



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

TO: Mayor & Council
FROM: City of Star – Planning & Zoning *Shen J. Muth*
MEETING DATE: **August 6, 2024**
FILE(S) #: TE-24-03 Time Extension Rivermoor Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Jason Polson
Biltmore Company
1580 W. Cayuse Creek Drive
Meridian, Idaho 83646

REQUEST

Request: The Applicant is seeking approval of a time extension for Rivermoor Subdivision, consisting of 252 residential lots and 22 common lots, and Private Streets. The property is located at 7290 N. Stonebriar Lane in Star, Idaho and consists of 130.51 acres with a proposed density of 1.93 dwelling units per acre. The subject property is generally located on the north side at the east end of W. Joplin Road. Ada County Parcel No's. S0416347100, S0421212600 & S0421234110.

SUMMARY

The original preliminary plat was approved by Council on July 20, 2021. An administrative time extension was approved by the Administrator on July 10, 2023 for one year. On May 22, 2024, the applicant filed a time extension for an additional year to submit a final plat for the development. The applicant has requested an additional 1-year time extension that must be approved by the City Council. **The Administrator recommends a two (2) year extension, as allowed in Section 8-6A-8C of the UDC.** The new expiration date for signature of the final plat by the City Engineer is July 20, 2026.