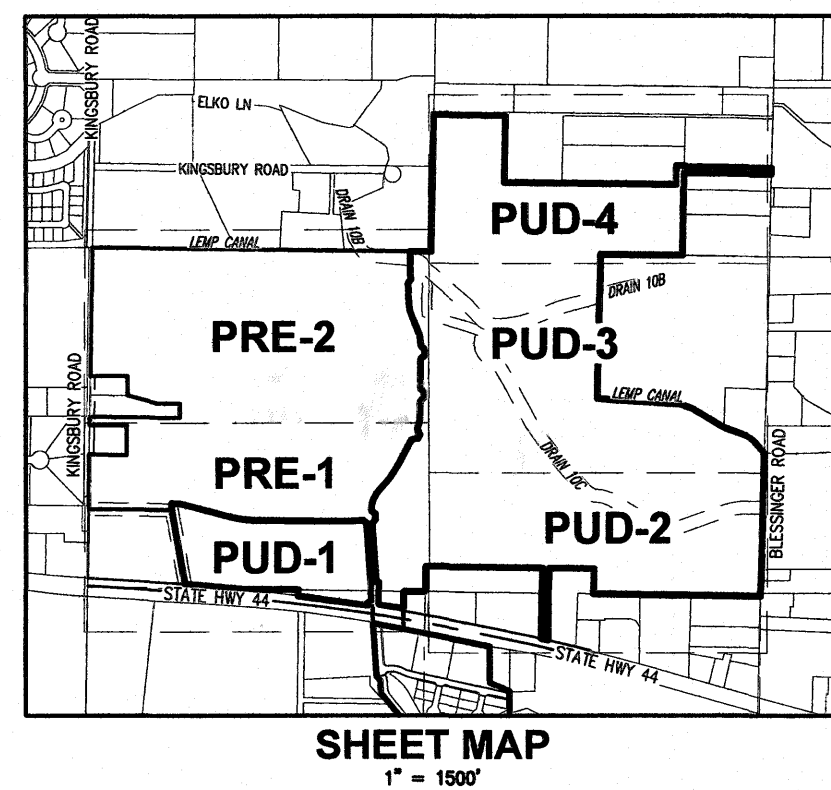
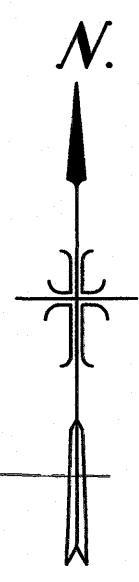
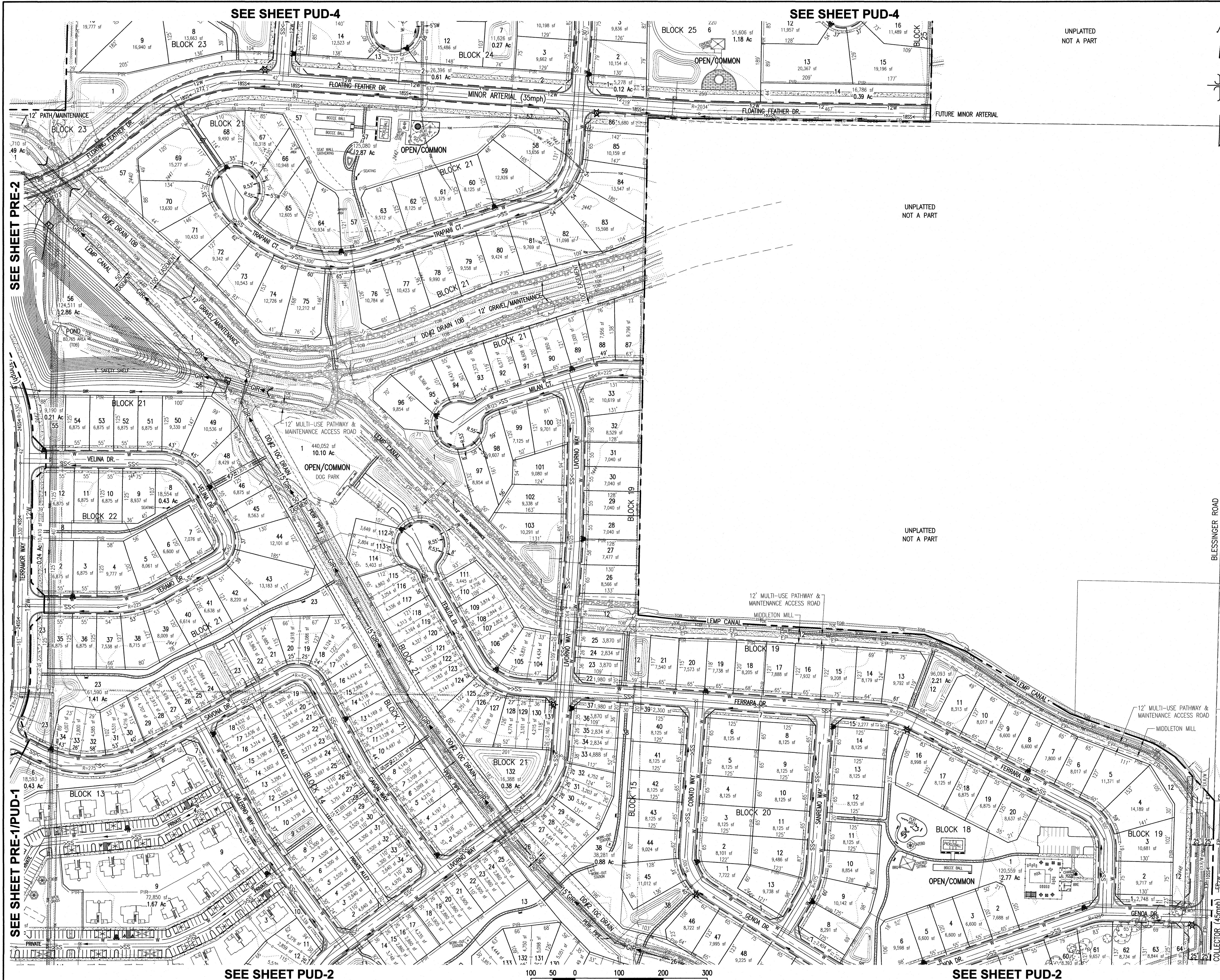
ENGINEERING SOLUTIONS
1029 N. ROSARIO STR., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

TERRAMOR SUBDIVISION
PLANNED UNIT DEVELOPMENT
LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2 AND A PORTION OF SECTION 11, CANYON COUNTY, T. 4N., R. 2W., B.M.

SCALE	1"=100'
DWG. DATE	05/08/24 rs
PROJ. NO.	210122

SHEET 7 OF 10

PUD-2



PLANNED UNIT DEVELOPMENT SITE DATA

TOTAL SITE AREA	296.42 ACRES
TOTAL RIGHT-OF-WAY	54.72 ACRES (18.47%)
PRIVATE ALLEY LOT	0.25 ACRES (0.08%)
EMERGENCY ACCESS LOT	1.14 ACRES (0.38%)
CROSS ACCESS DRIVEWAY LOT	0.62 ACRES (0.21%)
MIDDLETON ELEMENTARY SCHOOL LOT	11.47 ACRES (3.87%)
CITY NEIGHBORHOOD PARK LOT	10.33 ACRES (3.48%)
TOTAL OFFICE/COMMERCIAL LOTS	30.21 ACRES (10.19%)
TOTAL RESIDENTIAL AREA LOTS	122.34 ACRES (41.27%)
STAR SEWER WATER DIST. LOT (SSWD)	0.69 ACRES (0.23%)
TOTAL OPEN AREA LOTS	64.65 ACRES (21.82%)
(EXCLUDES 8' LOCAL STREET BUFFERS)	

TOTAL LOTS	845
PRIVATE ALLEY LOT	1
EMERGENCY ACCESS LOT	1
CROSS ACCESS DRIVEWAY LOT	1
MIDDLETON ELEMENTARY SCHOOL LOT	1
CITY NEIGHBORHOOD PARK LOT	1
STAR SEWER WATER DIST. LOT (SSWD)	1
TOTAL OFFICE/COMMERCIAL LOTS	6
TOTAL SINGLE-FAMILY LOTS	456
TOWNHOME LOTS (ALLEY LOAD)	33
TOWNHOME LOTS (FRONT LOAD)	220
MULTI-FAMILY LOTS (112 UNITS)	3
MULTI-FAMILY ACCESS-PARKING/OPEN/STORM DRAIN LOT	1
COMMON LOTS	120
TOTAL RESIDENTIAL DWELLING UNITS	821

GROSS DENSITY	(266.21 AC) 3.08 DU/AC
(EXCLUDES COMMERCIAL AREAS)	
EXISTING ZONE	A
PROPOSED ZONE	R3/DA/PUD, C1/DA/PUD & C2/DA/PUD

- PLANNED UNIT DEVELOPMENT AMENITIES:**
- (3) PLAYGROUND AREAS WITH COVERED SITTING
 - (2) POOL FACILITIES WITH CHANGING ROOMS & PARKING
 - (6) PICKLEBALL COURTS
 - (3) BOCCIE BALL COURTS
 - PATHWAYS WITH WORK-OUT STATIONS
 - MICRO PATHS & PAVED WALKING PATHS
 - 10' NATURE WALKING PATHS
 - (2) LINEAR OPEN LOTS/8' WIDE PATHWAYS/BENCHES
 - 10' WIDE MULTI-USE PATHWAYS
 - 8' LANDSCAPE PARKWAYS WITH 5' WALKS (ON LOCAL STREETS)
 - COMMON AREA WITH 8' - 10' PATHWAYS

RESIDENTIAL SETBACK DATA
R-3/DA/PUD (SINGLE-FAMILY)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5'
STREET SIDE:	20'

R-3/DA/PUD (FRONT LOAD TOWNHOME)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5' & 0' (FOR "0" LOT LINE LOTS)
STREET SIDE:	20'

R-3/DA/PUD (REAR LOAD TOWNHOME)

FRONT:	10' (MEASURED FROM BACK OF SIDEWALK)
REAR GARAGE:	20' (MEASURED FROM EDGE OF ALLEY TO GARAGE)
INTERIOR SIDE:	7.5' & 0' (FOR "0" LOT LINE LOTS)
STREET SIDE:	20'

COMMERCIAL SETBACK DATA
C-1/DA/PUD & C-2/DA/PUD

FRONT:	20'
REAR:	5'
INTERIOR SIDE:	0' (SUBJECT TO FIRE APPROVAL)
ADJACENT TO RESIDENTIAL:	15'
STREET SIDE:	20'

OWNERS OF RECORD

OPEN DOOR RENTALS
COREY BARTON ROAD
MERIDIAN, IDAHO 83642

DEVELOPER

CHALLENGER DEVELOPMENT INC.
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 288-5580

PLANNER-CONTACT

BECKY MCKAY
1029 N. ROSARIO ST., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980
Fax (208) 938-0941

PROFESSIONAL ENGINEER

20305
STATE OF IDAHO
JOSHUA H. MAIN

REVISIONS

01-24-25	ris
03-05-25	ris
03-13-25	ris

ENGINEERING SOLUTIONS

1029 N. ROSARIO ST., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

TERRAMOR SUBDIVISION

PLANNED UNIT DEVELOPMENT

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2
AND A PORTION OF SECTION 11, CANYON COUNTY,
T. 4N., R. 2W., B.M.

SCALE 1"=100'

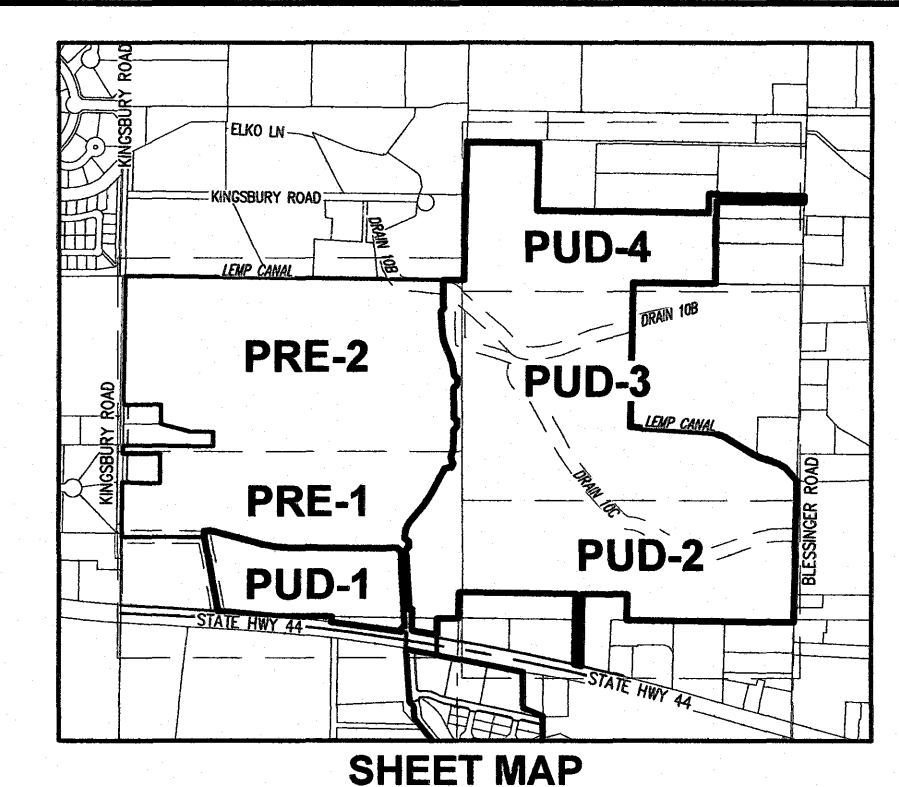
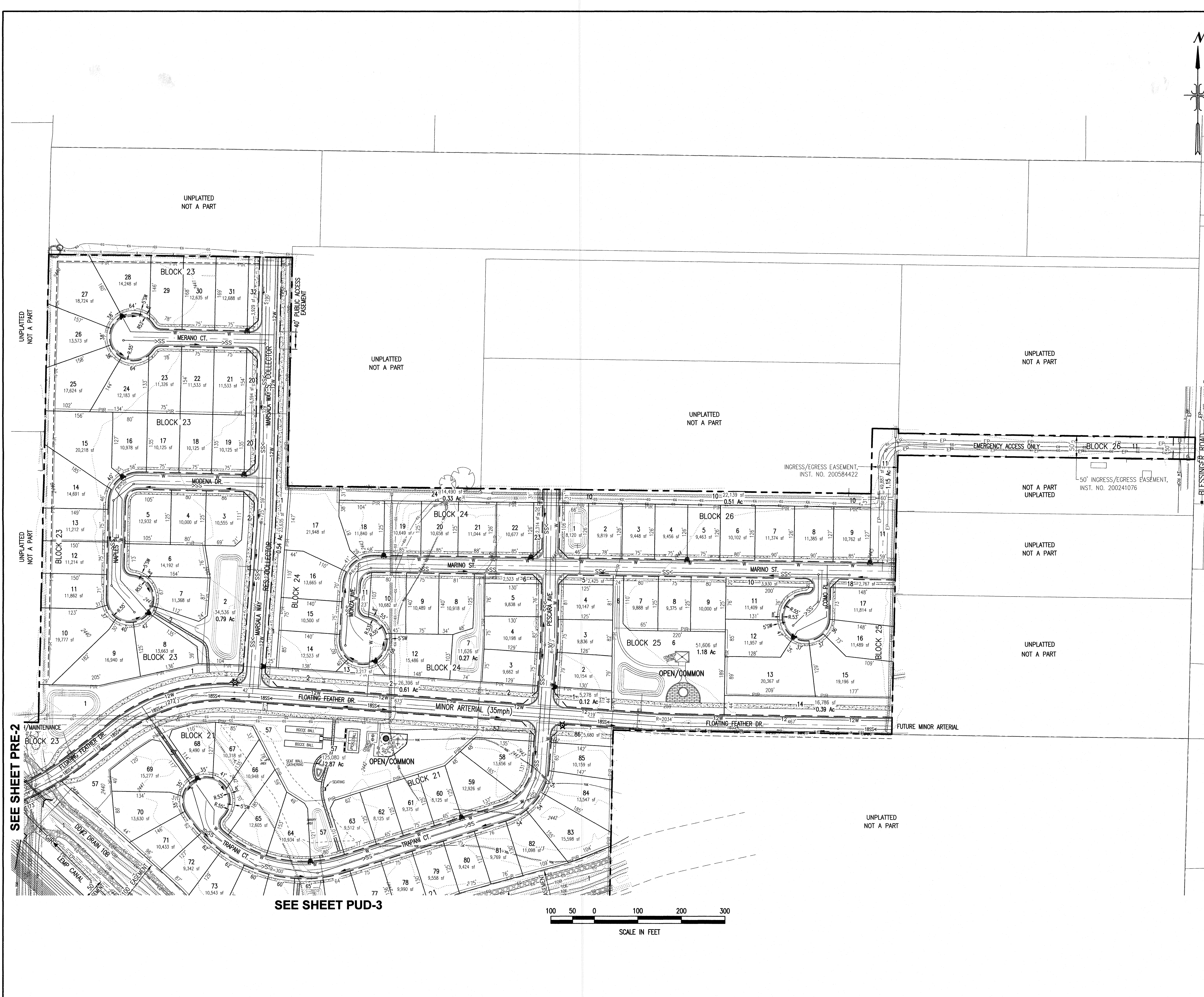
DWG. DATE 05/08/24 ris

PROJ. NO. 210122

SHEET 8 OF 10

PUD-3

210122/SHEETS/PRE-SHTS.DWG



PLANNED UNIT DEVELOPMENT
SITE DATA

TOTAL SITE AREA	296.42 ACRES
TOTAL RIGHT-OF-WAY	54.72 ACRES (18.47%)
PRIVATE ALLEY LOT	0.25 ACRES (0.08%)
EMERGENCY ACCESS LOT	1.14 ACRES (0.38%)
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STAR SEWER WATER DIST. LOT (SSWD)	0.69 ACRES (0.23%)
TOTAL OPEN AREA LOTS	64.85 ACRES (21.82%)
(EXCLUDES 8' LOCAL STREET BUFFERS)	

TOTAL LOTS	845
PRIVATE ALLEY LOT	1
EMERGENCY ACCESS LOT	1
CROSS ACCESS DRIVEWAY LOT	1
MIDDLETON ELEMENTARY SCHOOL LOT	1
CITY NEIGHBORHOOD PARK LOT	1
STAR SEWER WATER DIST. LOT (SSWD)	1
TOTAL OFFICE/COMMERCIAL LOTS	6
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TOWNHOME LOTS (ALLEY LOAD)	33
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MULTI-FAMILY ACCESS-PARKING/OPEN/STORM DRAIN LOT	1
COMMON LOTS	120
TOTAL RESIDENTIAL DWELLING UNITS	821

GROSS DENSITY	(266.21 AC) 3.08 DU/AC
(EXCLUDES COMMERCIAL AREAS)	
EXISTING ZONE	A
PROPOSED ZONE	R3/DA/PUD, C1/DA/PUD & C2/DA/PUD

- PLANNED UNIT DEVELOPMENT AMENITIES:
- (1) (3) PLAYGROUND AREAS WITH COVERED SITTING
 - (2) POOL FACILITIES WITH CHANGING ROOMS & PARKING
 - (3) PICKLEBALL COURTS
 - (4) (3) BOCCIE BALL COURTS
 - (5) PATHWAYS WITH WORK-OUT STATIONS
 - (6) MICRO PATHS & PAVED WALKING PATHS
 - (7) 10' NATURE WALKING PATHS
 - (8) LINEAR OPEN LOTS/8' WIDE PATHWAYS/BENCHES
 - (9) 10' WIDE MULTI-USE PATHWAYS
 - (10) 8' LANDSCAPE PARKWAYS WITH 5' WALKS (ON LOCAL STREETS)
 - (11) COMMON AREA WITH 8' - 10' PATHWAYS

RESIDENTIAL SETBACK DATA
R-3/DA/PUD (SINGLE-FAMILY)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5'
STREET SIDE:	20'

R-3/DA/PUD (FRONT LOAD TOWNHOME)

FRONT GARAGE:	20' (MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15' (MEASURED FROM BACK OF SIDEWALK)
REAR:	15'
INTERIOR SIDE:	7.5' & 0' (FOR "0" LOT LINE LOTS)
STREET SIDE:	20'

R-3/DA/PUD (REAR LOAD TOWNHOME)

FRONT:	10' (MEASURED FROM BACK OF SIDEWALK)
REAR GARAGE:	20' (MEASURED FROM EDGE OF ALLEY TO GARAGE)
INTERIOR SIDE:	7.5' & 0' (FOR "0" LOT LINE LOTS)
STREET SIDE:	20'

COMMERCIAL SETBACK DATA
C-1/DA/PUD & C-2/DA/PUD

FRONT:	20'
REAR:	5'
INTERIOR SIDE:	0' (SUBJECT TO FIRE APPROVAL)
ADJACENT TO RESIDENTIAL:	15'
STREET SIDE:	20'

OWNERS OF RECORD
OPEN DOOR RENTALS
COREY BARTON
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 288-5580

DEVELOPER
CHALLENGER DEVELOPMENT INC.
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642
Phone (208) 288-5580

PLANNER-CONTACT
BECKY MCKAY
1029 N. ROSARIO ST., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0880
Fax (208) 938-0841

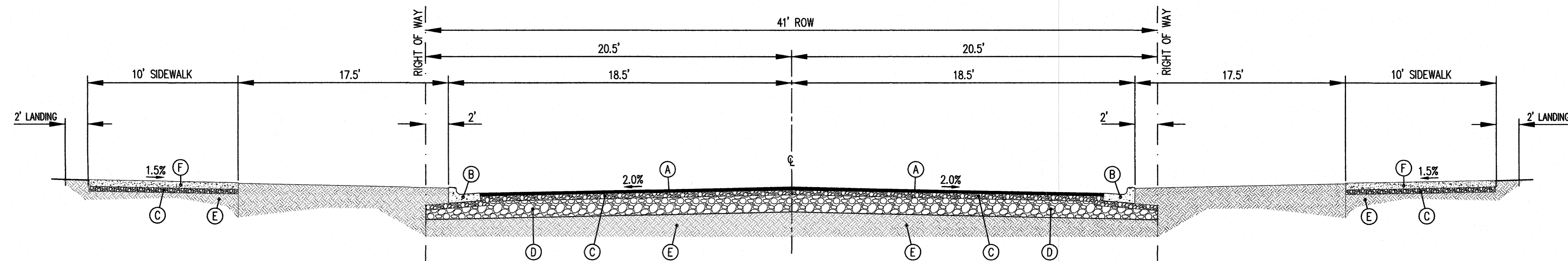
PROFESSIONAL ENGINEER
LICENSED
20305
3/13/25
JOSHUA H. MAIN
STATE OF IDAHO

REVISIONS
01-24-25 rls
03-05-25 rls
03-13-25 rls

ENGINEERING SOLUTIONS^{LLP}
1029 N. ROSARIO ST., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0880 Fax (208) 938-0841

TERRAMOR SUBDIVISION
PLANNED UNIT DEVELOPMENT
LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2
AND A PORTION OF SECTION 11, CANYON COUNTY,
T. 4N., R. 2W., B.M.

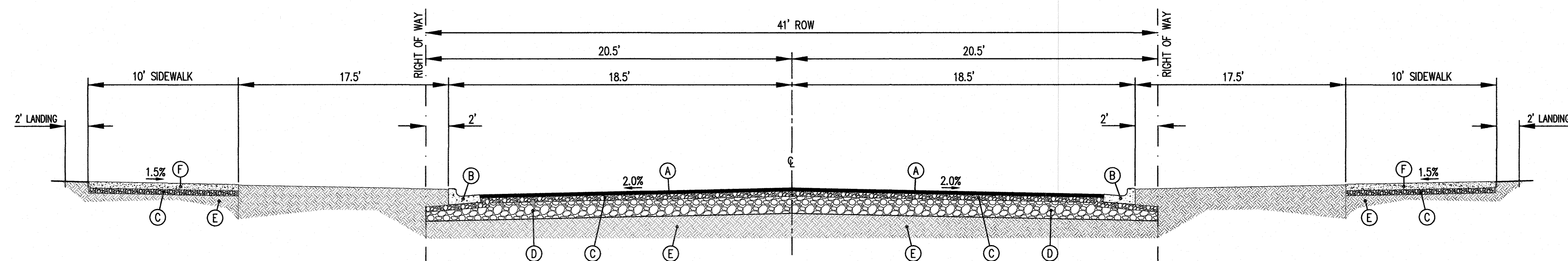
SCALE 1"=100'
DWG. DATE 05/08/24 rls
PROJ. NO. 210122
SHEET 9 OF 10
PUD-4
210122/SHEETS/PRE-SHTS.DWG



- (A) 3" ASPHALTIC PAVEMENT
(B) 6" VERTICAL CURB AND GUTTER
(C) 4" OF 3/4" MINUS CRUSHED GRAVEL
(D) PIT RUN GRAVEL
(E) COMPACTED STABLE SUBGRADE
(F) 5" CONCRETE SIDEWALK

TYPICAL MINOR 3-LANE ARTERIAL STREET SECTION - 41' RIGHT-OF-WAY

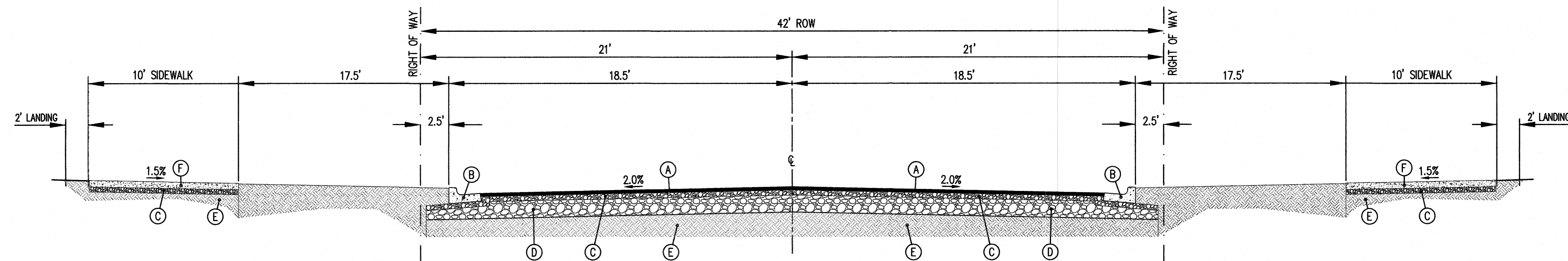
6" VERTICAL CURB - SWALE - DETACHED SIDEWALK
CORNELL STREET AND FLOATING FEATHER DRIVE
N.T.S



- (A) 3" ASPHALTIC PAVEMENT
(B) 6" VERTICAL CURB AND GUTTER
(C) 4" OF 3/4" MINUS CRUSHED GRAVEL
(D) PIT RUN GRAVEL
(E) COMPACTED STABLE SUBGRADE
(F) 5" CONCRETE SIDEWALK

TYPICAL 3-LANE COLLECTOR STREET SECTION - 41' RIGHT-OF-WAY

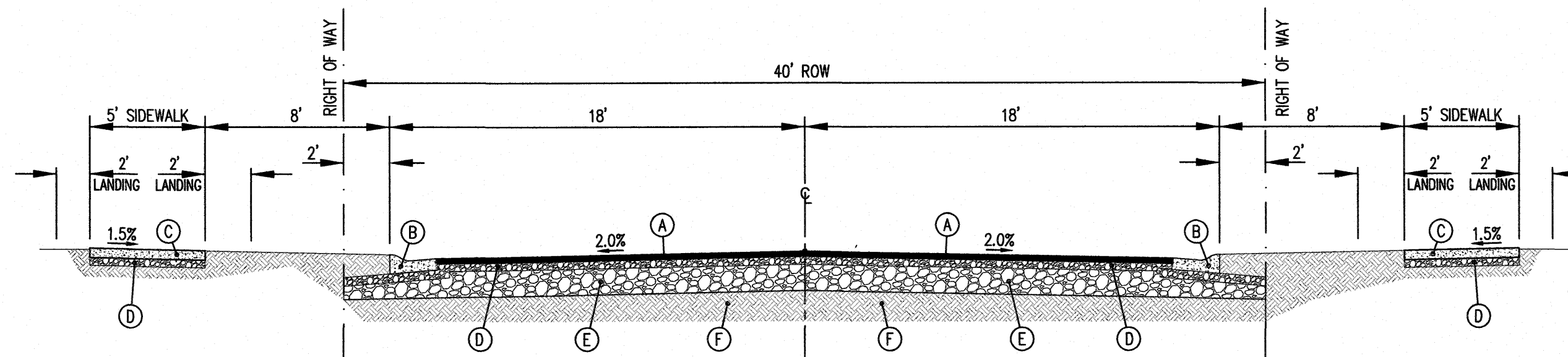
6" VERTICAL CURB - DETACHED SIDEWALK
MARSALA WAY
N.T.S



- (A) 3" ASPHALTIC PAVEMENT
(B) 6" VERTICAL CURB AND GUTTER
(C) 4" OF 3/4" MINUS CRUSHED GRAVEL
(D) PIT RUN GRAVEL
(E) COMPACTED STABLE SUBGRADE
(F) 5" CONCRETE SIDEWALK

TYPICAL 3-LANE COLLECTOR STREET SECTION - 42' RIGHT-OF-WAY

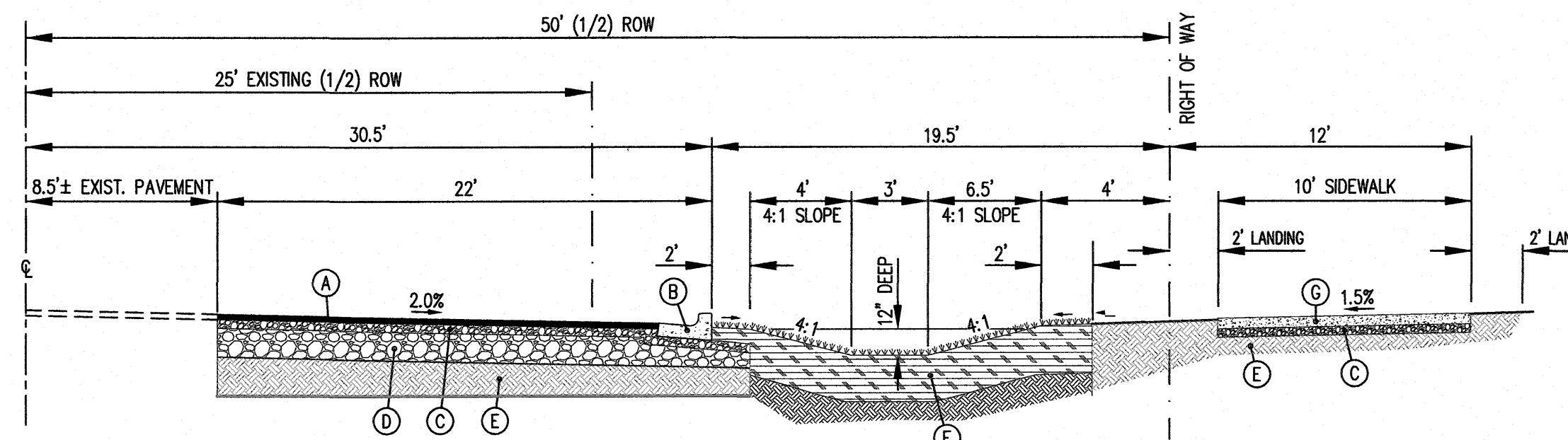
6" VERTICAL CURB - DETACHED SIDEWALK
CARRARA DRIVE - TERRAMOR WAY - PIEDMONT DRIVE
N.T.S



- (A) 2 1/2" ASPHALTIC PAVEMENT
(B) 3" ROLLED CURB AND GUTTER
(C) 5" CONCRETE SIDEWALK
(D) 4" OF 3/4" MINUS CRUSHED GRAVEL
(E) 14" PIT RUN GRAVEL
(F) COMPACTED STABLE SUBGRADE

TYPICAL LOCAL STREET SECTION - 40' RIGHT-OF-WAY

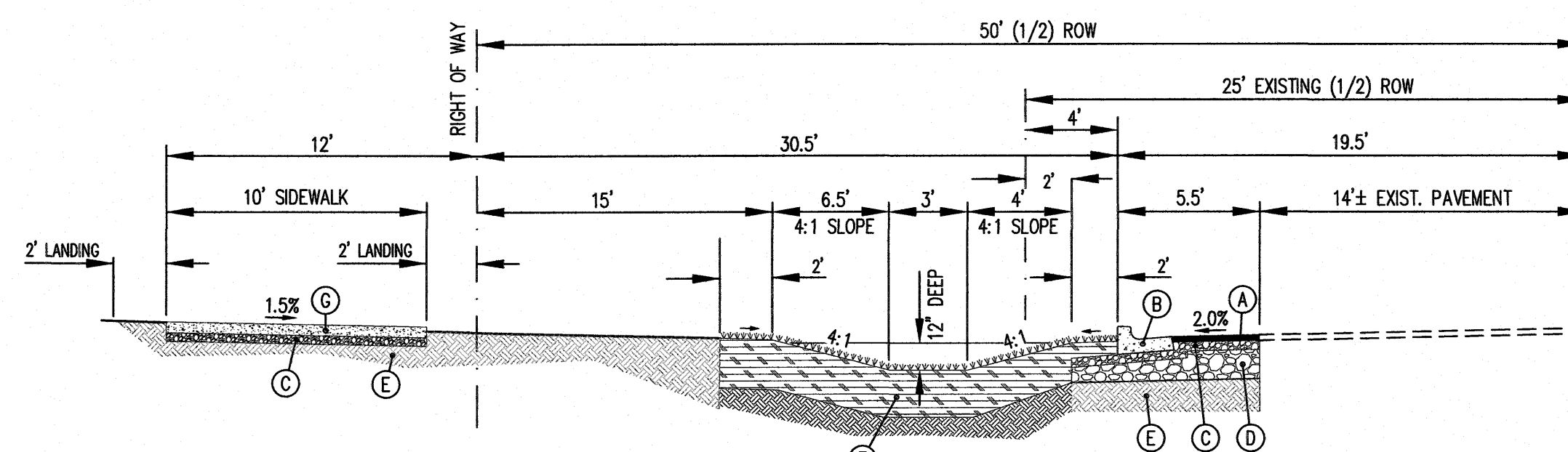
3" ROLLED CURB - DETACHED SIDEWALK
N.T.S



- (A) ASPHALTIC PAVEMENT
(B) 6" VERTICAL CURB AND GUTTER
(C) 4" (MINIMUM) OF 3/4" MINUS CRUSHED GRAVEL
(D) PIT RUN GRAVEL
(E) COMPACTED STABLE SUBGRADE
(F) BORROW DITCH
(G) 5" CONCRETE SIDEWALK

KINGSBURY ROAD-PRINCIPAL ARTERIAL 1/2 STREET SECTION - 50' (1/2) RIGHT-OF-WAY

6" VERTICAL CURB - BORROW DITCH - DETACHED SIDEWALK
N.T.S



- (A) ASPHALTIC PAVEMENT
(B) 6" VERTICAL CURB AND GUTTER
(C) 4" (MINIMUM) OF 3/4" MINUS CRUSHED GRAVEL
(D) PIT RUN GRAVEL
(E) COMPACTED STABLE SUBGRADE
(F) BORROW DITCH
(G) 5" CONCRETE SIDEWALK

BLESSINGER ROAD-MAJOR COLLECTOR 1/2 STREET SECTION - 50' (1/2) RIGHT-OF-WAY

6" VERTICAL CURB - BORROW DITCH - DETACHED SIDEWALK
N.T.S

OWNERS OF RECORD

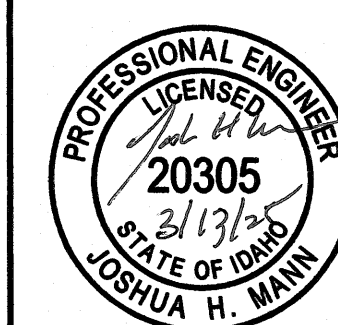
OPEN DOOR RENTALS
COREY BARTON
1977 E. OVERLAND ROAD
MERIDIAN, IDAHO 83642

DEVELOPER

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PLANNER-CONTACT

BECKY MCKAY
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MERIDIAN, ID. 83642
Phone (208) 938-0980
Fax (208) 938-0941



REVISIONS
01-24-25 RS
03-06-25 RS
03-13-25 RS

ENGINEERING
SOLUTIONS^{LLP}

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1029 N. ROSARIO STR., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

TERRAMOR
SUBDIVISION
STREET SECTIONS

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 2
AND A PORTION OF SECTION 11, CANYON COUNTY,
T. 4N., R. 2W., B.M.

SCALE NTS

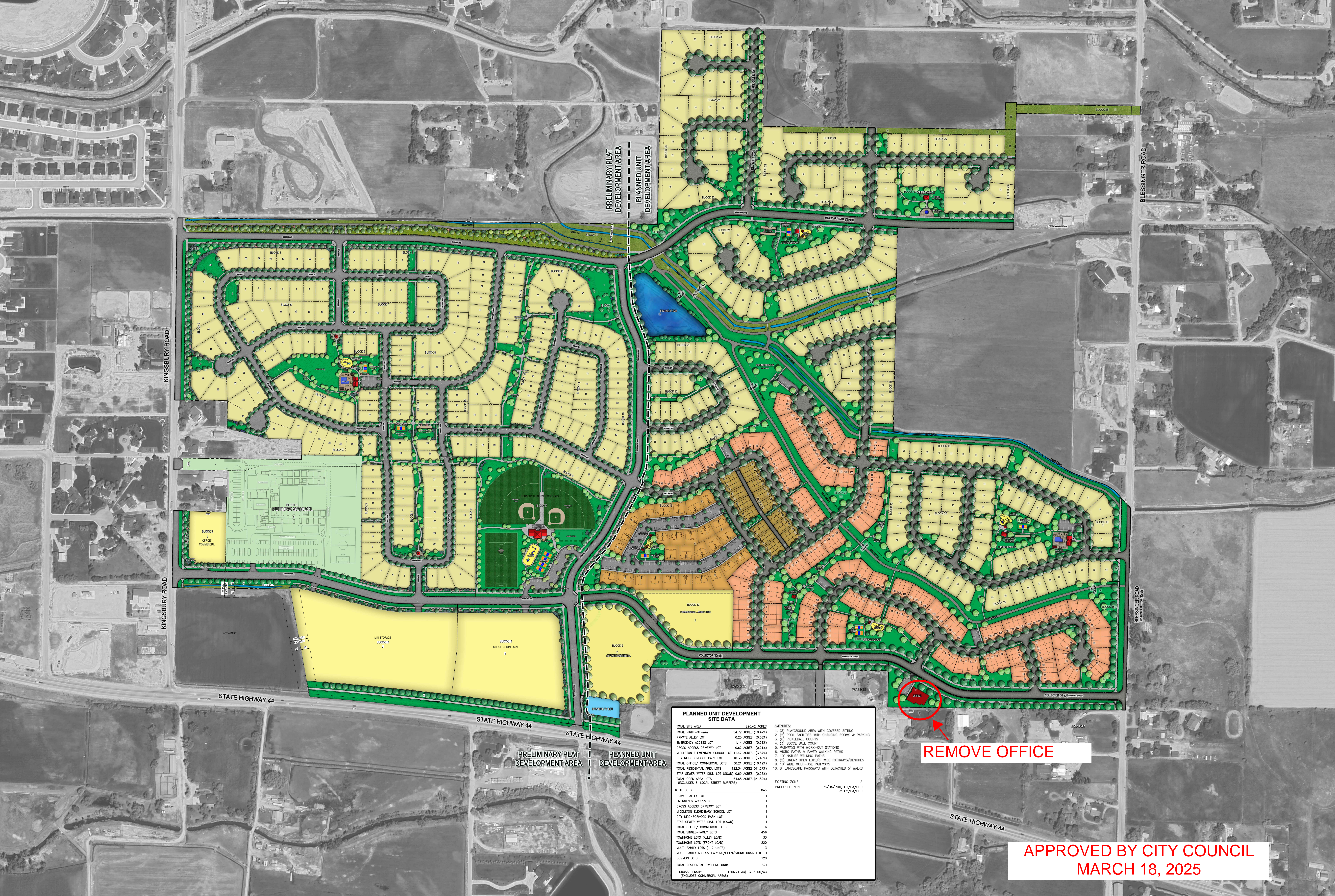
DWG. DATE 11/21/24 kms

PROJ. NO. 210122

SHEET 10 OF 10

ST-DTL

210122/SHEETS/PRE-SHTS.DWG



PLANNED UNIT DEVELOPMENT SITE DATA		
TOTAL SITE AREA	296.42 ACRES	
TOTAL RIGHT-OF-WAY	54.72 ACRES (18.47%)	
PRIVATE ALLEY LOT	0.25 ACRES (0.08%)	
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TOTAL OFFICE/COMMERCIAL LOTS	30.21 ACRES (10.19%)	
TOTAL RESIDENTIAL AREA LOTS	122.34 ACRES (41.27%)	
STAR SEWER WATER DIST. LOT (SSWD)	0.69 ACRES (0.23%)	
TOTAL OPEN AREA LOTS	84.65 ACRES (28.56%)	
(EXCLUDES 8' LOCAL STREET BUFFERS)		
TOTAL LOTS	845	
PRIVATE ALLEY LOT	1	
EMERGENCY ACCESS LOT	1	
CROSS ACCESS DRIVEWAY LOT	1	
MIDDLETON ELEMENTARY SCHOOL LOT	1	
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MULTI-FAMILY ACCESS-PARKING/OPEN/STORM DRAIN LOT	1	
COMMON LOTS	120	
TOTAL RESIDENTIAL DWELLING UNITS	821	
GROSS DENSITY (286.21 AC) 3.08 DU/AC		
(EXCLUDES COMMERCIAL AREAS)		
AMENITIES:		
1. (3) PLAYGROUND AREA WITH COVERED SITTING		
2. (2) POOL FACILITIES WITH CHANGING ROOMS & PARKING		
3. (6) PICKLEBALL COURTS		
4. (3) BASKETBALL COURT		
5. PATHWAYS WITH WORK-OUT STATIONS		
6. MICRO PATHS & PAVED WALKING PATHS		
7. 10' NATURE WALKING PATHS		
8. (2) LINEAR OPEN LOTS/8' WIDE PATHWAYS/BENCHES		
9. 10' WIDE MULTI-USE PATHWAYS		
10. 8' LANDSCAPE PARKWAYS WITH DETACHED 5' WALKS		
EXISTING ZONE	A	
PROPOSED ZONE	R3/DW/PUD, C1/DW/PUD & C2/DW/PUD	

REMOVE OFFICE

APPROVED BY CITY COUNCIL
MARCH 18, 2025

Terramor Subdivision - Overall PUD Master Plan

OWNER OF RECORD OPEN DOOR RENTALS 1029 N. ROSARIO ST. SUITE 100 MERIDIAN, ID 83649 P: 208-938-0980 F: 208-938-0841	DEVELOPER CHALLENGER SOLUTIONS INC. 1977 E OVERLAND RD. MERIDIAN, ID 83642 208-895-8858	PLANNER/CONTACT BECKY MCKAY 1029 N. ROSARIO ST. SUITE 100 MERIDIAN, ID 83649 P: 208-938-0980 F: 208-938-0841	ENGINEER ENGINEERING SOLUTIONS INC. RACHEAL SUMMERS 1029 N. ROSARIO ST. MERIDIAN, ID 83649 P: 208-938-0980	LANDSCAPE ARCHITECT SOUTH BECK & BAIRD JOHN D. ROTERS 2002 S. VISTA AVE. BOISE, ID 83705 208-342-2999
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