



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star – Planning & Zoning Department *Shen J. Mokwa*

**MEETING DATE:** **November 15, 2022**

**FILE(S) #:** **FP-22-24, Final Plat, Trident Ridge Subdivision Phase 6**

### REQUEST

Applicant is seeking approval of a Final Plat for Trident Ridge Subdivision Phase 6, consisting of 55 residential lots and 9 common lots on 19.06 acres. The phase is located on the east side of Wing Road, north of Beacon Light Road in Star, Idaho. Ada County Parcels R4830410310, R4830410210, R4830410110.

**APPLICANT:**

Tim Mokwa  
Hayden Homes Idaho LLC  
1406 N. Main St., Ste 109  
Meridian, Idaho 83642

**OWNER:**

Brookfield Holdings (Hayden II) LLC  
250 Vesey St., 15<sup>th</sup> Floor  
New York, NY 10281

**REPRESENTATIVE:**

John Carpenter  
T-O Engineers  
332 N. Broadmore Way  
Nampa, Idaho 83687

### PROPERTY INFORMATION

Land Use Designation - Residential R-3-PUD

**Phase 6**

Acres - 19.06 acres  
Residential Lots - 55  
Common Lots - 9

### HISTORY

September 4, 2007 Council approved applications for Annexation and Zoning (R-1 & R-3)

November 21, 2017 Public hearing for Preliminary Plat (PP-17-04) was tabled until December 19, 2017 so Council could do a site visit of property.

November 22, 2017 Council visited the proposed development location.

December 19, 2017	Council approved the Preliminary Plat (PP-17-04) for Trident Ridge Subdivision consisting of 143.6 acres, 324 residential lots and 23 common lots with a density of 2.26 du/ac. City accepted the donation of a parcel of land for a city park of +/- 50 acres and agreed to pay up to \$60k toward a bridge at the end of Wing Road for emergency vehicle access.
January 2, 2018	Council formally clarified that a pedestrian foot bridge is to be built along with eight parking spaces and the use of park impact fees not to exceed \$60k for construction of an emergency vehicle access bridge.
June 4, 2019	Council approved Final Plats for phase 1 and 2 (FP-18-04 & FP-18-05). Phase 1 sits on 17.12 acres and has 45 residential lots and 8 common lots. Phase 2 is on 2 acres and consists of 20 residential lots and 0 common lots.
October 6, 2020	Council approved the Final Plat for Phase 3 (FP-20-15) sitting on 11 acres and consisting of 46 residential lots and 1 common lot.
April 20, 2021	Council approved the Final Plat for Phase 4 (FP-21-05) sitting on 10.56 acres and consisting of 38 residential lots and 2 common lots.
May 4, 2021	Council approved the Final Plat for Phase 5 (FP-21-06) comprised of 11.90 acres and consisting of 37 residential lots and 3 common lots.

**GENERAL DISCUSSION**

The applicant is requesting approval of the Final Plat for phase 6 of Trident Ridge Subdivision consisting of 55 residential lots and 9 common lots on 19.06 acres. After phase 6, 241 residential lots will have been approved in final plats. The preliminary plat originally approved 324, leaving 83 residential lots for the remaining phases of Trident Ridge Subdivision.

The Final Plat layout for Phase 6 generally complies with the approved Preliminary Plat.

In recent discussions with the applicant regarding the dedication of the future park property and construction of a bridge over Farmers Union Ditch, issues with the irrigation district, an adjacent property owner, and the applicants desire to continue the phasing of the development have arisen. Staff and the Mayor have met with the applicant regarding this issue with the discussion that the applicant should move forward with the dedication prior to signature of Phase 5, and that the applicant should provide their share portion of the bridge construction in the amount of \$60,000.00. Once this is completed, the City will work with the District and the Community moving forward, allowing the applicant to complete the development without the park and bridge issues as their responsibility. Council should discuss the acceptance of this prior to approval of Phase 5.

For the eight parking stalls that were requested to be part of the improvements at the end of Wing Road, a condition will be added requiring the completion of the spaces as part of the Phase 5 construction.

The dedication of the park has been delayed by the City and was not part of Phase 5. Prior to signature of Phase 6 final plat, the park will be dedicated, the \$60,000 shall be paid and the parking area improved or bonded for.

### **Original Preliminary Plat Review:**

Site Data:

Total Acreage of Site – 143.6 acres

Total Number of Lots – 347 lots

Total Number of Residential Lots – 324 lots

Total Number of Common Lots – 23 lots

Total Number of Commercial Lots – None

Type of Units – Single Family Units

Dwelling Units Per Gross Acre – 2.26 Units per acre

Total Acreage of Common Lots – 64.4 acres

Percent of Site as Common Area – 45.6%

*General Site Design Features:*

### **Landscaping**

The landscape plan submitted was approved as far as the locations. However, the UDC, Chapter 4, Section B-7 C-3 Street Trees, states that a minimum density of one (1) tree per thirty-five (35) linear feet is required. This can be accomplished with the requirement of having trees installed in the front yards of each lot.

### **Open Space**

Open space for the subdivision comes in the form of passive green space, active play areas, exercise trails, picnic area, and a large natural park area with trails.

*Street Design.*

### **Public Streets**

**All new streets are required to meet Ada County Highway District regulations and City of Star requirements. The applicant has agreed to construct all new streets starting in Phase 6 with street widths of 36' from back of curb to back of curb.** The Applicant requested and was granted a waiver of block lengths exceeding 500' as part of the original approval.

### **Sidewalks**

The Applicant will be required to provide sidewalks throughout the development.

### **Lighting**

Streetlights shall be of the same design throughout the entire development and shall be required to follow the "dark skies" regulations.

**Public Park Proposal:**

The Applicant intends to develop only the Residential (R3) portion of the subdivision. In the original application approved by the City, the Applicant offered to give to the City the 50 plus acre property above the Farmers Union Canal; in exchange the City agreed to provide up to \$60,000 for construction of a new bridge at the end of Wing Road for emergency vehicle use only.

**Staff analysis of Final Plat Submittal:**

**Lot Layout** – The gross density of Phase 6 is 2.88 du/acre.

**Common/Open Space and Amenities** – This phase will include a sport court and covered picnic area as amenities. Open space for the overall development is also provided in other phases of the subdivision. Landscaping as required by the Unified Development Code, Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. (Please see “Treasure Valley Tree Selection Guide”, as adopted by the Unified Development Code.)

**Setbacks** – The applicant has not requested any special setbacks and the development will adhere to the requirements of the R-3 zone.

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to living area/side load garage 20' to garage face	15'	5' per story (2)	20'

**Streetlights** – Streetlight plan/design specifications was previously submitted with the final plat application for previous phases. The streetlight design meets the dark sky standards consistent with the intent of the city. Streetlights shall be consistent throughout the remaining phases of the subdivision.

**Mailbox Clusters** – The Star Postmaster, Mel Norton has provided an approval letter for the mailbox clusters for this development. A letter of approval indicating specific locations has been provided in the original submittal documents for prior phases.

**Street Names** - Applicant has provided documentation from Ada County that the proposed street names have been approved. Correct street names are reflected on the final plat.

**Sidewalks** - Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision.

## PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on October 13, 2022.

April 19, 2022	City Engineer	Recommend Approval w/Conditions
October 21, 2022	Central District Health	Standard Response
November 2, 2022	ITD	Email

## 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. **The applicant shall dedicate the park area and provide the City with a payment of \$60,000.00 for future improvements to the Farmers Union Ditch crossing prior to the signature of the final plat. The applicant shall complete the parking area or bond for the improvements prior to signature of final plat.**
2. **All public streets shall be constructed with 36' widths.**
3. The approved Final Plat for Trident Ridge Subdivision Phase 6 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.

4. 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.
5. 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.
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. 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.
8. 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)
9. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
10. The streetlight design and style should utilize the lights already in place from previous phases and be consistent through all phases of the development.
11. 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.
12. 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.
13. 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.)
14. 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.
15. A separate sign application is required for any subdivision sign.
16. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
17. 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.
18. 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.
19. 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.
20. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
21. All common areas shall be maintained by the Homeowners Association.

22. 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.**
23. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
24. **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.
25. Any additional Condition of Approval as required by Staff and City Council.

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File # FP-22-24 Trident Ridge Subdivision, Final Plat, Phase 6 on \_\_\_\_\_, \_\_\_\_ 2022.







## FINAL PLAT APPLICATION

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

FILE NO.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: City: _____

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant \_\_\_ Owner \_\_\_ Representative

Applicant Name: Hayden Homes / Tim Mokwa  
Applicant Address: 1406 N. Main Street Meridian, ID Zip: 83642  
Phone: 205-869-9785 Email: tmokwa@hayden-homes.com

Owner Name: Brookfield Holdings (Hayden II) LLC  
Owner Address: 250 Vesey Street FL 15 New York, NY Zip: 10281  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
Contact: John Carpenter or Mathew Graham Firm Name: T-O Engineers  
Address: 332 N. Broadmore Way Nampa, ID Zip: 83687  
Phone: 208-442-6300 Email: jcarpenter@to-engineers.com

### Property Information:

Subdivision Name: Trident Ridge Phase: 6

Parcel Number(s): R4830410310, R4830410210, R4830410110

Approved Zoning: R-3 Units per acre: 2.88

Total acreage of phase: 19.06 Total number of lots: 64

Residential: 55 Commercial: 0 Industrial: 0

Common lots: 9 Total acreage of common lots: 4.09 ac Percentage: 21.4%

Percent of common space to be used for drainage: 6% Acres: 1.15

Special Flood Hazard Area: total acreage N/A number of homes N/A

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
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Number of Residential Lots: 34, phasing has been altered 55

Number of Common Lots: 2 9

Number of Commercial Lots: 0 0

Roads: N Anselmo Way, North Hosta Avenue W. Thimbleberry Drive, W. Salmonberry Drive, W Trident Ridge Drive

Amenities: Identified areas of landscape buffers as well number of foliage species. Internal Pathway.

Adjusted landscaping as needed to conform with code, per changes to layout. Two internal pathways, one completed other partially built. Basketball court Identified plant species to populate phase.

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

Subdivision Name: Trident Ridge Subdivision Phase: 6

Special Flood Hazard Area: total acreage N/A number of homes \_\_\_\_\_

- 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): #160xxxxxC, 160xxxxxE, etc.: N/A  
 FIRM effective date(s): mm/dd/year N/A  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: N/A  
 Base Flood Elevation(s): AE\_\_\_\_.0 ft., etc.: N/A
- 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"> <li>• Gross density of the phase of the Final Plat submitted</li> <li>• Lot range and average lot size of phase</li> <li>• Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>• List any specific approved building setbacks previously approved by Council.</li> </ul>	
✓	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	
N/A	If the signature on this application is not the owner of the property, an <b>original</b> 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**	
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
✓	Electronic copy of streetlight <b>design</b> and <b>location</b> 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 <u>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.</u>	
	<b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• 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.</li> </ul>	
	**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.*

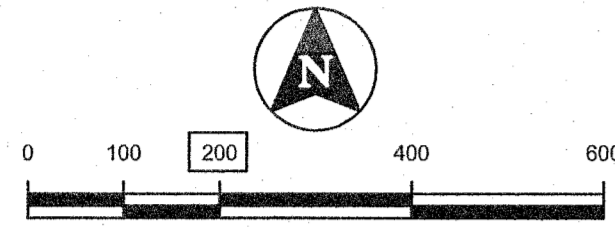
  
 \_\_\_\_\_  
 Applicant/Representative Signature

**10/5/22**  
 \_\_\_\_\_  
 Date

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# PRELIMINARY PLAT FOR TRIDENT RIDGE SUBDIVISION

A PORTION OF THE E 1/2 OF THE W 1/2 OF SECTION 32  
TOWNSHIP 5 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
ADA COUNTY, IDAHO  
2017



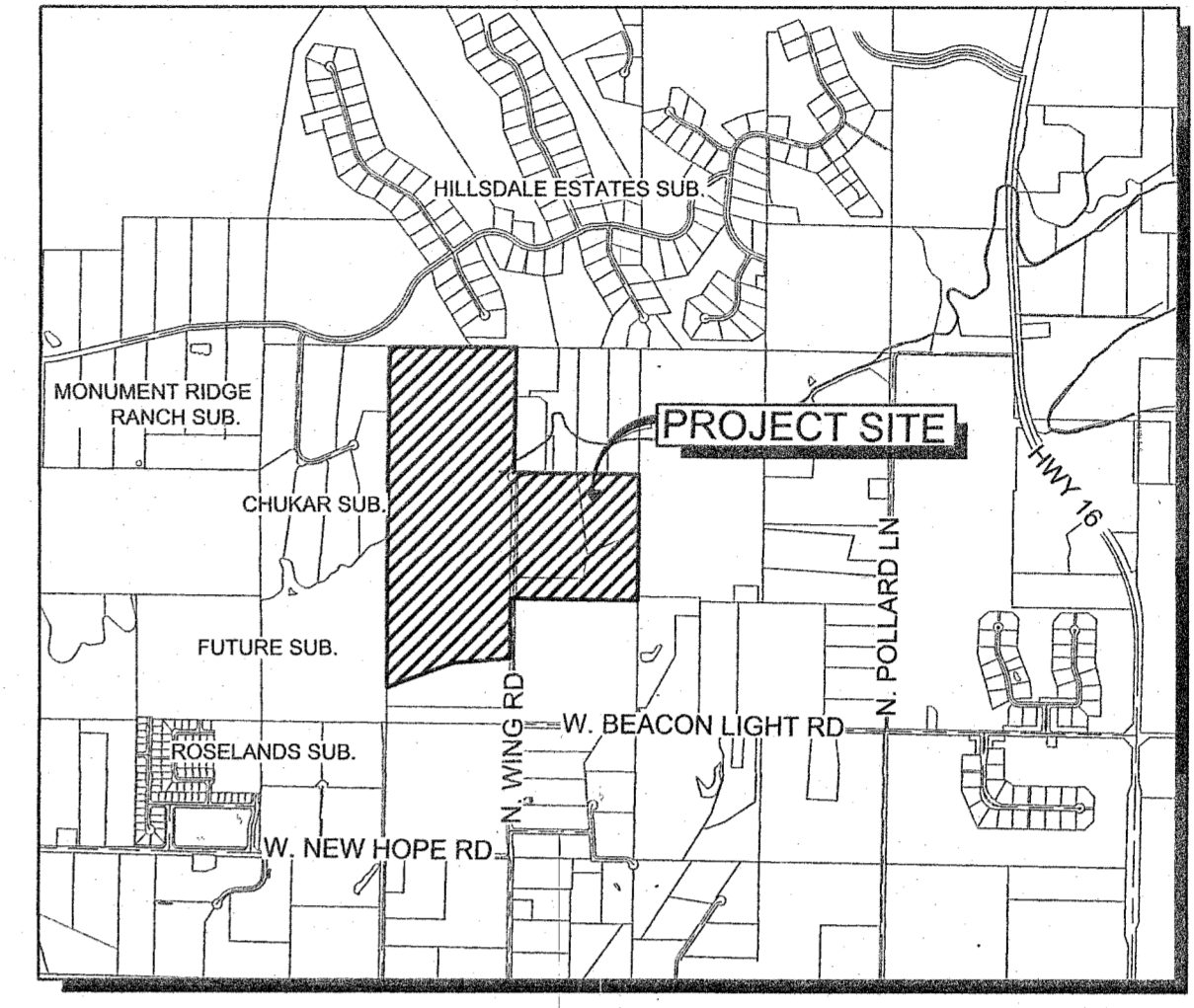
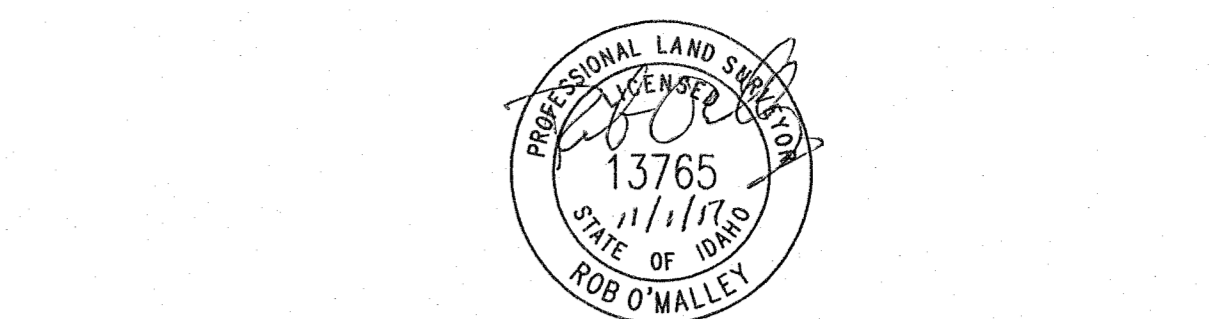
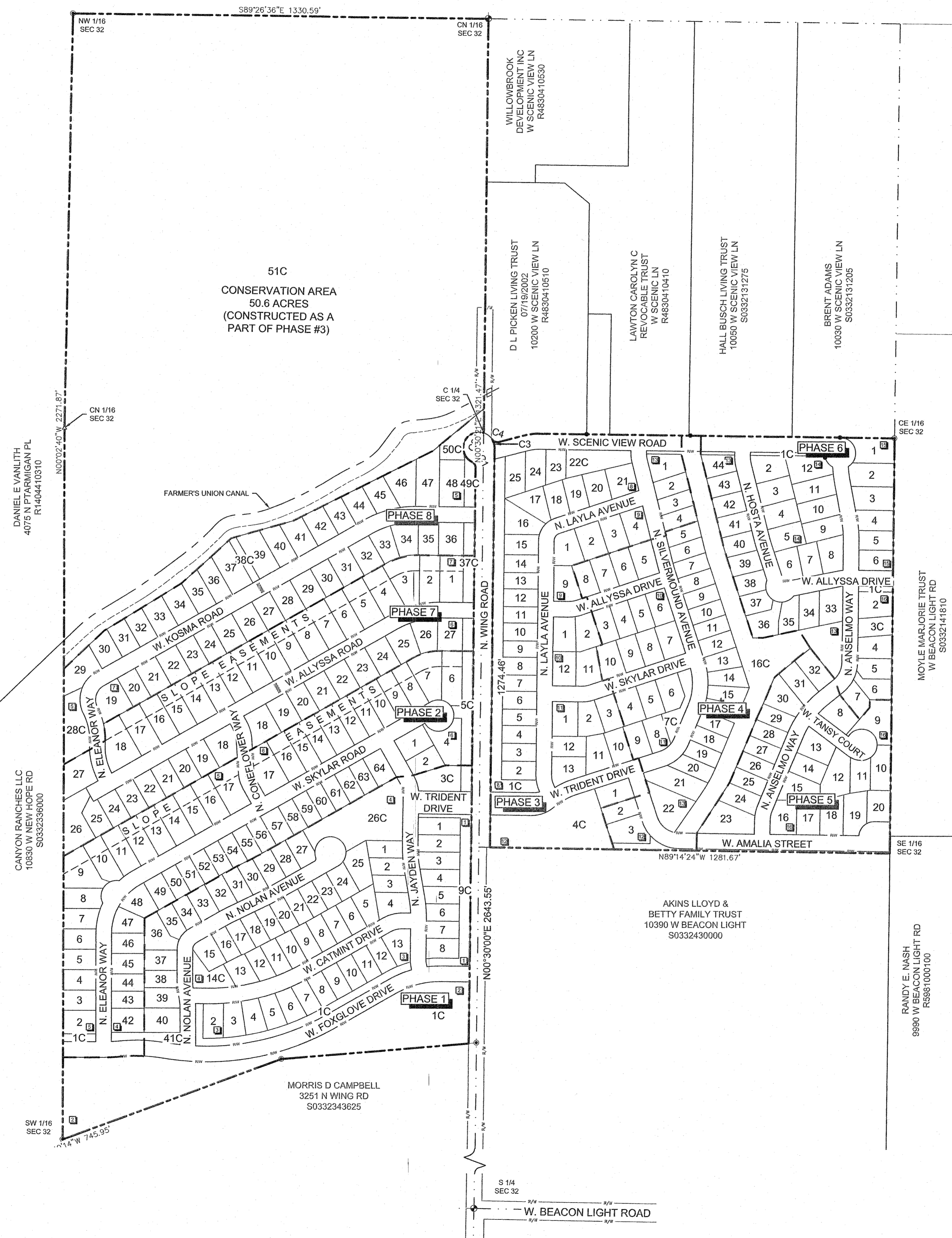
## LEGEND

	SUBDIVISION BOUNDARY
	SECTION LINE
	PROPOSED PHASE LINE
	ROAD RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF GRAVEL
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED PRESSURE IRRIGATION LINE
	EXISTING GRAVITY IRRIGATION LINE
	PROPOSED DRAINAGE FLOW PATH
	PROPOSED SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED CATCH BASIN/AREA INLET
	PROPOSED GRAVITY IRRIGATION BOX
	PROPOSED BLOCK NUMBER
	PROPOSED RESIDENTIAL LOT NUMBER
	PROPOSED COMMON LOT NUMBER
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

## NOTES

- ALL COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE TRIDENT RIDGE HOMES OWNER ASSOCIATION.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A PUBLISHED FLOOD ZONE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4603 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- THIS PROPERTY IS PROVIDED IRRIGATION SERVICES BY FARMER'S UNION DITCH CO LTD, AND THE OWNER HAS COMPLIED WITH THE IDAHO CODE, SECTION 31-3806 AS IT PERTAINS TO IRRIGATION WATER. THE IRRIGATION SYSTEM SHALL BE OWNED AND OPERATED BY THE HOA.
- STREET DRAINAGE WILL BE ROUTED IN CURB AND GUTTER TO THE STORM SYSTEM. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES AND THE ADA COUNTY HIGHWAY DISTRICT.
- DIRECT LOT ACCESS TO N. WING ROAD IS PROHIBITED FOR RESIDENTIAL LOTS.
- ALL ROADWAYS ARE PROPOSED TO BE PUBLIC AND DEDICATED TO ACHD. N. WING ROAD SHALL TERMINATE AT W. SCENIC VIEW ROAD AND NOT CONTINUE TO THE NORTH.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	22.56'	64°37'23"	S31°48'41"E	21.38'
C2	50.00'	116.33'	133°17'56"	S41°18'29"W	91.81'
C3	50.00'	29.03'	33°15'58"	N16°18'40"W	28.62'
C4	20.00'	24.91'	71°21'25"	S68°37'21"E	23.33'



VICINITY MAP  
SCALE 1" = 2000'

### SITE DATA

**DEVELOPER/PLANNER**  
HAYDEN HOMES  
TIM MCKWIA  
2464 SW GLACIER PL, SUITE 110  
REDMOND, OR 97756  
(800)923-6607

**OWNER**  
FIRST SECURITY CORPORATION  
401 W. FRONT STREET  
BOISE, ID 83702

**ENGINEER**  
T-O ENGINEERS  
JOHN CARPENTER, PE  
332 N. BROADMORE WAY SUITE 101  
NAMPAL, ID 83687  
(208) 442-6300

**SURVEYOR**  
T-O ENGINEERS  
ROB O'MALLEY, PLS  
332 N. BROADMORE WAY SUITE 101  
NAMPAL, ID 83687  
(208) 442-6300

**ACREAGE SUMMARY**  
TOTAL = 141.36 AC (EXCLUDE WING ROAD)  
ZONE R-1 = 50.60 AC  
ZONE R-3 = 90.76 AC  
  
TOTAL = 143.6 AC (INCLUDE N WING ROAD)  
WING ROAD = 2.24 AC  
  
OPEN SPACE PROVIDED = 64.40 AC (45.56%)

**ZONING**  
EXISTING R-1 (CONSERVATION LOT 31C):  
LOW DENSITY RESIDENTIAL DISTRICT  
EXISTING R-3 (PROPOSED RESIDENTIAL LOTS):  
MEDIUM LOW DENSITY RESIDENTIAL DISTRICT

**SETBACKS**  
R-3:  
FRONT LIVING = 15'  
FRONT GARAGE = 20'  
REAR = 15'  
INTERIOR = 5' PLUS 5' FOR EACH STORY  
STREET SIDE - LOCAL = 20'  
LANDSCAPE BUFFER  
COLLECTOR STREET = 35'  
ENTRY WAY = 40'

**ROADWAY JURISDICTION**  
ADA COUNTY HIGHWAY DISTRICT

**SEWER AND WATER PROVIDER**  
STAR SEWER AND WATER

**FIRE DISTRICT**  
STAR FIRE PROTECTION DISTRICT

**IRRIGATION DISTRICT**  
FARMER'S UNION DITCH CO LTD

### PHASE SUMMARY

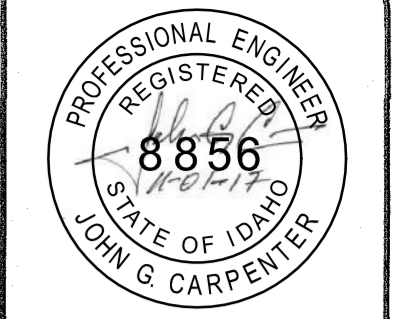
PHASE	NUMBER OF LOTS
1	56
2	54
3	44
4	36
5	23
6	34
7	38
8	37
TOTAL	324

### SHEET INDEX

- TITLE SHEET
- LOT DIMENSION (WEST SIDE)
- LOT DIMENSION (EAST SIDE)
- UTILITY OVERVIEW
- GRADING PLAN (CONSERVATION LOT)
- UTILITY/GRADING/DRAINAGE PLAN (WEST SIDE)
- UTILITY/GRADING/DRAINAGE PLAN (EAST SIDE)
- STREET/SEWER PROFILES (WEST SIDE)
- STREET/SEWER PROFILES (WEST SIDE)
- STREET/SEWER PROFILES (EAST SIDE)
- STREET/SEWER PROFILES (EAST SIDE)

### AREA AND LOT SUMMARY

LOT TYPE	NUMBER OF LOTS	DWELLING UNITS	AREA (AC)	% OF TOTAL
RESIDENTIAL	324	324	56.92	39.64%
COMMON	23	N/A	64.40	44.85%
PUBLIC ROADWAYS	N/A	N/A	20.04	13.96%
N. WING ROAD	N/A	N/A	2.24	1.55%
TOTAL	347	324	143.60	100%
PROPOSED DENSITY	2.26			



E-FILE NAME	DESIGNED	DRAWN	CHECKED	APPROVED
160246-C-BM	K. KEITH	K. KEITH	K. KEITH	J. CARPENTER

**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
2471 S. TITANIUM PLACE  
MERIDIAN, IDAHO 83642-6703  
PHONE: (208) 923-2388  
FAX: (208) 923-2389  
COBERT@T-OENGINEERS.COM  
OFFICES ALSO IN:  
NAMPAL, IDAHO  
SPOKANE, WA  
BOISE, IDAHO

# PRELIMINARY PLAT FOR: TRIDENT RIDGE SUBDIVISION TITLE SHEET

ATTENTION:  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET OR 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

DATE: NOVEMBER 1, 2017  
PROJECT: 160245

SHEET 1 OF 11

City of Star

P.O. Box 130  
Star, Idaho 83669  
208-286-7247  
Fax 208-286-7569

www.staridaho.org



Mayor:  
Trevor A. Chadwick

Council:  
Kevin Nielsen  
Jennifer Salmonsens  
Kevan Wheelock  
David Hershey

19 April 2022

John G. Carpenter  
T-O Engineers  
332 N Broadmore Way  
Nampa, ID 83687

**Re: Trident Ridge Subdivision Phase 6 – Construction Drawing approval**

Dear Mr. Carpenter

The City of Star has reviewed the Final Plat and Construction Drawings for the Trident Ridge Subdivision Phase 6 dated April 4, 2022. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Shawn L. Nickel.

We recommend that the construction drawings be APPROVED. The final plat is not yet approved and will not be so until a legal description is provided for the subdivision boundary. Additionally, the City Engineer's signature on the final plat will be withheld until the proposed improvements are completed or bonded for as allowed for in City Code and requirements identified on the attached checklist are satisfactorily addressed.

By stamping and signing the Construction Drawings, the Registered Professional Engineer, is responsible to ensure that said construction drawings conform to all City standards, ordinances, and policies (and State laws and statutes). Any variances or waivers to these standards, ordinances, or policies must be specifically and previously approved in writing by the City. Acceptance of the above Construction Drawings does not relieve the the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to contact City Hall

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan".

Ryan V. Morgan, P.E.  
City Engineer

Enclosures

## Shawn Nickel

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**From:** Barbara Norgrove  
**Sent:** Wednesday, November 2, 2022 11:09 AM  
**To:** Shawn Nickel  
**Subject:** FW: Agency Transmittal - Trident Ridge Subdivision Final Plat PH6

**Importance:** High

FYI

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**From:** Wendy Howell <Wendy.Howell@itd.idaho.gov>  
**Sent:** Wednesday, November 2, 2022 10:58 AM  
**To:** Barbara Norgrove <bnorgrove@staridaho.org>  
**Subject:** RE: Agency Transmittal - Trident Ridge Subdivision Final Plat PH6

Good morning Barbara,

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

Thank you,

*Wendy J. Howell*, PCED  
Development Services Coordinator  
Idaho Transportation Department, District 3  
8150 W Chinden Blvd  
Boise, ID 83714  
Phone No: (208) 334-8338  
Email: [wendy.howell@itd.idaho.gov](mailto:wendy.howell@itd.idaho.gov)



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**From:** Barbara Norgrove <[bnorgrove@staridaho.org](mailto:bnorgrove@staridaho.org)>  
**Sent:** Monday, October 17, 2022 7:06 AM  
**To:** Cc: Shawn Nickel <[snickel@staridaho.org](mailto:snickel@staridaho.org)>  
**Subject:** FW: Agency Transmittal - Trident Ridge Subdivision Final Plat PH6

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Here is the complete transmittal

Thank you



**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-22-24

Development Name/Section Trident Ridge 4

- 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       community water well
  - interim sewage       central water
  - individual sewage       individual water
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage       community sewage system       community water
  - sewage dry lines       central 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       child care center
  - beverage establishment       grocery store
- 14. \_\_\_\_\_

Reviewed By: [Signature] Date: 10/21/22