




CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star - Planning & Zoning Department 

MEETING DATE: **November 15, 2022**

FILE(S) #: FP-22-23, Final Plat, Candau Estates Subdivision

REQUEST

Applicant is seeking approval of a Final Plat for Candau Estates Subdivision, consisting of 12 residential lots and 6 common lots on 26.03 acres. The property is generally located north of W. Beacon Light Road, east of Wing Road in Star, Idaho. Ada County Parcel Number S0332141830.

REPRESENTATIVE:

Antonio Conti
Ackerman-Estvold
7661 W. Riverside Dr., Ste. 102
Garden City, Idaho 83714

OWNER/APPLICANT:

West Beacon Light, LLC
349 N. Story Book Way
Eagle, Idaho 83616

PROPERTY INFORMATION

Land Use Designation -	Residential R-1-DA
Acres -	26.03 acres
Residential Lots -	12
Common Lots -	6
Commercial Lots -	0

HISTORY

August 21, 2007	Council approved the Annexation (R-1) of the property as part of the Whitecloud Subdivision, Ordinance 182.
June 16, 2020	Council approved applications for Preliminary Plat (PP-21-06) for Candau Estates Subdivision. The preliminary plat was approved for 12 single

family residential lots and 5 common lots on 26.14 acres with a density of 0.46 dwelling units per acre. Council also approved a private road (PR-21-05 and Development Agreement (DA-21-05).

GENERAL DISCUSSION

The Final Plat layout for Candau Estates Subdivision generally complies with the approved Preliminary Plat.

Staff Reviewed Comments from the Preliminary Plat Approval/Findings of Fact:

The Preliminary Plat submitted for Moyle Heights (Candau Estates) contains twelve (12) single family residential lots and 5 common lots on 26.14 acres with a density of 0.46 du/ac. The residential lots range in size from 1 acre to 2.74 acres with the average buildable lot of 1.78 acres. The applicant has indicated that total open space is 3.02 acres (11.55%). Section 8-4E-2 of the UDC allows Council to waive landscaping requirements for subdivisions with densities of 1 acre or less. Given the large lot size and rural nature of this development, staff is supportive of the waiver for open space.

Streets within this portion of the development are proposed to be private with a 26-foot-wide pavement in a 40-foot-wide lot. The road will include a private gate at the entrance. Unified Development Code Section 8-4D-3B(4) States that a private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District. Ada County Code, Section 8-4D-4A(1)a states that "... inside an area of city impact, the easement of lot shall be a minimum of fifty feet (50') in width. The proposed lot width does not meet ACHD code. ACHD Code, Section 8-4D-4(B)2a states "Private roads that will provide frontage or access to more than four (4) properties shall have a travel way with a minimum improved width of twenty-four feet (24')." The proposed lane of travel of twenty-six (26') feet with 5 feet striped for pedestrian access falls short of the required twenty-four (24') width for lane of travel. Applicant will work with Star Fire Applicant is proposing to have a 5-foot-wide path striped on the private street, satisfying Section 8-4D-34B(4) of the Unified Development Code.

The submitted landscape plan does not include street trees along the private street portion of the development. As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M(2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The landscaping plan submitted indicates street trees. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code.

The Moyle Heights development abuts the Hillsdale Estates subdivision, which is designated as a special transitional overlay area on the City of Star Land Use Map. To accommodate the requirements of the Special Transitional Overlay area, the applicant is proposing lots to be no smaller than 1 acre, which is supported by the Star Comprehensive Plan, Section 8-5-4.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density is 0.46 du/acre, with lots ranging in size from 0.65 acres to 2.75 acres with the average buildable lot being 1.75 acres.

Common/Open Space and Amenities -

- Community Garden and Pickleball Court
- 4.8 acres of qualified open space (18%)

Mailbox Clusters – The applicant has not provided approval from Star Postmaster, Mel Norton for location of the mailbox cluster for this development. **This will need to be provided prior to signing the final plat.**

Streetlights –A Streetlight design has not been provided with the final plat application. **A design/cut sheet will need to be submitted to the city and approved by staff prior to signing the final plat. Street light locations will also require approval prior to signing the final plat.**

Street Names – Letter of approval of street names from Ada County was included in the application packet. Street name needs to be reflected accordingly on the submitted final plat prior to signature.

Subdivision Name – Applicant has provided a letter of approval from Ada County that the subdivision name has been approved and reserved for this development. Letter is part of the application materials.

Sidewalks – A Walking lane is proposed to be striped on the private road and be 5 feet wide.

Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for the common areas. The submitted plan does not show any street trees along the private road. An updated plan showing these trees will be required prior to signing the final plat.**

Setbacks – Applicant has not requested or been granted any waiver of the required R-1 setback requirements and will adhere to those requirements as approved at the preliminary plat.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on October 18, 2022.

December 9, 2021	City Engineer	Review Checklist
October 21, 2022	Central District Health	Standard Response
November 3, 2022	ITD	Approval Email
July 11, 2022/Nov 4, 2022	Irrigation District	Requirements Letter

FINDINGS

The Council may **approve, conditionally approve, deny** or **table** this request. In order to approve this Final Plat, the Unified Development Code requires that Council must find the following:

- A. The Plat is in conformance with the Comprehensive Plan.
The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

- B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.

- C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.

- D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.

- E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

- 1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$289.53 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$3474.36. The City will allocate funds to roadway improvements in the vicinity of the project. Candau Estates Subdivision has 12 residential lots for a fee of \$3474.36 (12 x \$289.53).**
2. The approved Preliminary Plat for Candau Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.

4. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
5. **Applicant shall provide a streetlight design/cut sheet for staff approval prior to signing the final plat.**
6. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
7. **All approvals relating to hillside issues and requirements shall be completed and approved by the City Engineer prior to submittal of the final plat. Construction of any kind is prohibited prior to approval.**
8. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
9. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
10. **The Moyle Heights private street shall be built to ACHD and Star Fire District standards, and/or as otherwise approved by Council. Star Fire District shall inspect and approve private street prior to signature of final plat.**
11. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
12. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
13. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
14. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
15. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
16. **A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service prior to signing the final plat.**
17. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
18. A separate sign application is required for any subdivision sign.
19. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
20. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.

21. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
22. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
23. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
24. All common areas shall be maintained by the Homeowners Association.
25. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
26. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
27. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
28. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-23 Candau Estates Subdivision, Final Plat, on _____, 2022.



VICINITY MAP
NOT TO SCALE

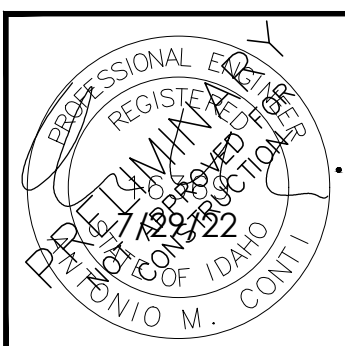
CANDAU ESTATES
STAR, IDAHO

DRAWN BY: ALA
CHECKED BY: AMC

DATE: 07/29/2022

REVISIONS	
#	DATE
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Project No.
R21085





FINAL PLAT APPLICATION

***All information must be filled out to be processed.

FILE NO.:	<u>FP-22-23</u>
Date Application Received:	<u>9-21-22</u> Fee Paid: <u>2480.00</u>
Processed by:	City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative **X**

Applicant Name: West Beacon Light, LLC
 Applicant Address: 349 N. Story Book Way, Eagle, ID Zip: 83616
 Phone: 925-963-3788 Email: bradca@aol.com

Owner Name: West Beacon Light, LLC
 Owner Address: 349 N. Story Book Way, Eagle, ID Zip: 83616
 Phone: 925-963-3788 Email: bradca@aol.com

Representative (e.g., architect, engineer, developer):
 Contact: Antonio Conti Firm Name: Ackerman-Estvold
 Address: 7661 West Riverside Dr., Ste 102, Garden City, ID Zip: 83714
 Phone: 208-853-6470 Email: antonio.conti@ackerman-estvold.com

Property Information:

Subdivision Name: Candau Estates Subdivision Phase: _____

Parcel Number(s): S0332141830

Approved Zoning: R-1 and R-3 Units per acre: 0.46 du/ac

Total acreage of phase: 26.03 Total number of lots: 18

Residential: 12 Commercial: _____ Industrial: _____

Common lots: 6 Total acreage of common lots: 4.69 Percentage: 18.02%

Percent of common space to be used for drainage: 11.51% Acres: 0.54

Special Flood Hazard Area: total acreage 0.0 number of homes 0.0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>12</u>	<u>12</u>
Number of Common Lots:	<u>6</u>	<u>6</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>Candau Lane (40')</u> <u>Aceites Lane (40')</u>	<u>Falcon View Way (40')</u> <u>Eagle's Ridge Lane (40')</u>

Amenities: Community Garden
Pickleball Court

Flood Zone Data: (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision Name: Candau Estates Subdivision Phase: _____

Special Flood Hazard Area: total acreage 6 number of homes 12

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: _____
 FIRM effective date(s): mm/dd/year _____
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
 Base Flood Elevation(s): AE____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
✓	Completed and signed copy of Final Plat Application	
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. 	
✓	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
✓	Electronic copy of current recorded warranty deed for the subject property	
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
✓	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
✓	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
✓	Electronic copy of vicinity map showing the location of the subject property	
✓	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
✓	One (1) 11" X 17" paper copy of the Final Plat	
	Electronic copy of the Final landscape plan**	

✓	One (1) 11" X 17" copy of the Final landscape plan	
✓	Electronic copy of site grading & drainage plans**	
✓	Electronic copy of originally approved Preliminary Plat**	
	Electronic copy of a Plat with all phases marked with changes, if applicable**	
✓	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
✓	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
✓	Electronic copy of streetlight design and location information	
✓	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
	Electronic copy of all easement agreements submitted to the irrigation companies	
✓	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
✓	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.	
	<p>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</p> <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. 	
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.*


 Applicant/Representative Signature


 Date

September 1, 2022

City of Star
Planning and Zoning
10769 W. State Street
Star, ID 83669

RE: Letter of Intent and Statement of Compliance

To whom it may concern,

This is a Letter of Intent for Candau Estates Subdivision, consisting of a 26.03-acre parcel on W Beacon Light Road, Star, Idaho. The proposed plat consists of 12 single-family residential lots and has a gross density of 0.46 dwelling units per acre. The single-family lots vary from 1.18 acres to 2.94 acres, with an average of 1.78 acres.

The open space consists of a community garden and pickleball court, located in the common lots. This open space makes up approximately 18% of the total area of the property.

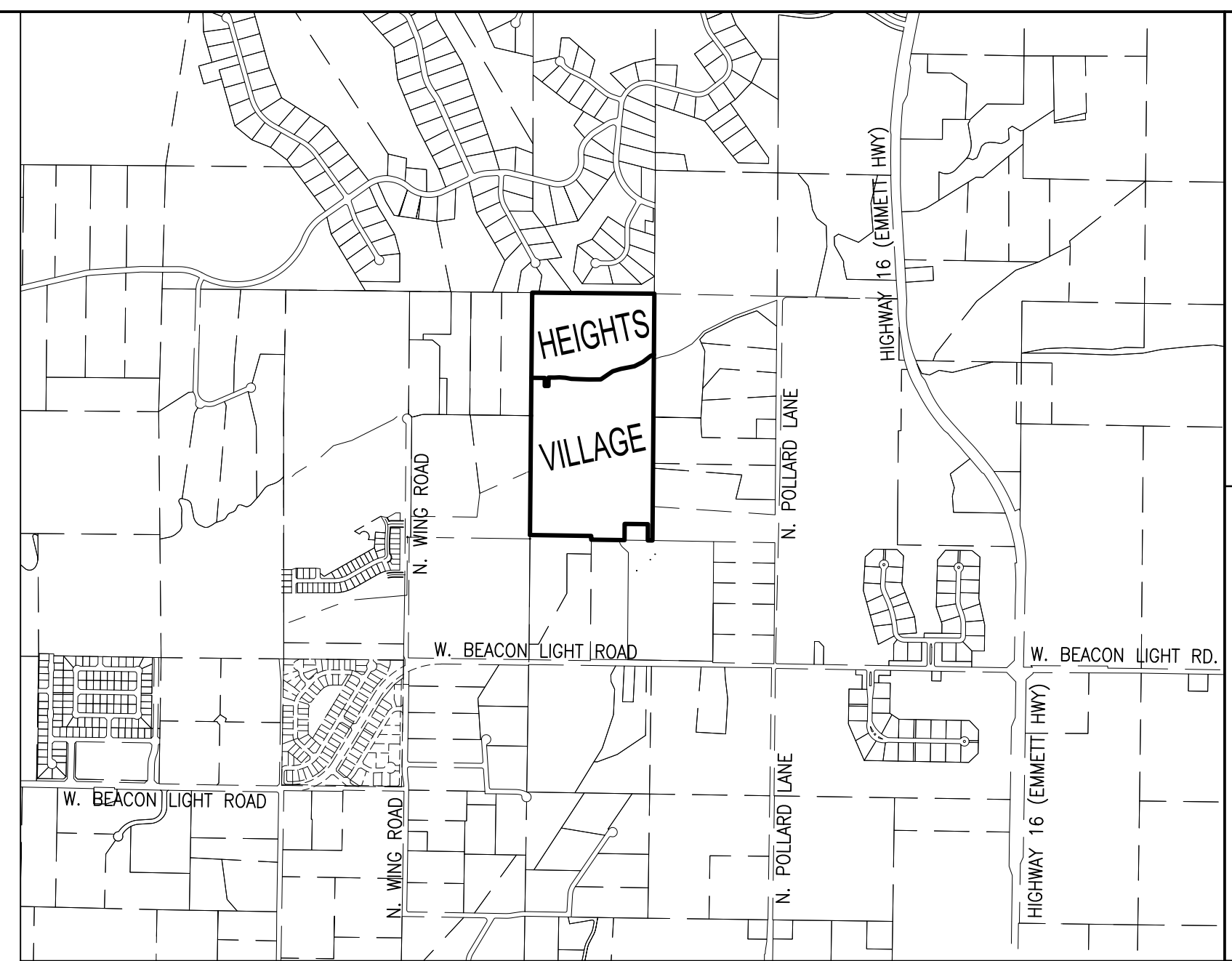
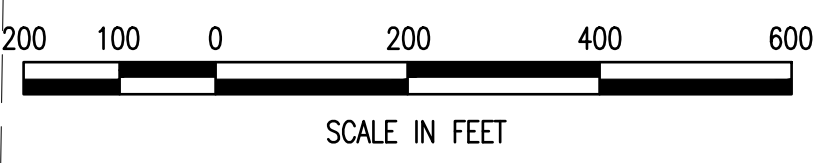
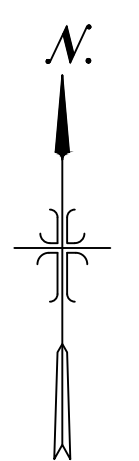
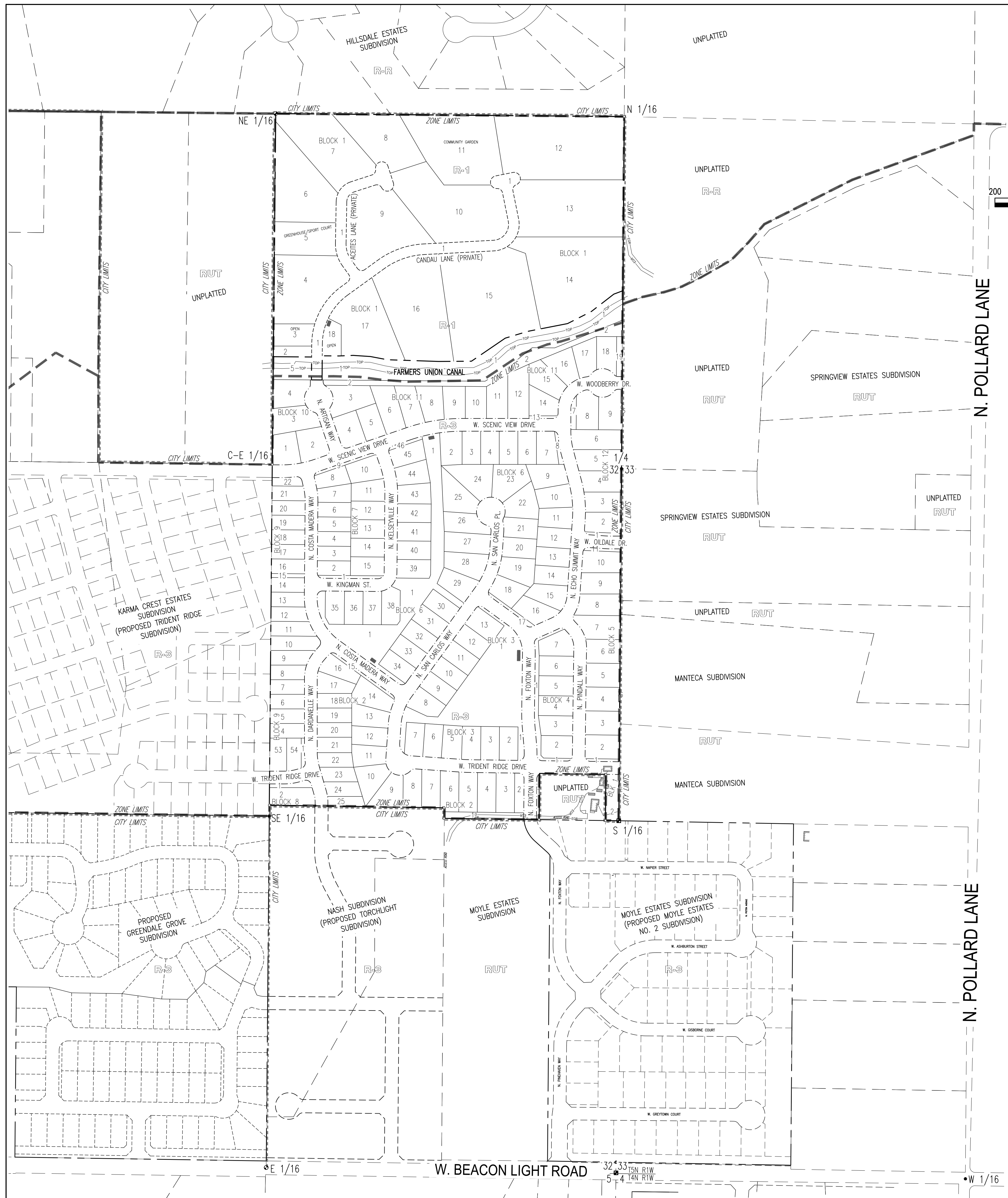
The final plat maintains substantial compliance with the approved Preliminary Plat and Conditions of Approval, notwithstanding the following changes:

1. The subdivision name was changed from Moyle Heights to Candau Estates.
2. The private road locations and the lot layout have been adjusted. The number of lots is the same.
3. The private roads have been renamed to Falcon View Way and Eagle's Ridge Lane.
4. The area of open space/common lots has been reduced from 3.02 acres to 2.99 acres.
5. The area of private road has been reduced from 1.81 acres to 1.70 acres.

Respectfully submitted,



Antonio M Conti, P.E., P.L.S.



VICINITY MAP
1" = 1000'

LOCATED IN THE E 1/2 OF SECTION 32,
TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M.
STAR, ADA COUNTY, IDAHO

GENERAL NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT.
- SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 160001C0130J, DATED JUNE 19, 2020.
- 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.
- 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, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR. 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.
- 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 IN THE DEVELOPMENT AGREEMENT.
- MOYLE VILLAGE: LOTS 1 & 2, BLOCK 1; LOTS 1, 2, 15 & 25 BLOCK 2; LOT 1, BLOCK 3; LOT 1, BLOCK 4; LOTS 1 & 11, BLOCK 5; LOTS 1, 8, 17 & 46, BLOCK 6; LOTS 1 & 9, BLOCK 7; LOT 1, BLOCK 8; LOTS 1, 15 & 22, BLOCK 9; LOT 5, BLOCK 10; LOTS 1, 2, 13 & 19, BLOCK 11. ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE MOYLE VILLAGE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- MOYLE HEIGHTS: LOTS 3, 5, 11 & 18, BLOCK 1. ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE MOYLE HEIGHTS HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. LOT 2, BLOCK 1, WILL BE A STAR WATER DISTRICT LOT FOR A BOOSTER STATION. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS. LOT 1, BLOCK 1 IS A PRIVATE ROAD LOT FOR INGRESS AND EGRESS TO LOTS 4, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16 & 17, BLOCK 1. THIS LOT WILL BE COVERED BY A BLANKET EASEMENT FOR UTILITIES AND DRAINAGE. THIS LOT SHALL BE OWNED AND MAINTAINED BY THE MOYLE HEIGHTS HOA. PROVISIONS WITHIN THE CC&R'S WILL STIPULATE OPERATION AND MAINTENANCE.
- LOT 5, BLOCK 10 AND LOT 1 BLOCK 11 HAVE BEEN PROVIDED FOR THE FARMERS UNION DITCH COMPANY AND ARE SUBJECT TO MAINTENANCE AND EASEMENTS FOR THE FARMERS UNION DITCH COMPANY.
- SEE RECORD OF SURVEY, HILLVIEW DEVELOPMENT CORP. RECORD OF SURVEY NO. 7088, DATED OCTOBER 13, 2005.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- PRIVATE ROAD LINE
- LOT LINE
- EXISTING LOT/PARCEL LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING CITY LIMITS
- EXISTING ZONING LINE

**OVERALL (VILLAGE and HEIGHTS)
PRELIMINARY PLAT DATA**

TOTAL SITE AREA	78.37 ACRES
SINGLE-FAMILY RESIDENTIAL (70.22%)	55.03 ACRES
R-1 ZONE: (21.31 ACRES)	
R-3 ZONE: (33.72 ACRES)	
RIGHT-OF-WAY (12.64%)	9.91 ACRES
PRIVATE LANE (2.31%)	1.81 ACRES
COMMON AREA (14.83%)	11.62 ACRES
EXISTING ZONING	R-1 & R-3
SINGLE-FAMILY RESIDENTIAL LOTS:	161
OPEN SPACE/COMMON LOTS/PARK LOTS:	31
WATER BOOSTER LOT	1
PRIVATE LANE	1
TOTAL LOTS:	194
GROSS RESIDENTIAL DENSITY:	2.05 DU/ACRE
NET RESIDENTIAL DENSITY: (EXCLUDES PUBLIC & PRIVATE STREETS & OPEN SPACE)	2.93 DU/ACRE

VILLAGE SITE DATA

SITE AREA	52.23 ACRES
SINGLE-FAMILY RESIDENTIAL (64.56%)	33.72 ACRES
RIGHT-OF-WAY (18.97%)	9.91 ACRES
OPEN SPACE/COMMON LOTS (16.47%)	8.60 ACRES
SINGLE-FAMILY RESIDENTIAL LOTS	149
OPEN SPACE/COMMON/PARK LOTS	27
TOTAL LOTS	176
GROSS DENSITY:	2.85 DU/ACRE
MINIMUM RESIDENTIAL LOT SIZE	6,600 SF
AVERAGE RESIDENTIAL LOT SIZE	9,658 SF
EXISTING ZONING	R-3
AMENITIES:	
1. WALKING PATHWAYS	
2. BENCH SEATING AREAS	
3. POOL FACILITY WITH PARKING	
4. PICKLEBALL COURT	

HEIGHTS SITE DATA

SITE AREA	26.14 ACRES
SINGLE-FAMILY RESIDENTIAL (81.52%)	21.31 ACRES
PRIVATE ROAD (6.93%)	1.81 ACRES
OPEN SPACE/COMMON LOTS (11.55%)	3.02 ACRES
SINGLE-FAMILY RESIDENTIAL LOTS	12
OPEN SPACE/COMMON/WATER BOOSTER LOTS	5
TOTAL LOTS	17
GROSS DENSITY:	0.46 DU/ACRE
MINIMUM RESIDENTIAL LOT SIZE	1 ACRE
AVERAGE RESIDENTIAL LOT SIZE	1.78 ACRES
EXISTING ZONING	R-1
AMENITIES:	
1. GREENHOUSE/SPORT COURT	
2. COMMUNITY GARDEN	

OWNER OF RECORD
WEST BEACON LIGHT, LLC
349 N. STORY BOOK WAY
EAGLE, IDAHO 83616
PHONE: (925)-963-3788

DEVELOPERS
WEST BEACON LIGHT, LLC
349 N. STORY BOOK WAY
EAGLE, IDAHO 83616
PHONE: (925)-963-3788
TOLL SOUTHWEST LLC
3103 W. SHERYL DR., STE. 100
MERIDIAN, IDAHO 83642
PHONE: (208)-624-0200

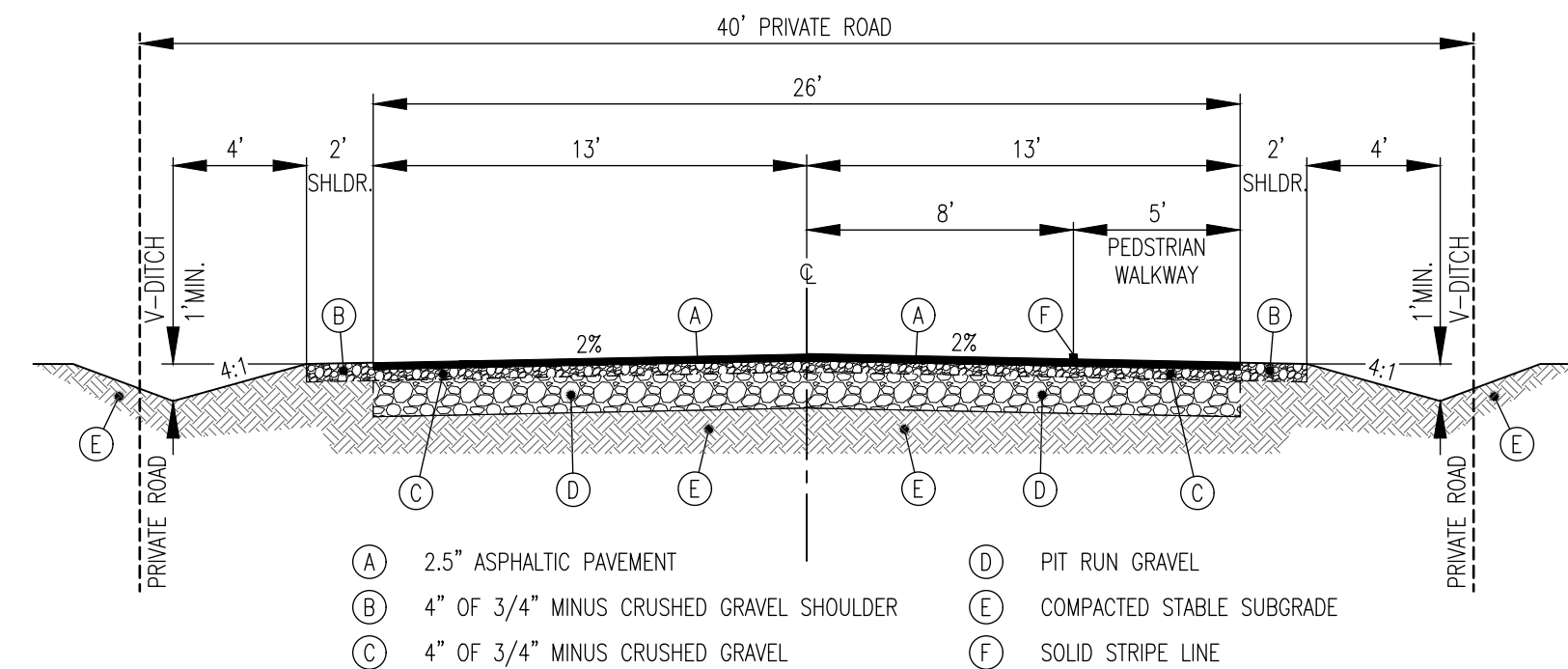
PLANNER-CONTACT
BECKY MCKAY
1029 N. ROSARIO ST., STE. 100
MERIDIAN, ID 83642
Phone (208) 938-0980
Fax (208) 938-0941

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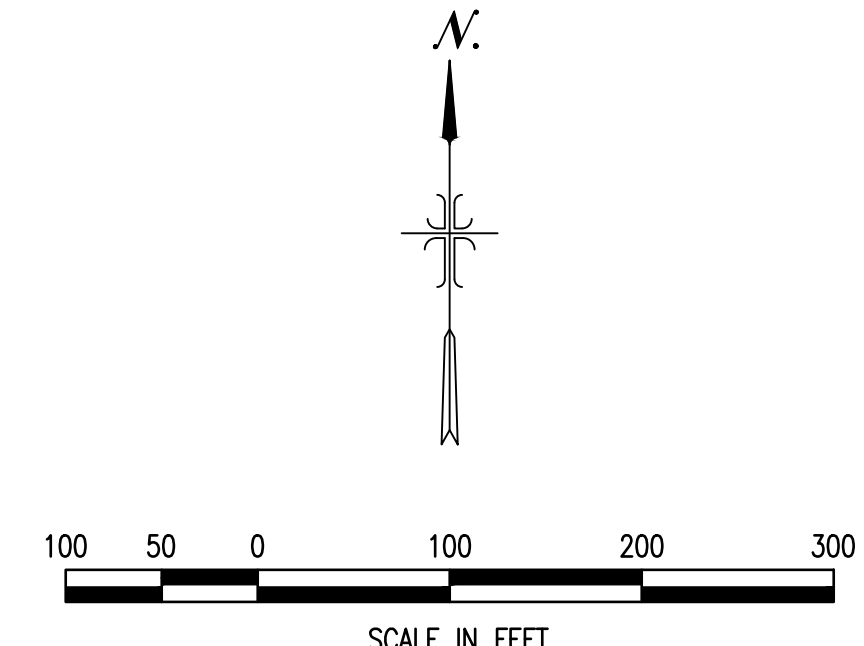
ENGINEERING SOLUTIONS LP
1029 N. ROSARIO ST., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

MOYLE VILLAGE & MOYLE HEIGHTS SUBDIVISIONS PRELIMINARY PLAT - TITLE SHEET
LOCATED IN THE E 1/2 OF SECTION 32,
TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M.
STAR, ADA COUNTY, IDAHO

SCALE 1"=200'
DWG. DATE 03/31/21 rls
PROJ. NO. 201116
SHEET 1 OF 4
TITL-1
/201116-PRE.DWG



PRIVATE ROAD SECTION - 40' PRIVATE ROAD
N.T.S.



LINE NO.	LENGTH	DIRECTION
L1	144.30'	S89°33'15"E
L2	86.25'	S0°26'20"W
L3	40.00'	S89°33'15"E
L4	90.98'	N0°26'45"E
L5	62.54'	S89°33'15"E
L6	54.19'	N87°45'29"E
L7	64.68'	S86°14'27"E
L8	65.27'	S79°16'54"E
L9	193.10'	S88°04'31"E
L10	123.69'	N89°32'42"E
L11	154.17'	N55°42'35"E
L12	89.59'	N73°16'08"E
L13	151.43'	N78°57'32"E
L14	101.30'	N63°04'15"E
L15	106.26'	N52°15'01"E
L16	36.43'	N69°30'37"E

- LEGEND**
- BOUNDARY LINE
 - - - SECTION LINE
 - - - RIGHT-OF-WAY LINE
 - - - PRIVATE ROAD (INGRESS-EGRESS LOT)
 - - - LOT LINE
 - - - CENTERLINE
 - - - EASEMENT LINE
 - - - PROPOSED SUBDIVISION PHASE BOUNDARY
 - - - PROPOSED SUBDIVISION PHASE NUMBER
 - - - 2' EXISTING CONTOUR LINE
 - - - 10' EXISTING CONTOUR LINE
 - - - CURB, GUTTER & SEPARATED SIDEWALK
 - - - PROPOSED PATHWAY
 - - - PROPOSED SANITARY SEWER & MANHOLE
 - - - PROPOSED WATER LINE
 - - - PROPOSED FIRE HYDRANT
 - - - PROPOSED PRESSURE IRRIGATION LINE
 - - - EXISTING IRRIGATION LINE
 - - - EXISTING GRAVITY IRRIGATION LINE
 - - - EXISTING GRAVEL ROAD
 - - - EXISTING CANAL TOE OF SLOPE
 - - - EXISTING CANAL TOP OF BANK
 - - - PROPOSED STREET LIGHT
 - - - SURFACE FLOW DIRECTION
 - - - STORM DRAINAGE LINE & COLLECTION SYSTEM WITH SEEPADE BED
 - - - VALLEY GUTTER

MOYLE HEIGHTS PRELIMINARY PLAT DATA

SITE AREA	26.14 ACRES
SINGLE-FAMILY RESIDENTIAL (81.52%)	21.31 ACRES
PRIVATE ROAD (6.93%)	1.81 ACRES
OPEN SPACE/Common Lots (11.55%)	3.02 ACRES
SINGLE-FAMILY RESIDENTIAL LOTS	12
OPEN SPACE/Common/Water Booster Lots	5
TOTAL LOTS	17
GROSS DENSITY:	0.46 DU/ACRE
MINIMUM RESIDENTIAL LOT SIZE	1 ACRE
AVERAGE RESIDENTIAL LOT SIZE	1.78 ACRES
EXISTING ZONING	R-1

BUILDING SETBACK DATA

R-1 (ZONE)	
FRONT:	30'
REAR:	30'
INTERIOR SIDE:	10'
STREET SIDE:	20'

- AMENITIES:**
- GREENHOUSE/SPORT COURT
 - COMMUNITY GARDEN

OWNER OF RECORD
WEST BEACON LIGHT, LLC
349 N. STORY BOOK WAY
EAGLE, IDAHO 83616
PHONE: (925)-963-3786

DEVELOPER
WEST BEACON LIGHT, LLC
349 N. STORY BOOK WAY
EAGLE, IDAHO 83616
PHONE: (925)-963-3786

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

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

MOYLE HEIGHTS SUBDIVISION PRELIMINARY PLAT
LOCATED IN THE E 1/2 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M. STAR, ADA COUNTY, IDAHO

SCALE 1"=100'
DWG. DATE 03/31/21 rls
PROJ. NO. 201116
SHEET 3 OF 4
PRE-2
/201116-PRE.DWG

HILLSDALE ESTATES NO. 5

PLAT FOR

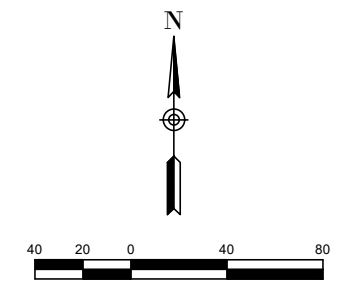
CANDAU ESTATES

A PORTION OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 32, T.5N., R. 1E.,
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY,
IDAHO.

AUGUST 2022 SCALE: 1" = 100' SHEET 1 OF 3

REFERENCES

- R1 I.N. 2022-015980
- R2 ROS 7088
- R3 HILLSDALE ESTATES No. 5



Graphic Scale:

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 18" x 27".

Scale: 1" = 100'

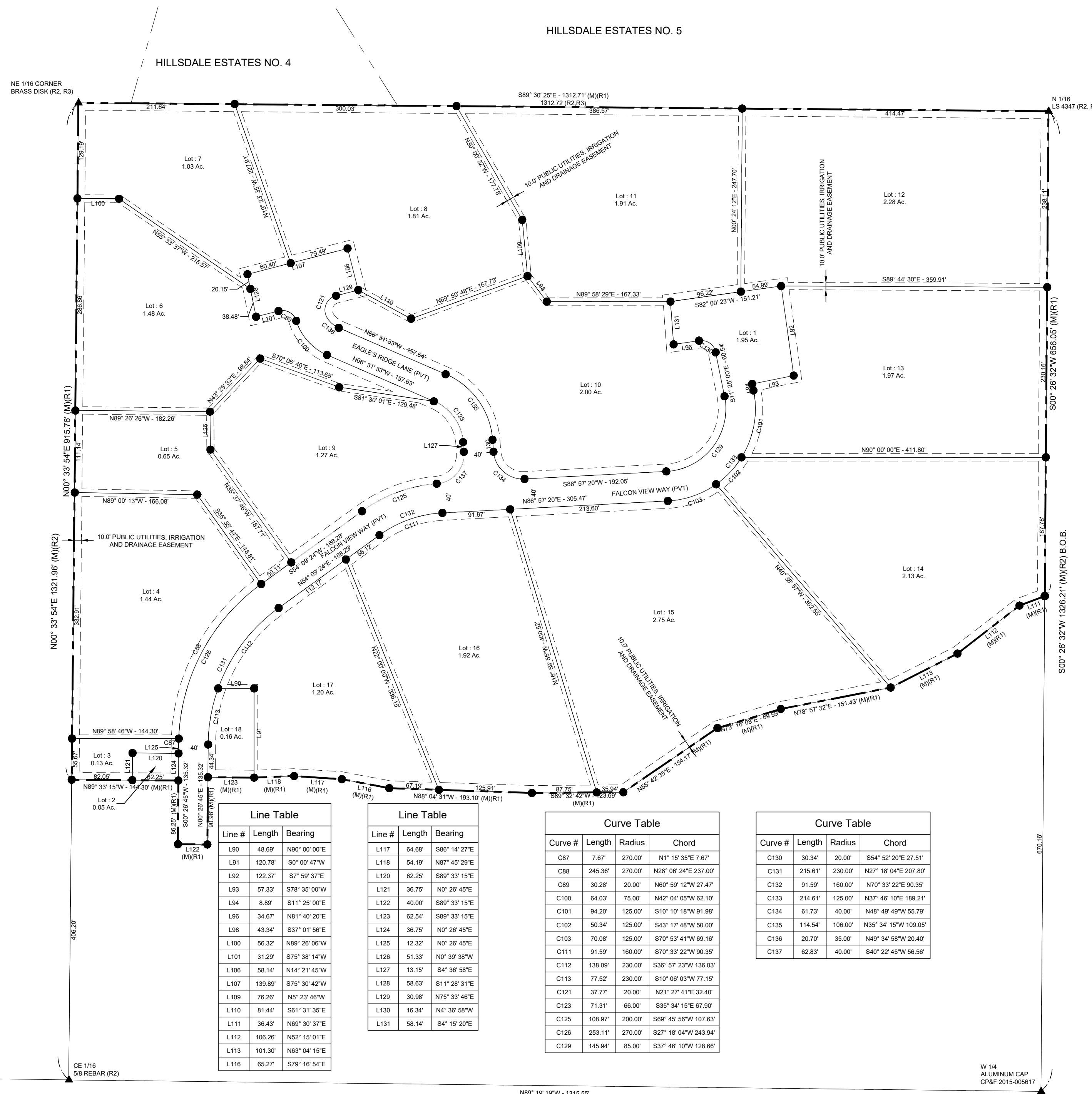
LEGEND:

- 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

- SUBJECT PARCEL
- PROPERTY LINE
- - - REFERENCE BOUNDARIES
- - - EASEMENT LINE

NOTES:

1. BASIS OF BEARING: EAST LINE OF THE SE 1/4 OF THE NE 1/4 SECTION 32 BEING S00°26'32"W AS ESTABLISHED BETWEEN FOUND MONUMENTS
2. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF THE ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
3. EASEMENTS TO BE PROVIDED PER CITY OF STAR STANDARDS.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF RE-SUBDIVISION.
5. LOTS 1, 2, 4, 10, 17 AND 18 ARE COMMON AREA LOTS HAVING A BLANKET EASEMENT FOR ACCESS, PUBLIC UTILITIES, PRESSURE IRRIGATION AND DRAINAGE, AND WILL BE OWNED AND MAINTAINED BY THE CANDAU ESTATES HOMEOWNERS ASSOCIATION.
6. THE OWNER HAS PROVIDED IRRIGATION WATER TO EACH LOT THROUGH A PRESSURE IRRIGATION SYSTEM TO BE OWNED AND MAINTAINED BY THE FALCON VIEW ESTATES HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WILL BE SUBJECT TO ASSESSMENTS FROM THE FALCON VIEW ESTATES HOMEOWNERS ASSOCIATION.
7. ALL LOT LINES COMMON TO ANY PRIVATE ROADS, REAR LOT LINES, EXTERIOR BOUNDARY LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT TEN FOOT WIDE (10') EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE. INTERIOR LOT LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT A FIVE FOOT WIDE (5') EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
8. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR ALL STORMWATER AND DRAINAGE FACILITIES TO CONTAIN ALL WATER TO THE PROPERTY. NO DISCHARGE SHALL ENTER THE RIGHT-OF-WAY DITCHES.
9. DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE EFFECTIVE BUILDING AND ZONING REQUIREMENTS AT TIME OF BUILDING PERMIT ISSUANCE.



Line #	Length	Bearing
L90	48.69'	N80° 00' 00"E
L91	120.78'	S0° 00' 47"W
L92	122.37'	S7° 59' 37"E
L93	57.33'	S78° 35' 00"W
L94	8.89'	S11° 25' 00"E
L96	34.67'	N81° 40' 20"E
L98	43.34'	S37° 01' 56"E
L100	56.32'	N89° 26' 06"W
L101	31.29'	S75° 38' 14"W
L106	58.14'	N14° 21' 45"W
L107	199.89'	S75° 30' 42"W
L109	76.26'	N5° 23' 46"W
L110	81.44'	S61° 31' 35"E
L111	36.43'	N69° 30' 37"E
L112	106.26'	N52° 15' 01"E
L113	101.30'	N83° 04' 15"E
L116	65.27'	S79° 16' 54"E

Line #	Length	Bearing
L117	64.68'	S66° 14' 27"E
L118	54.19'	N87° 45' 29"E
L120	62.25'	S89° 33' 15"E
L121	36.75'	N0° 26' 45"E
L122	40.00'	S89° 33' 15"E
L123	62.54'	S89° 33' 15"E
L124	36.75'	N0° 26' 45"E
L125	12.32'	N0° 26' 45"E
L126	51.33'	N0° 39' 38"W
L127	13.15'	S4° 36' 58"E
L128	58.63'	S11° 28' 31"E
L129	30.98'	N75° 33' 46"E
L130	16.34'	N4° 36' 58"W
L131	58.14'	S4° 15' 20"E

Curve #	Length	Radius	Chord
C87	7.67'	270.00'	N1° 15' 35"E 7.67'
C88	245.36'	270.00'	N28° 06' 24"E 237.00'
C89	30.28'	20.00'	N60° 59' 12"W 27.47'
C100	64.03'	75.00'	N42° 04' 05"W 62.10'
C101	94.20'	125.00'	S10° 10' 18"W 91.98'
C102	50.34'	125.00'	S43° 17' 48"W 50.00'
C103	70.08'	125.00'	S70° 53' 41"W 69.16'
C111	91.59'	160.00'	S70° 33' 22"W 90.35'
C112	138.09'	230.00'	S36° 57' 23"W 136.03'
C113	77.52'	230.00'	S10° 06' 03"W 77.15'
C121	37.77'	20.00'	N21° 27' 41"E 32.40'
C123	71.31'	66.00'	S35° 34' 15"E 67.90'
C125	108.97'	200.00'	S69° 45' 56"W 107.63'
C126	253.11'	270.00'	S27° 18' 04"W 243.94'
C129	145.94'	85.00'	S37° 46' 10"W 128.66'

Curve #	Length	Radius	Chord
C130	30.34'	20.00'	S54° 52' 20"E 27.51'
C131	215.61'	230.00'	N27° 18' 04"E 207.80'
C132	91.59'	160.00'	N70° 33' 22"E 90.35'
C133	214.61'	125.00'	N37° 46' 10"E 189.21'
C134	61.73'	40.00'	N48° 49' 49"W 55.79'
C135	114.54'	106.00'	N35° 34' 15"W 109.05'
C136	20.70'	35.00'	N49° 34' 58"W 20.40'
C137	62.83'	40.00'	S40° 22' 45"W 56.56'

PLAT FOR

CANDAU ESTATES

A PORTION OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 32, T.5N., R. 1 E.,
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY,
IDAHO.

AUGUST 2022 SHEET 2 OF 3

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT WEST BEACON LIGHT, LLC, IS THE OWNER OF A REAL PARCEL OF LAND HEREIN AFTER DESCRIBED AND THAT IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT.

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 4 AND 5, TOWNSHIP 4 NORTH, RANGE 1 WEST AND SECTIONS 32 AND 33, TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M., FROM WHICH THE 1/4 CORNER SECTION CORNER COMMON TO SAID SECTIONS 5 AND 32, BEARS NORTH 89°07'55" WEST, 2,634.58 FEET; THENCE NORTH 0°26'48" EAST, 1326.26 FEET TO THE SOUTH 1/16 CORNER COMMON TO SAID SECTIONS 32 AND 33; THENCE NORTH 0°26'45" EAST, 1,326.22 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 32 AND 33; THENCE ON THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, NORTH 0°26'32" EAST, 670.19 FEET TO THE REAL POINT OF BEGINNING; THENCE LEAVING SAID EAST BOUNDARY LINE, SOUTH 69°30'37" WEST, 36.43 FEET; THENCE SOUTH 52°15'01" WEST, 106.26 FEET; THENCE SOUTH 63°04'51" WEST, 101.30 FEET; THENCE SOUTH 78°57'32" WEST, 151.43 FEET; THENCE SOUTH 73°16'08" WEST, 89.59 FEET; THENCE SOUTH 55°42'35" WEST, 154.17 FEET; THENCE SOUTH 89°32'42" WEST, 123.69 FEET; THENCE NORTH 88°04'31" WEST, 193.10 FEET; THENCE NORTH 79°16'54" WEST, 65.27 FEET; THENCE NORTH 86°14'27" WEST, 64.68 FEET; THENCE SOUTH 87°45'29" WEST, 54.19 FEET; THENCE NORTH 89°33'15" WEST, 62.54 FEET; THENCE SOUTH 0°26'45" WEST, 90.98 FEET; THENCE NORTH 89°33'15" WEST, 40.00 FEET; THENCE NORTH 0°26'45" EAST, 86.25 FEET; THENCE NORTH 89°33'15" WEST, 144.30 FEET TO THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE ON SAID WEST BOUNDARY LINE, NORTH 0°33'54" EAST, 915.76 FEET TO THE NORTH-EAST 1/16 CORNER OF SAID SECTION 32; THENCE ON THE SOUTH BOUNDARY LINE OF HILLSDALE ESTATES NO. 4 SUBDIVISION AS FILED IN BOOK 79 OF PLATS AT PAGES 8372 AND 8373 AND HILLSDALE ESTATES NO. 5 SUBDIVISION AS FILED IN BOOK 80 OF PLATS AT PAGES 8550 THROUGH 8552, RECORDS OF ADA COUNTY, IDAHO, SOUTH 89°30'25" EAST, 1,312.71 FEET TO THE NORTH 1/16 CORNER COMMON TO SAID SECTIONS 32 AND 33; THENCE ON THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, SOUTH 0°26'32" WEST, 656.05 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 26.140 ACRES, MORE OR LESS.

THE PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF PUBLIC UTILITY AND DRAINAGE EASEMENTS REQUIRED TO SERVICE ALL LOTS AND PARCELS WITHIN THIS PLAT ARE PERPETUALLY RESERVED.

ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT, AND THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUT HANDS THIS ____ DAY OF _____, 2022.

WEST BEACON LIGHT, LLC DATE

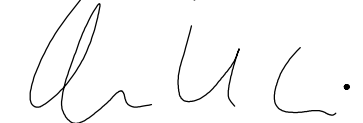
ACKNOWLEDGMENT
STATE OF IDAHO
COUNTY OF _____

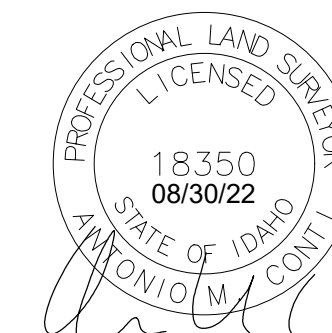
ON THIS ____ DAY OF _____, IN THE YEAR 2022, BEFORE ME, WEST BEACON LIGHT, LLC, PERSONALLY APPEARED, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THE DAY LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR _____
RESIDING AT _____
COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, ANTONIO M. CONTI, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND, MADE BY ME OR UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODES 55-1601 THROUGH 55-1612.


ANTONIO M. CONTI, P.L.S. 18350 8/30/2022
DATE



CANDAU ESTATES

A PORTION OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 32, T.5N., R. 1E.,
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY,
IDAHO.

AUGUST 2022 SHEET 2 OF 3

APPROVAL OF CITY ENGINEER

I, the Undersigned, City Engineer in and for the City of Star, Ada County, Idaho, on this Day,
_____, hereby approve this Plat.

Star City Engineer Date

APPROVAL OF CITY COUNCIL

I, the Undersigned, City Clerk in and for the City of Star, Ada County, Idaho, do hereby
Certify that at a Regular Meeting of the City Council held on the ____ Day of
_____, 202__, This Final Plat was Approved and Accepted.

City Clerk, Star, Idaho Date

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

The Foregoing Plat was Accepted and Approved by the Board of Ada County Highway
District Commissioner on the ____ Day of _____, 202__.

President Date

HEALTH CERTIFICATE

Sanitary Restrictions as Required by Idaho Code, Title 50, Chapter 13 have been Satisfied
According to the Letter to be read on file with the County Recorder or His/Her Agent Listing
the Conditions of Approval.

Sanitary Restrictions may be Reimposed, in Accordance with Section 50-1326, Idaho Code,
by the Issuance of a Certificate of Disapproval.

Health Officer Date

CERTIFICATE OF THE COUNTY TREASURER

I, the Undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the
Requirements of Idaho Code 50-1308, do Hereby Certify that any and all Current and/or
Delinquent County Property Taxes for the Property Included in this Subdivision have been
paid in full. This Certification is valid for the next Thirty (30) Days only.

County Treasurer Date

CERTIFICATE OF THE COUNTY SURVEYOR

I, the Undersigned, Professional Land Surveyor for Ada County, Idaho, Hereby Certify that I
have Checked this Plat and find that it Complies with the State of Idaho Code Relating to
Plats and Surveys.

Ada County Surveyor Date



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Moyle Heights Phase: 1 Date: 12/9/2021

Developable Lots: _____ Review No: 2

Developer: West Beacon Light, LLC

Tel: _____ Fax: _____ Email: _____

Engineer: Ackerman-Estvold

Tel: 208.853.6470 Fax: _____ Email: _____

Property Address: N Foxtan Way

Reviewed By: Kelsie Styrhund, E.I., Keller Associates

Review Check By: Ryan Morgan, P.E., Keller Associates

FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2			X	Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
3	X			Provide (1) copy of the "Preliminary Plat Findings of Fact and Conclusions of Law".
4	X			Landscape plan provided. Confirm consistent with approved preliminary plat.
5	X			Verified written legal description.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements only when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7		X		Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping. Note 5: Update to reference to HOA, this references Falcon View Estates, this name should

				match the final plat.
8	X			Right to Farm Act Note on face of plat.
9			X	Note on face of plat: "This subdivision is located within zone AE as shown on the firm panel 125 of 875, Ada County, Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit."
10	X			10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required.
11	X			Note is shown on the final plat: " Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on the this plat. "
12		X		Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat. All pages of plat must be stamped and signed.
13	X			Water and sewer easements shown on face of plat. (Note to Plan Reviewer: Provide plat to Justin Walker for easement water and sewer easement verification.)
14	X			On the signature page of the plat please include the following "I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT." underneath the APPROVAL OF CITY ENGINEER line, and before the signature line.
15		X		"Change of Ownership" document filed with the IDWR to the HOA for all conveyable water rights. Please provide documentation once available.

CONSTRUCTION DRAWING REVIEW

ITEM	OK	NEED	N/A	GENERAL
16	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
17	X			Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code.
18	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.
19	X			All profiles are drawn to the same horizontal scale as

				plan views.
20	X			Street lighting plans are provided showing pole locations and luminary types. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications.
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT
21			X	Provide completed Floodplain Application
22			X	Floodplain and floodway boundaries and elevations are shown on the grading plans.
23			X	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
24			X	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
25			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
26			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
27			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
28			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
ITEM	OK	NEED	N/A	GRADING PLAN
29	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
30	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31	X			Drainage facilities and easements are shown.
32	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
33	X			Existing irrigation ditches, canals, and easements are shown.
34	X			Cut and fill slopes are no steeper that 2H:1V. (Spot checked by City Engineer)
35	X			Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked

				by City Engineer)
36	X			Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
37	X			Provisions have been made for erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38			X	The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
39	X			Existing and proposed elevations match at property boundaries.
ITEM	OK	NEED	N/A	DRAINAGE PLAN
40	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41	X			Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
42	X			Narrative is provided that describes the proposed method of stormwater retention.
43	X			Drainage calculations contain no arithmetic errors. (Spot checked by City Engineer) Note 7 of FP
44	X			The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
45			X	Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
46	X			Section view of drainage facility provided.
47	X			Able to determine drainage directions from information given.
48	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
49			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
50	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the “State of Idaho Catalog of Stormwater Best Management Practices”.
51	X			5-foot setback from property line maintained for drainage facilities.
52	X			Drainage basin / pond dimensions listed or noted.
53	X			Drainage facilities drawn to scale on grading and drainage plan.
54				Drain rock, ASTM C33 sand, or pond liner specified.

55	X			3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail.
56			X	Vegetative cover shown over biofiltration facilities.
57			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
ITEM	OK	NEED	N/A	GRAVITY IRRIGATION
58	X			Plan approval letter is provided from the appropriate irrigation district.
ITEM	OK	NEED	N/A	PRESSURE IRRIGATION
59	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
60	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
61	X			Design provides a minimum of 15 gpm @ 45 PSI to each destination point.
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63	X			Main line distribution piping is 3-inches in diameter or greater.
64	X			Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
65	X			Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
66			X	Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67	X			Provided verification that water rights will be transferred to the association managing entity.
68	X			If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot.
ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*
69		X		Return (1) one revised plan set in pdf format with the redlined set for review and/or approval to Keller Associates. Unbound or un-collated plan sets will not be accepted.
70		X		Provide a response letter, referencing the City of Star , with the revised plan set that highlights what actions were taken to correct any outstanding items.

***All re-submittals should be returned to the City of Star for re-review.**

Notes:

Additional Final Plat Comments:

-

Additional Construction Drawing Comments:

-

Boise Office
1101 W. River St.
Suite 110
Boise, Idaho 83702
Tel. (208) 629-7447

Challis Office
1301 E. Main Ave.
P.O. Box 36
Challis, Idaho 83226
Tel. (208) 879-4488

Twin Falls Office
213 Canyon Crest Drive
Suite 200
Twin Falls, Idaho 83301
Tel. (208) 969-9585

Fax (all offices)
(208) 629-7559



SAWTOOTH LAW OFFICES, PLLC

David P. Claiborne

S. Bryce Farris

Evan T. Roth

Daniel V. Steenson

Andrew J. Waldera

Kelsea E. Donahue

Brian A. Faria

Thomas M. Larsen

Patxi Larrocea-Phillips

John A. Richards

Katie L. Vandenberg-Van Vliet

James R. Bennetts *(retired)*

Friday, November 04, 2022

Via U.S. Mail and Email: snickel@staridaho.org

Shawn L. Nickel
Planning and Zoning Administrator
City of Star
P.O. Box 130
Star, Idaho 83669

Re: Candau Estates Subdivision Final Plat ; File No. FP-22-23

Dear Mr. Nickel (and City Council):

I write you on behalf of Farmers Union Ditch Company, Ltd. (the "Company"). As you are likely aware, the Farmers Union Canal ("Canal") borders the southern boundary of the Candau Estates Subdivision ("Estates").

The Estates is adding significant areas of impervious surfaces (roadways, driveways, rooftops, etc.) on what was once vegetated native hillside that attenuated, at least somewhat, stormwater runoff in most weather event instances. The Estates is also introducing new water sources on the hillside—potable water and pressurized irrigation water. Because the Estates roadways are private, they fall outside of ACHD's jurisdiction and, therefore, that agency's stormwater collection, retention, and disposal requirements.

Being located upgradient of the Canal, the Company is concerned with fugitive water, no matter the source, coming from the Estates. Concentrated and uncontrolled (or insufficiently controlled) runoff threatens the integrity of the Canal below. This is concerning enough in terms of Company operations and water delivery obligations alone. But worse, creates a larger public safety concern given the comparatively high density development located below the Canal should it breach. Attached is Company correspondence dated July 11, 2022, alerting the Applicant to these concerns.

Originally the Estates were connected, in part, to the down-gradient Moyle Village Subdivision during the preliminary plat phase. Though former "Candau Lane" and "Aceites Lane" were

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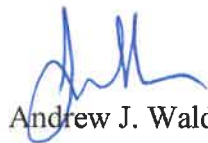
Attorneys licensed in Idaho, Montana, Oregon and Washington

always proposed as “private” lanes, they tied into public (ACHD) roadways south of the Canal via a bridge across the Canal. It was unclear whether the connection to public roadways to the south would afford access to down-gradient centralized stormwater collection and disposal facilities via the Canal bridge culvert and utility bores under the same. Now, the proposed final plat makes clear that the Estates is an entirely separate development, with entirely private streets. The preliminary plat relied on a blanket drainage easement for the private roadways, and roadside v-ditches for drainage. Where is that water going; what is its end destination given that the Estates property and paved roads are largely sloped?

The proposed final plat (Notes 5 and 8) make stormwater drainage and disposal the responsibility of the Estates homeowners association and the individual lot owners. This decentralizes infrastructure and oversight, and seems to “kick the [drainage] can down the road,” which is particularly concerning on such sloped property. What infrastructure will the HOA install; individual homeowners; at what cost; and do they have the financial wherewithal to do an adequate job? Perhaps the Applicant is going to install sufficient stormwater collection and retention facilities before exiting the development, leaving maintenance only (as opposed to initial installation) to the HOA and the individual homeowners. The final plat materials disseminated for comment do not disclose this information (though, apparently, a site grading and drainage plan is on file with Star City according to the signed application).

Thank you in advance for your consideration of these drainage-related matters. As you can see from the attached correspondence, the Company does not agree to use of the Canal for stormwater or other runoff disposal purposes. Because the natural servitude doctrine no longer applies, Applicant is responsible for accommodating and controlling property runoff accordingly.

Very truly yours,



Andrew J. Waldera

AJW/dll
Enclosure

Boise Office
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Suite 110
Boise, Idaho 83702
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Challis Office
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Twin Falls Office
213 Canyon Crest Drive
Suite 200
Twin Falls, Idaho 83301
Tel. (208) 969-9585

Fax (all offices)
(208) 629-7559



SAWTOOTH LAW OFFICES, PLLC

Monday, July 11, 2022

David P. Claiborne

S. Bryce Farris

Evan T. Roth

Daniel V. Steenson

Andrew J. Waldera

Brian A. Faria

Patxi Larrocea-Phillips

John A. Richards

Matthew A. Sturzen

Katie L. Vandenberg-Van Vliet

James R. Bennetts (retired)

West Beacon Light, LLC
c/o Brad Candau, Manager
349 North Story Book Way
Eagle, Idaho 83616

Re: Stormwater Runoff Discharge to the Farmers Union Canal—Moyle Heights Subdivision

Dear Mr. Candau:

I write you on behalf of Farmers Union Ditch Company, Ltd. (“Company”). During recent thunderstorms and rain events in May and June, Company personnel observed stormwater runoff/drainage issues of concern in and around the bridge box culvert providing access to the Moyle Heights Subdivision (“Subdivision”) across the Farmers Union Canal (“Canal”). Other areas bordering the Canal along the Subdivision displayed other runoff channels discharging sediment, debris, and stormwater into the Canal.

As West Beacon Light, LLC continues to develop the Subdivision, the Company reiterates that it does not accept municipal stormwater discharge into its Canal as a general matter. Stormwater discharges raise water quality and water quantity concerns. Consequently, such discharge is prohibited absent a license agreement with the Company authorizing and conditioning the same.

At most, the Subdivision property enjoyed a natural drainage servitude into the Canal based on the simple physical fact that the property sits upgradient of the Canal. But, that natural servitude is lost when one (“the industry of man”) alters the landscape and begins channelizing flows. *See, e.g., Dayley v. City of Burley*, 96 Idaho 101, 103-104, 524 P.2d 1073, 1075-1076 (1974) (upon development and urbanization the ability of the land to absorb and percolate surface water is lost); *see also, Roberts v. Jensen*, 167 Idaho 838, 846, 477 P.3d 892, 900 (2020) (emphasis in original) (“a natural servitude requires natural features, i.e., the ‘advantages or inconveniences nature has stamped on [the] land’”).

Absent a natural servitude one can only cast water down onto lower lands from developed ground via easement, either express or prescriptive. *Loosli v. Heseman*, 66 Idaho 469, 474-477, 162 P.2d 393, 395-397 (1945). In this case, there is no express easement agreement with the Company, and there can be no prescriptive easement either for failure of the 20-year prescriptive period under Idaho Code Section 5-203.

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It is my understanding from the Subdivision preliminary plat that all stormwater drainage on the Subdivision property is to be handled on-site via a centralized collection and disposal system designed and constructed according to Star City and ACHD requirements and standards. That “system” shall not include the Canal, and all fugitive water from the Subdivision (including excess irrigation water application) must be controlled and retained. Otherwise, West Beacon Light, LLC and subsequent lot owners are liable for any damage occasioned by that water, whether damage to the Canal, or other properties impacted by damage to the Canal.

Thank you in advance for your attention to these matters. If you have any questions concerning this correspondence, please feel free to contact me at 208-629-7447.

Very truly yours,



Andrew J. Waldera



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-22-23

Development Name/Section Candau Estates

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - interim sewage
 - central water
 - individual sewage
 - individual water
 - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - sewage dry lines
 - central water
 - community water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - beverage establishment
 - grocery store
 - child care center

14. _____

Reviewed By: Lowrey Date: 10/21/22

Shawn Nickel

From: Wendy Howell <Wendy.Howell@itd.idaho.gov>
Sent: Thursday, November 3, 2022 9:55 AM
To: Barbara Norgrove; Shawn Nickel
Subject: RE: Agency Transmittal - Candau Estates Subdivision Final Plat

Hi Barbara,

Candau Estates must adhere to all previously approved permits and/or conditions. ITD has no further comments at this time.

Thank you,

Wendy

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, October 18, 2022 11:57 AM
To: Subject: FW: Agency Transmittal - Candau Estates Subdivision Final Plat

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Subject: Agency Transmittal - Candau Estates Subdivision Final Plat

Please see attached Agency Transmittal for Candau Estates Subdivision Final Plat, located in Star, Ada County.

Thanks.

Shawn

SHAWN L. NICKEL
PLANNING DIRECTOR AND ZONING ADMINISTRATOR
CITY OF STAR
SNICKEL@STARIDAHO.ORG
208-908-5455

