



CITY OF STAR

LAND USE STAFF REPORT MEMO

TO: Mayor & Council

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

MEETING DATE: **November 18, 2025**

FILE(S) #: TE-25-07 Time Extension Madenford Phase 2 Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Kent Brown
Kent Brown Planning
3061 E Springwood Drive
Meridian, Idaho 83642

REQUEST

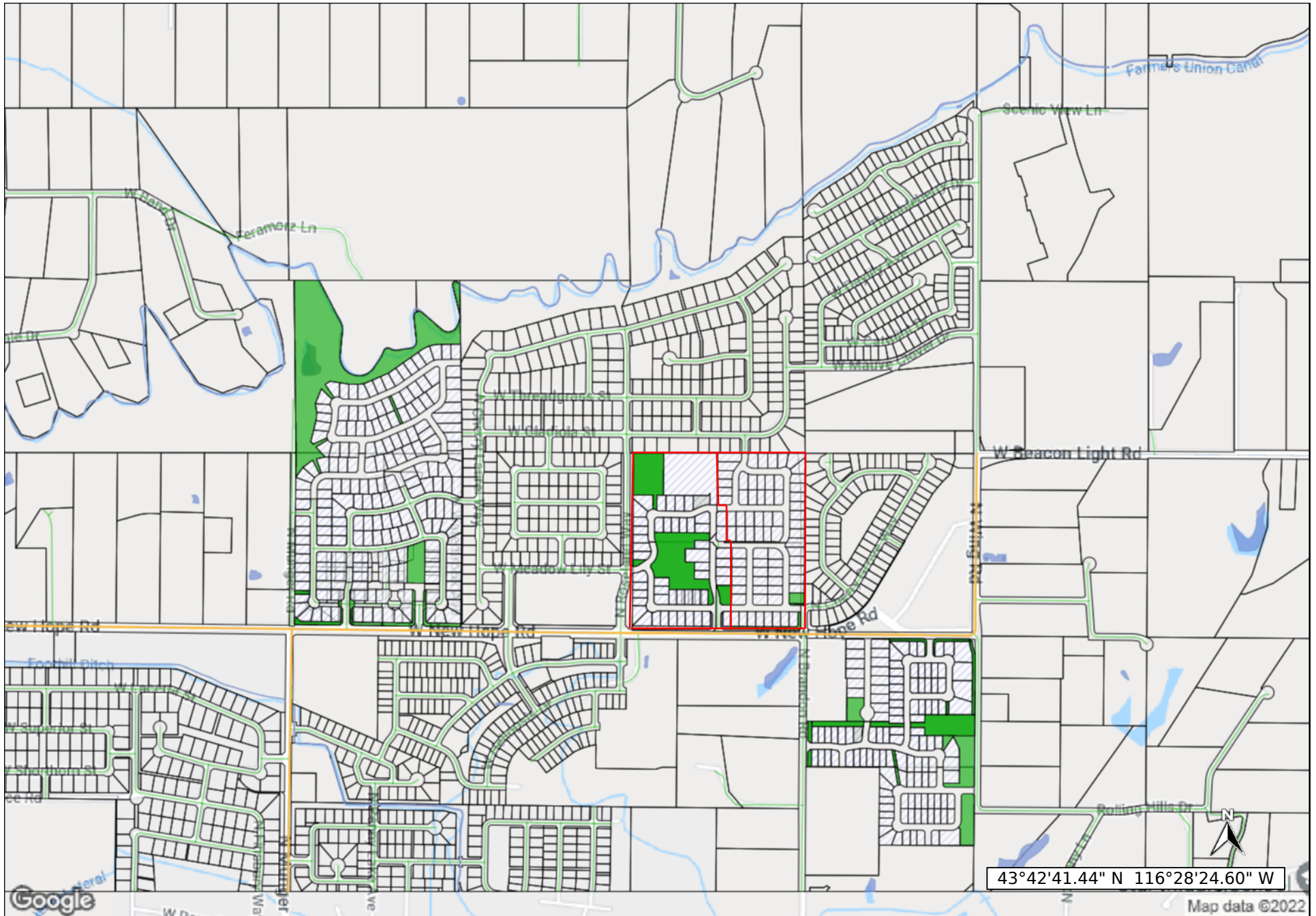
Request: The Applicant is seeking approval of a time extension for Stargazer Subdivision. The property is located near the northwest corner of N Brandon Road and W. New Hope Road in Star, Idaho.

SUMMARY

The original preliminary plat was approved by Council on November 16, 2021. An administrative time extension was approved by the Zoning Administrator on July 10, 2023, for one year. On October 1, 2024, Council approved a one-year time extension for the preliminary plat to November 16, 2025. On November 13, 2025, the applicant filed an additional time extension for another 1 year 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 16, 2026.

Stargazer Subdivision

VICINITY MAP



KENT BROWN PLANNING SERVICES

November 13, 2025

Star City Council
PO Box 130
Star, ID 83669

RE: Time Extension for the Final Plat of Stargazer Subdivision No. 1

Dear Shawn:

On behalf of Trilogy Idaho, please accept this request for a one-year time extension for Stargazer Subdivision. Preliminary plat for Stargazer Subdivision was originally approved on November 16, 2021. Stargazer Subdivision will expires on November 16, 2025. The Developer has almost completed all the site work for development. We still are working to get final plat signatures from the different agencies. Plus, we need to vacate some easements from the underlying plat which will take some time.

We therefore have approval of one year time extension. Thank you for your consideration requesting, if you have any questions please call me.

Sincerely,

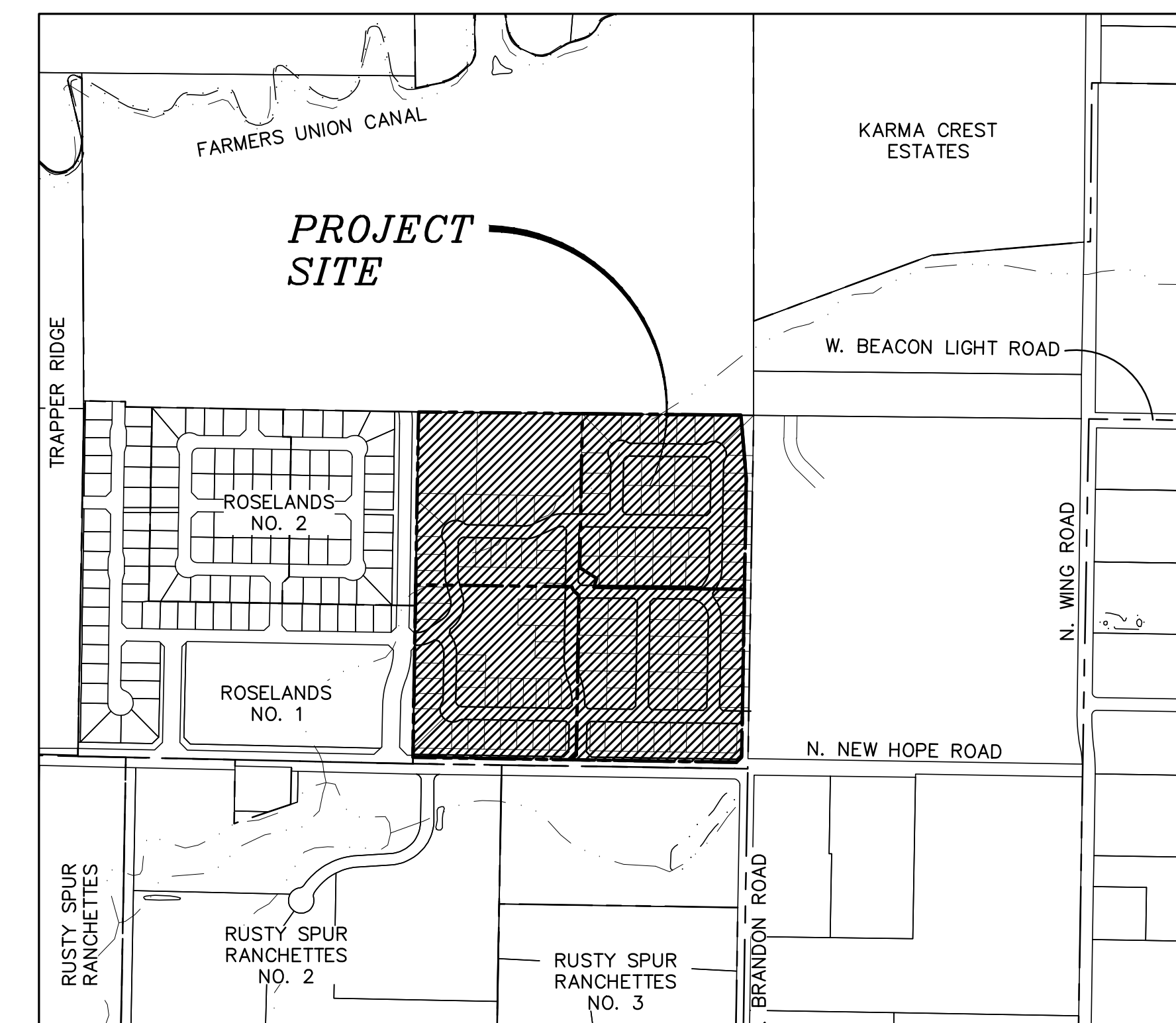
A handwritten signature in black ink, appearing to read "Kent Brown". The signature is stylized with a large, prominent "K" and "B".

Kent Brown, Planner



PRELIMINARY PLAT FOR STARGAZER SUBDIVISION

A RESUBDIVISION OF HUTTON RANCHETTES SUBDIVISION
LOCATED IN GOVERNMENT LOT 4 OF SECTION 5
T.4N., R.1W. B.M., CITY OF STAR, ADA COUNTY, IDAHO
2021



PLAN SHEET INDEX

SHEET DESCRIPTION

- PP-1 - PRELIMINARY PLAT, SHEET INDEX, VICINITY MAP, NOTES, COMMON LOTS & STREET DETAILS
PP-2 - CONCEPTUAL ENGINEERING PLAN, CURVE TABLE & PARCEL TABLES
PP-4 - CONCEPTUAL SEWER PROFILES
PP-5 - CONCEPTUAL SEWER PROFILES

NOTES

- STAR SEWER AND WATER DISTRICT WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0130H REVISED FEBRUARY 19, 2003.
- ALL LOT SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC STREET. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO THE REAR LOT LINE. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF STAR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE FARMERS UNION DITCH COMPANY.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SUBSURFACE SEEPAGE TRENCHES AS APPROVED BY ACHD.
- ALL EXISTING STRUCTURES, WITH THE EXCEPTION OF THE EXISTING HOME, WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.
- ALL EASEMENTS FROM HUTTON RANCHETTES SUBDIVISION AS SHOWN ARE TO BE VACATED/ABANDONED PRIOR TO RECORDING OF FINAL PLAT. THERE ARE NO PUBLIC UTILITIES IDENTIFIED WITHIN THE EASEMENTS - VERIFICATION SHALL BE BY EACH APPLICABLE UTILITY COMPANY.
- LOTS 11 THROUGH 29, BLOCK 2 CONTAIN EXISTING ACHD RIGHT OF WAY TO BE VACATED.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF LOT 9, BLOCK 1; LOTS 28 & 29, BLOCK 2; LOT 16, BLOCK 5; LOT 7, BLOCK 6; LOT 1, BLOCK 8; THAT ARE COMMON LOTS OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND

LOT LINES	—
ROAD CENTERLINE	—
RIGHT OF WAY	—
LOT NUMBER	①
BLOCK NUMBER	BLOCK 7
CURB GUTTER & SW	—
STREET NAME	W. ASHTON DR.
HANDICAP RAMP	—
SEWER LINE	—
WATER LINE	—
STORM DRAIN LINE	—
PRESSURE IRRIGATION	—
GRAVITY IRRIGATION	—
FLOW ARROW	—
FIRE HYDRANT	—
CATCH BASIN	—

SURVEY LEGEND

BENCHMARK AS NOTED	—
FOUND BRASS CAP	—
FOUND ALUMINUM CAP	—
FOUND 1/2" IRON PIN	—
FOUND 5/8" IRON PIN	—
CALC. POINT	—
PROPERTY BOUNDARY LINE	—
SECTION LINE	—

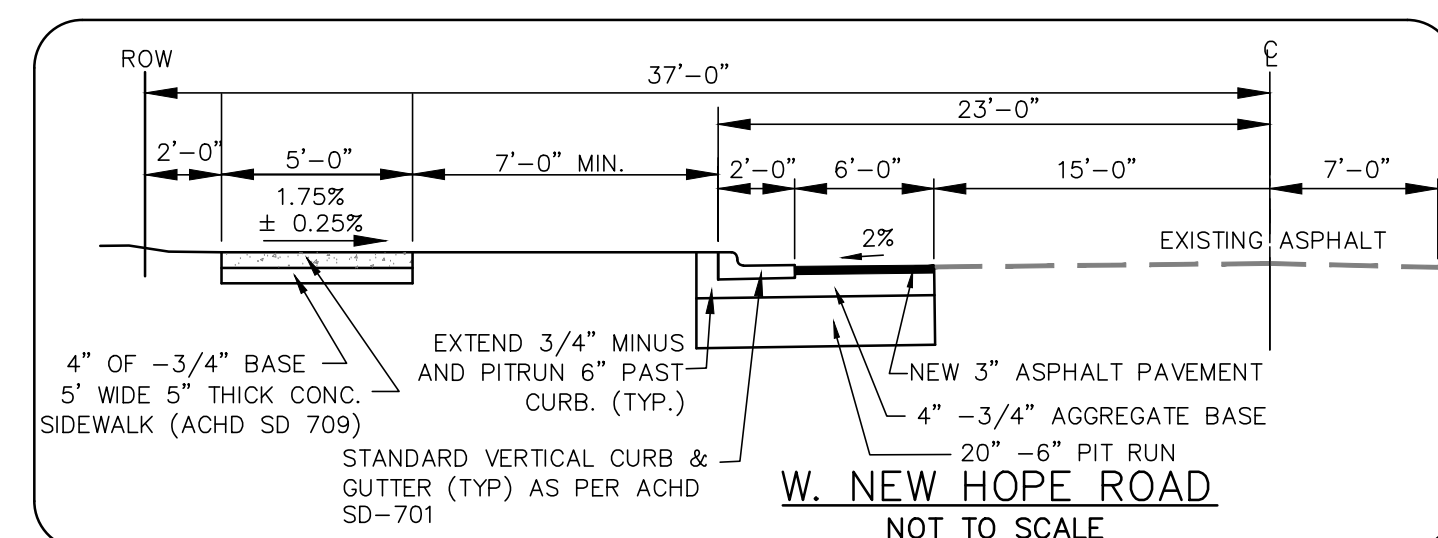
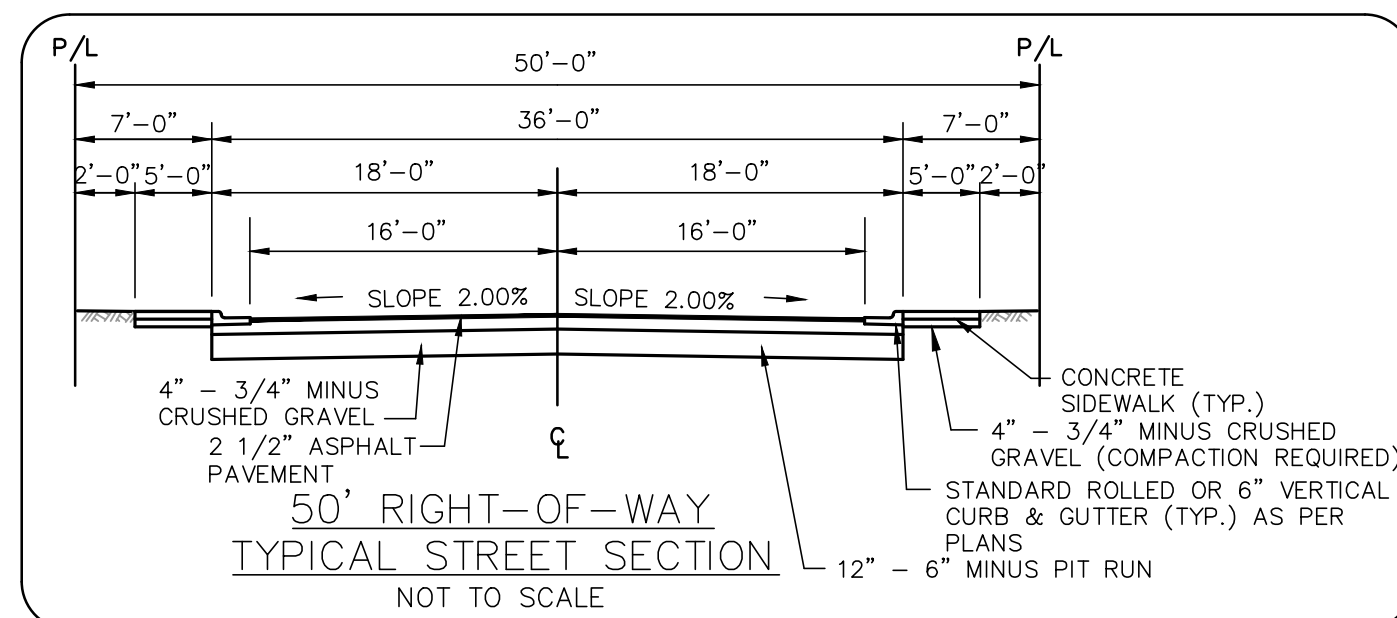
OWNERS

ENDURANCE HOLDINGS LLC 1977 E OVERLAND RD MERIDIAN, ID 83642	DEVELOPER TRILOGY DEVELOPMENT, INC. 9839 W. CABLE CAR ST. BOISE ID 83709
OPEN DOOR RENTALS LLC 1977 E OVERLAND RD MERIDIAN, ID 83642	ENGINEER DAVID A. BAILEY, P.E. BAILEY ENGINEERING, INC. 4242 N. BROOKSIDE LANE BOISE, ID 83642
BRUNEEL JERRY Z 3035 HAMLET LN STAR ID 83669	PLANNER/CONTACT JANE SUGGS GEM STATE PLANNING 9839 W. CABLE CAR ST STE 101 BOISE, ID 83709

DEVELOPMENT FEATURES

ACREAGE	
TOTAL PARCEL - 41.10 ACRES	
ROW TO BE VACATED 0.74 ACRES	
TOTAL ACREAGE - 41.84 ACRES	
TOTAL LOTS - 495	
BUILDABLE LOTS - 425	
COMMON LOTS - 9	
DENSITY DU/ACRE - 2.92	
USEABLE OPEN SPACE - 5.50 ACRES - 13.15%	
ZONING	
EXISTING - RUT/RT	
PROPOSED - R-3	

SEWAGE DISPOSAL	STAR SEWER AND WATER DISTRICT
WATER SUPPLY	STAR SEWER AND WATER DISTRICT
CITY	STAR
SCHOOL DISTRICT	STAR
FIRE DISTRICT	STAR
IRRIGATION DISTRICT	FARMERS UNION DITCH COMPANY LTD



Common Lots			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 1 OPEN	3486	277	BUFFER
BLOCK 1 Lot 9 OPEN	77637	1324	PARK OPEN
BLOCK 1 Lot 14 OPEN	10886	467	PARK OPEN
BLOCK 2 Lot 20 OPEN	9444	394	PI PUMP STATION - OPEN
BLOCK 2 Lot 21 OPEN	1401	248	BUFFER
BLOCK 4 Lot 8 OPEN	136603	2375	PARK OPEN
BLOCK 6 Lot 7 OPEN	13924	491	PARK OPEN
BLOCK 8 Lot 14 OPEN	16520	1485	BUFFER
BLOCK 9 Lot 1 OPEN	18622	1694	BUFFER

REVISIONS

NO.	DATE	DESCRIPTION
1	2021-10-22	REMOVE LOTS BLOCK 3 & 4

DAVID A. BAILEY, P.E.

BAILEY ENGINEERING, INC.

1118 E. STATE ST., SUITE 210

BOISE, ID 83703

www.baileyengr.com

PROFESSIONAL ENGINEER

NO. 5572

STATE OF IDAHO

DAVID A. BAILEY

CHECKED BY:

DAVID A. BAILEY P.E.

DRAWN BY:

DAB

PRELIMINARY PLAT

STARGAZER SUBDIVISION

TRILOGY DEVELOPMENT, INC.

DATE:

03-17-2021

PROJECT:

C2019-039

SHEET

PP-1