



CITY OF STAR

LAND USE STAFF REPORT

MEMO

TO: Mayor & Council

FROM: City of Star – Planning & Zoning *Shen T. Mub*

MEETING DATE: **November 18, 2025**

FILE(S) #: TE-25-08 Time Extension Madenford Phase 2 Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Brad Candau
North Pollard Lane, LLC
704 N. Foudy Place
Eagle, ID 83616

REQUEST

Request: The Applicant is seeking approval of a time extension for Madenford Estate Subdivision Phase 2. The property is between Pollard Lane and Cresta Del Sol Subdivision in Star, Idaho. Original approval for the Preliminary Plat (PP-22-11) was November 15, 2022

SUMMARY

The original preliminary plat was approved by Council on November 15, 2022. An administrative time extension was approved by the Zoning Administrator on July 23, 2025 with an expiration date of November 15, 2025. On October 8, 2025, the applicant filed a time extension for a 2 years to submit a final plat for the development. The additional time extension must be approved by the City Council. The new expiration date for signature of the final plat by the City Engineer shall be November 15, 2027.



WWW.ACKERMAN-ESTVOLD.COM

October 8, 2025

City Of Star

Please find enclosed request for a Time Extension for the Madenford Estate No. 2 Subdivision.

The project was approved on November 15, 2022, a time extension was approved and set to expire on November 15, 2025.

The project incurred on delay due to the availability of contractors and scheduling. We started mass grading the site and we are diligently moving forward toward completion.

We cordially request an extension of 2 years to allow for the project to be constructed and completed.

Respectfully submitted

A handwritten signature in dark ink, appearing to read 'B. Candau', is written over the printed name.

North Pollard Lane, LLC

Brad Candau, Manager

HEADQUARTERS
1907 17TH ST SE
MINOT, ND 58701
701.837.8737

4165 30TH AVE S
SUITE 100
FARGO, ND 58104
701.551.1250

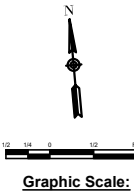
3210 27TH ST W
SUITE 200
WILLISTON, ND 58801
701.577.4127

7661 W RIVERSIDE DR
SUITE 102
GARDEN CITY, ID 83714
208.853.6470

MADENFORD ESTATES UNIT 2

A PORTION OF THE NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 33, T.5N., R.1W.,
BOISE MERIDIAN, ADA COUNTY, IDAHO.

SEPTEMBER 2022 SCALE: 1" = 30' SHEET 1 OF 1



Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 11" x 17".

Scale: 1" = 30'

LEGEND:

- SET 5/8" REBAR WITH PLASTIC CAP MARKED
LS 18350
- ▲ FOUND MONUMENT AS NOTED
- CALCULATED POINT - NOTHING FOUND OR SET
- B.O.B. BASIS OF BEARING
- CP&F CORNER PERPETUATION AND FILING RECORD

PRELIMINARY PLAT DATA

TOTAL SITE AREA	5.00 ACRES
SINGLE-FAMILY RESIDENTIAL (70.40%)	3.52 ACRES
RIGHT-OF-WAY (13.80%)	0.69 ACRES
COMMON AREA (15.80%)	0.79 ACRES
EXISTING ZONING	RUT
PROPOSED ZONING	R-3
SINGLE-FAMILY RESIDENTIAL LOTS	15
OPEN SPACE/COMMON LOTS	3
PUBLIC ROAD	1
TOTAL LOTS	19
GROSS RESIDENTIAL DENSITY	3.00 DU/ACR
NET RESIDENTIAL DENSITY (EXCLUDES PUBLIC STREET & OPEN SPACE)	4.26 DU/ACR

AMENITIES

- ## 1. WALKING PATHWAYS

NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT
2. SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FEMA MAP 16000201000000000000
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIFTEEN (15) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
4. 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 PUBLIC SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
5. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
6. IRRIGATION WATER SHALL BE PROVIDED FROM THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
7. SUBDIVISION SETBACKS SHALL BE IN ACCORDANCE WITH THE STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED IN THE DEVELOPMENT AGREEMENT.
8. LOTS 1, 10, AND 18 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY MADENFORD ESTATES UNIT 2 HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
9. LOT 10 HAS BEEN PROVIDED FOR THE FARMERS UNION DITCH COMPANY AND IS SUBJECT TO MAINTENANCE AND EASEMENTS FOR THE FARMERS UNION DITCH COMPANY.
10. LOT 18 IS A PUBLIC ROAD LOT FOR ACCESS TO LOTS 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, AND 17. THIS LOT WILL BE COVERED BY A BLANKET EASEMENT FOR UTILITIES AND DRAINAGE. THIS LOT SHALL BE OWNED AND MAINTAINED BY ADA COUNTY.
11. LOT 18 WILL CONTAIN AN UNDERGROUND SEEPAGE BED FOR DRAINAGE OF THE SUBDIVISION.

OWNER OF RECORD

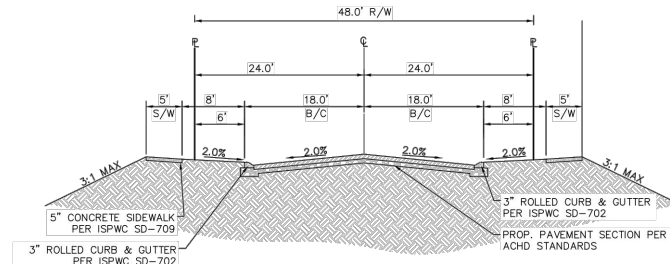
GARY MADENFORD
3605 N POLLARD LANE
STAR, ID 83669

DEVELOPER

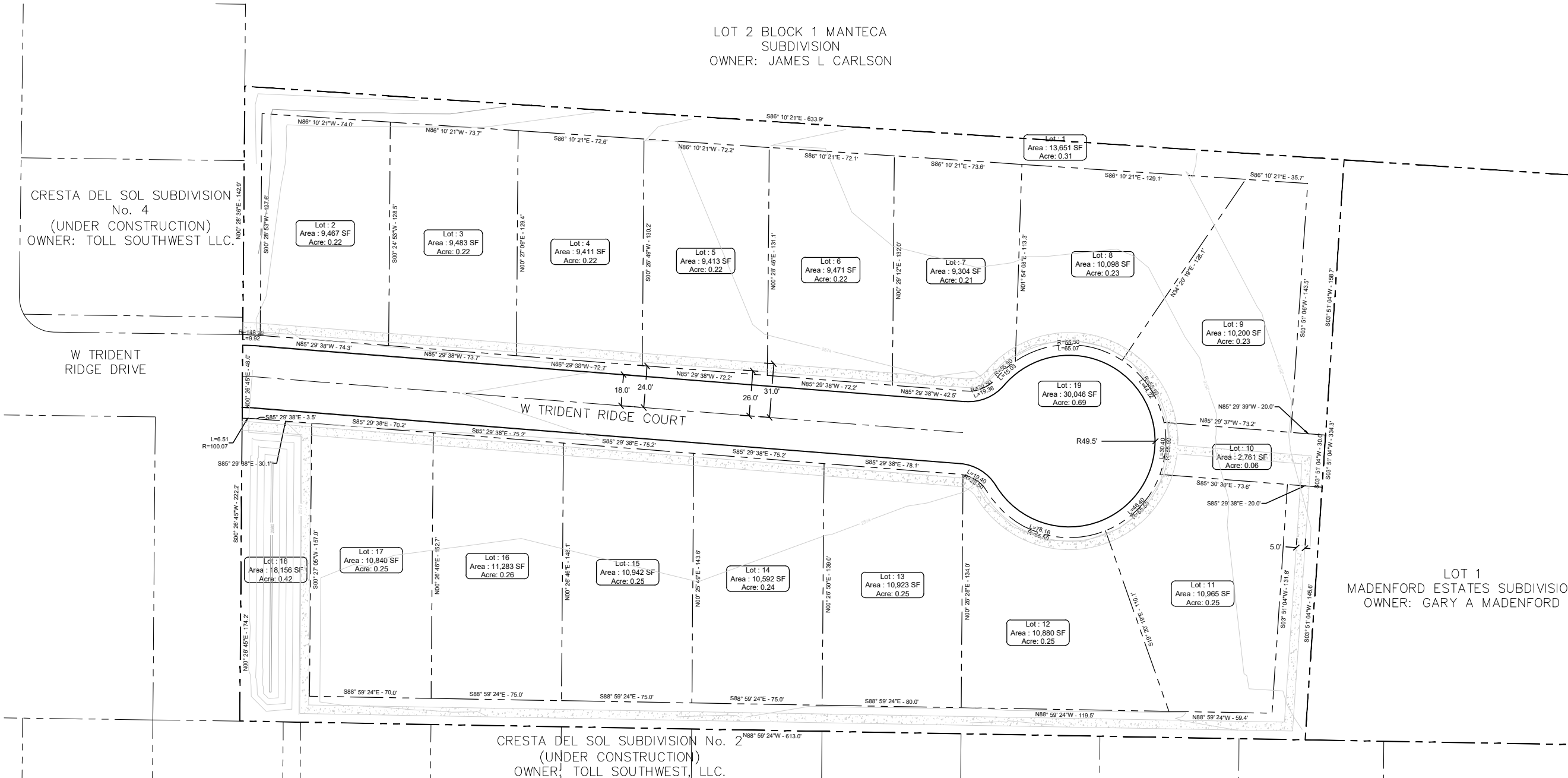
BRAD CANDAU
349 N STORY BOOK WAY
EAGLE, ID 83616

ENGINEER

ANTONIO CONTI
7661 WEST RIVERSIDE DR., STE 102
GARDEN CITY, ID 83714



LOT 2 BLOCK 1 MANTECA
SUBDIVISION
OWNER: JAMES L CARLSON



LOT 1
MADENFORD ESTATES SUBDIVISION
OWNER: GARY A MADENFORD

MADENFORD ESTATES UNIT 2
PRELIMINARY PLAT
3605 N POLLARD LANE, STAR, ID

DRAWN BY: KES
CHECKED BY: AMC

DATE: 09/30/2022

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PRELIMINARY
PLAT

1.0

7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

