



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: June 2, 2026

FILE(S): FP-26-06, Final Plat, Milestone Ranch South Subdivision

REQUEST

The Applicant is requesting approval of a Final Plat for Milestone Ranch South Subdivision consisting of 34 residential lots and 3 common lots on 10.01 acres. The subject property is generally located on the north side of W. Broken Arrow Street, west of Hwy 16 and east of N. Pollard Lane. Ada County Parcel No. S0404427800.

APPLICANT:

Kyle Prewitt
Toll Brothers
3103 W. Sheryl Drive
Suite 100
Meridian, Idaho 83642

REPRESENTATIVE:

Anna L. Hirning
ESE Consultants, Inc.
3103 W. Sheryl Drive
Suite 100
Meridian, Idaho 83642

OWNER:

Toll West Inc.
3103 W. Sheryl Drive
Suite 100
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation - Residential R-4-DA

Acres - **10.01** acres

Residential Lots - **34**

Common Lots - 3

Light Office Lots - 0

Commercial Lots - 0

HISTORY

- | | |
|-----------------|---|
| July 1, 2025 | Council approved applications for Annexation and Zoning (AZ-25-01), Preliminary Plat (PP-25-03) and Development Agreement (DA-25-01) for Milestone Ranch South Subdivision. Preliminary Plat was approved for a maximum of 34 residential lots on 10.01 acres for a density of 3.4 du/ac. |
| October 7, 2025 | Council approved a reconsideration request to modify the original conditions of approval. |

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Milestone Ranch South Subdivision consisting of 34 residential lots and 3 common lots on 10.01 acres.

The Final Plat layout generally complies with the approved Preliminary Plat.

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

PRELIMINARY PLAT:

The applicant is requesting approval of the Preliminary Plat for Milestone Ranch South Subdivision on 10.01 acres. The plat includes a total of 37 lots, including 34 single family detached residential lots and 3 common/open space lots. Sewer and Water will be provided by the Star Sewer and Water District and is in close proximity to the property. Annexation into the Sewer and Water District will be required.

The development will be accessed from the existing N. Milestone Way off of W. Broken Arrow Street. All proposed roads will be public. Applicant is proposing all internal roads to be a minimum of 36 feet wide from back of curb to back of curb, built within a 50-foot wide right of way. This phase of the development will have access to the amenities in Milestone Ranch Subdivision. The preliminary plat total open space equates to 2.56 acres or 25.6%. The preliminary plat qualified open space area is 2.07 acres or 20.7%.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the subdivision with an eight (8') foot landscape strip. Sidewalks along W.

Broken Arrow Road will be seven-foot-wide and detached. There will be a 40-foot landscape buffer along W. Broken Arrow Street.

- Lighting
Streetlights shall reflect the “Dark Sky” criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight plan and design with the application packet. The proposed design satisfies City code. **The proposed plan and light fixtures are aligned with city code/standards. The streetlights should be the same in all phases of Milestone Ranch.**
- Street Names
Applicant has not provided approval from Ada County that the proposed street names are approved. This will be required at final plat.
- Subdivision Name
Applicant has provided approval from Ada County that the proposed subdivision name is approved.
- 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. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until trees are verified in place per code.**
- Setbacks – The applicant is proposing setbacks that are compliant with current Code standards.
- Block lengths – All blocks appear to meet the 750’ or less block length requirement and will not require a waiver from the Council.
- Mailbox Cluster – Applicant has provided approval from the Star Postmaster to use the existing Milestone Ranch mailbox clusters for this development. That approval is part of the application. Mailbox clusters shall be covered and provided with lighting.
- Phasing – The Applicant is proposing build out in a single phase.

- Mitigation fees – All future building permits shall be subject to emergency service mitigation fees, as determined by Council.
- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. **The applicant has submitted building elevations for review by Staff and Council. Not all of the submitted elevations satisfy UDC Section 8-3B-3 by having a minimum of 3 architectural elements on the front of the home. Houses that back up top W. Broken Arrow Road will also need to have architectural elements on the rear of the home.**
- Structure Height – Applicant is proposing that all residential structures will be thirty-five (35') in height or less.
- Fencing – Applicant is proposing all fencing along residential lots that border a common/open area be 5 feet high open vision fence. Wrought Iron or other approved equal fence. **The applicant shall provide a fencing plan for the perimeter of the property to include fence location and type, prior to signing the mylar.**

Staff Analysis of Final Plat Submittal:

The approved preliminary plat consisted of a maximum of 34 residential lots. The Applicant is developing all 34 lots at one time. There will not be any additional residential lots available for future phases.

Lot Layout – The density of Stargazer Subdivision Phase 2 is 2.6 du/acre. The Final Plat indicates lot sizes range in size from 7,360 square feet to 9,961 square feet. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – The development is proposing approximately 0.67 acres (15%) usable open space. Amenities were installed in Phase 1 and include a children's play structure, connected pathways and a neighborhood open area/park.

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 appears to satisfy these requirements. If street trees are to be planted by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.**

Setbacks – The applicant was approved for R-4 setbacks with a modification to the rear yard setback. Council approved the rear yard setback to be ten feet (10') and not the zones standard fifteen feet (15'). The table below contains the approved setbacks for Milestone Ranch South Subdivision.

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-4	35'	15' to living area 20' to garage face	10'	7.5'(2)	20'

Mailbox Cluster – Applicant has provided documentation from Mel Norton, Star Postmaster approving the location of the mailbox cluster. The approval is to add additional clusters to the Milestone Ranch mail clusters. The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. **All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times.** The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



Section 8-3B-3 of the Unified Development Code sets forth additional residential district

standards in the City of Star.

J. Additional residential standards applying to all new residential subdivisions:

1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
 1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

Section 8-3B-3 designates EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.**
 5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
- a. **1 to 50 units = minimum of 5 architectural styles and/or floorplans**
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.

Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

Street Names – The applicant has provided documentation from the Ada County Street Naming Committee that the proposed street names are approved.

Subdivision Name – The applicant has provided documentation that the proposed subdivision name has been approved by Ada County Development Services. The name is reflected accurately on the final plat.

Lighting - Streetlights shall reflect the “Dark Sky” criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan that meets city standards. **Streetlights shall be the same as in Milepost Ranch.**

Fencing – **Applicant is proposing a solid 6’ tall vinyl fence throughout the development. Fence to be installed per plan.**

Sidewalks - Sidewalks are proposed to be detached with a 5-foot concrete sidewalk and 8-foot side landscape strip. Sidewalks along W. Broken Arrow Street are detached and 7-foot wide with a 40-foot-wide landscape buffer along W. Broken Arrow Street.

Floodplain – The property is not located in a Flood Hazzard Area.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on May 6, 2026.

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

Conditions included in the Findings of Fact & Development Agreement.

- 1. The grading of the property along the north property line shall match the back yard lot grades of the neighborhood to the north.**
- 2. The applicant shall include a 20' landscape buffer with pathway along the northern property line. A revised preliminary plat and landscape plan shall be submitted to Staff for approval prior to submittal of first phase of the final plat.**
- 3. The Council waives the rear yard setback on the lots along the northern property line to a minimum of 10'.**
- 4. Fencing within the development shall be consistent in style with the existing Milestone Subdivision.**

Conditions Specific to Signature of Final Plat.

- 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 \$1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$34,000. \$34,000 is due (34 residential lots x \$1000) to be paid before signing the final plat.**
- 2. 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.
- 3. As built plans for pressurized irrigation systems shall be submitted to the City of Star prior to signing the final plat.**
- 4. The applicant may be required to provide "No Construction Entrance" signs in neighboring subdivisions to deter cross-through construction traffic.**

Additional Conditions of Approval

- 1. The approved Final Plat for Milestone Ranch South Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.**

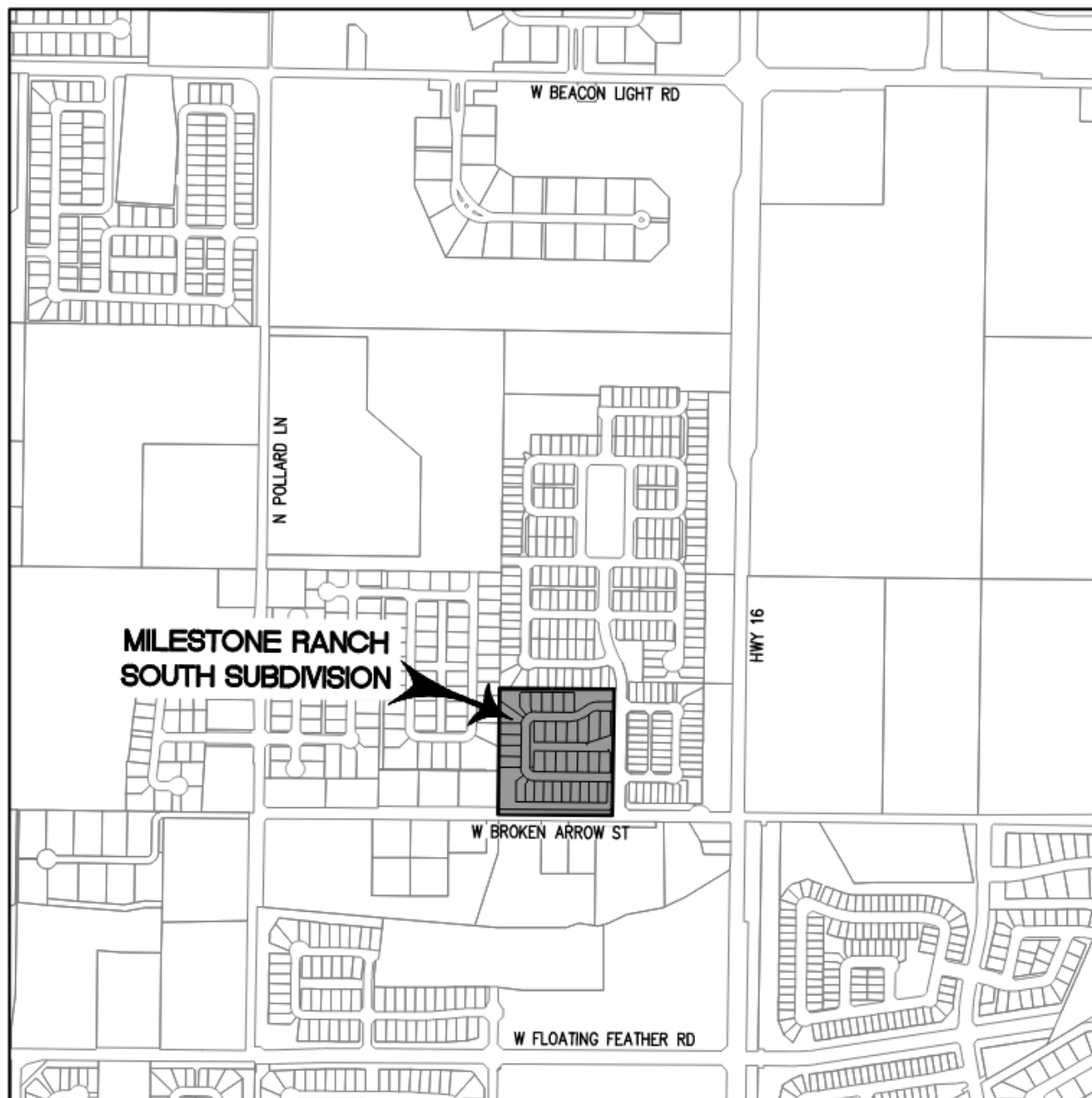
2. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
3. **All sidewalks and planter strips shall be built to UDC standards, unless otherwise approved by Council.**
4. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC, unless otherwise approved by Council.**
5. The property associated with this approved Preliminary 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.
6. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including 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. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
7. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. Even after installation, streetlights may require shielding to prevent light trespass.**
8. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
9. 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. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant**

agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.

10. All streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
11. 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.
12. 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)
13. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
14. 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.
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 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.
17. A separate sign application is required for any subdivision sign.
18. Applicant shall provide the City with an electronic version of the signed recorded final plat with all signatures, prior to any building permits being issued.
19. 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.
20. 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.
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.

COUNCIL DECISION

The Star City Council _____ File # FP-26-06 Milestone Ranch South Subdivision on _____, _____ 2026.



VICINITY MAP

SCALE: 1"=800'

Toll Brothers[®]

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

April 14, 2026

City of Star
Planning & Zoning
PO Box 130
Star, Idaho 83669

RE: Milestone Ranch South Subdivision – Final Plat

Dear Planning Staff

Toll Brothers hereby applies for final plat approval of the Milestone Ranch South Subdivision final plat. The final plat includes 34 single-family residential lots and 3 common lots on 10.01 acres. The site is located north of W Broken Arrow Street and west of N Milestone Way in a portion of the SW $\frac{1}{4}$, of the NW $\frac{1}{4}$, of the NE $\frac{1}{4}$ of Section 4, Township 4 North, Range 1 West (parcel number S0404427800). Zoning for this phase of the property is designated as R-4-DA. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for Milepost Commons Subdivision.

The Star City Council approved the Preliminary Plat and Development Agreement applications for Milestone South Subdivision on July 1st, 2025. A Reconsideration was heard and approved at a City Council hearing on October 7th, 2025. The Development Agreement was recorded as Instrument Number 2025-084439 on December 18th, 2025.

The density for this plat is 3.39 dwelling units per acre. Residential lot sizes range from 5,748 SF to 10,374 SF, with an average lot size of 6,867 SF.

There are 2.74 acres of open space (27.37% of the phase), with amenities consisting of additional open space in excess of 10% qualified usable open space. Residents of Milestone Ranch South have access to the amenities in Milestone Ranch Subdivision, and vice versa.

Star City Council has approved reduced minimum rear yard setbacks for the lots along the northern property line to 10' from 15'. Otherwise, the final plat is in conformance with the approved preliminary plat and meets all requirements or conditions thereof. The final plat is in conformance with all requirements and provisions of the Star City Code. The final plat is in conformance with acceptable engineering, architectural, and surveying practices and local standards.

Thank you for your time and consideration of this application. If you have any questions or need further information, please don't hesitate to contact me at 208-576-3625 or by email at kprewett@tollbrothers.com.

Sincerely,

Toll Brothers[®] LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

Kyle Prewett

Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers



FINAL PLAT APPLICATION

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

FILE NO.: **FP-26-06**

Date Application Received: **04/14/2026** Fee Paid: ☒

Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: **Toll Brothers - Kyle Prewett**

Applicant Address: **3103 W Sheryl Drive, Ste 100** Zip: **83642**

Phone: **831.801.9724** Email: **kprewett@tollbrothers.com**

Owner Name: **Toll Southwest LLC**

Owner Address: **3103 W Sheryl Drive, Ste 100** Zip: **83642**

Phone: **208.424.0020** Email: _____

Representative (e.g., architect, engineer, developer):

Contact: **Anna L. Hirning, P.E.** Firm Name: **ESE Consultants, Inc.**

Address: **3103 W Sheryl Drive, Ste 100** Zip: **83642**

Phone: **208.424.0020** Email: **ahirning@eseconsultants.com**

Property Information:

Subdivision Name: **Milestone Ranch South Subdivision** Phase: _____

Parcel Number(s): **S0404427800**

Approved Zoning: **R-4-DA** Units per acre: **3.39**

Total acreage of phase: **10.01** Total number of lots: **37**

Residential: **34** Commercial: **0** Industrial: **0**

Common lots: **3** Total acreage of common lots: **2.74** Percentage: **27.37%**

Percent of common space to be used for drainage: **3.33%** Acres: **0.08**

Special Flood Hazard Area: total acreage **0** number of homes **0**

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	34	34
Number of Common Lots:	3	3
Number of Commercial Lots:	0	0
Roads:	3	3

Amenities: Additional open space in excess of 10% qualified usable open space (recreation amenity)

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

Subdivision Name: Milestone Ranch South Subdivision Phase: _____

Special Flood Hazard Area: total acreage 0 number of homes 0

- 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.: _____
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 (√)
X	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.	✓
X	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: - 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.	✓
X	Electronic copy of legal description of the property (~~word.doc~~ and pdf version with engineer's seal and closure sheet)	✓
X	Electronic copy of current recorded warranty deed for the subject property	✓
X	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.	✓
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	✓
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	✓
X	Electronic copy of vicinity map showing the location of the subject property	✓
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
X	One (1) 11" X 17" paper copy of the Final Plat	
X	Electronic copy of the Final landscape plan**	✓

X	One (1) 11" X 17" copy of the Final landscape plan	
X	Electronic copy of site grading & drainage plans** See Construction Drawings	
X	Electronic copy of originally approved Preliminary Plat**	✓
N/A	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	✓
X	Electronic copy of streetlight design and location information See Construction Drawings	✓
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	✓
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	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>	✓
Noted	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: • 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.*

Kyle Prewett

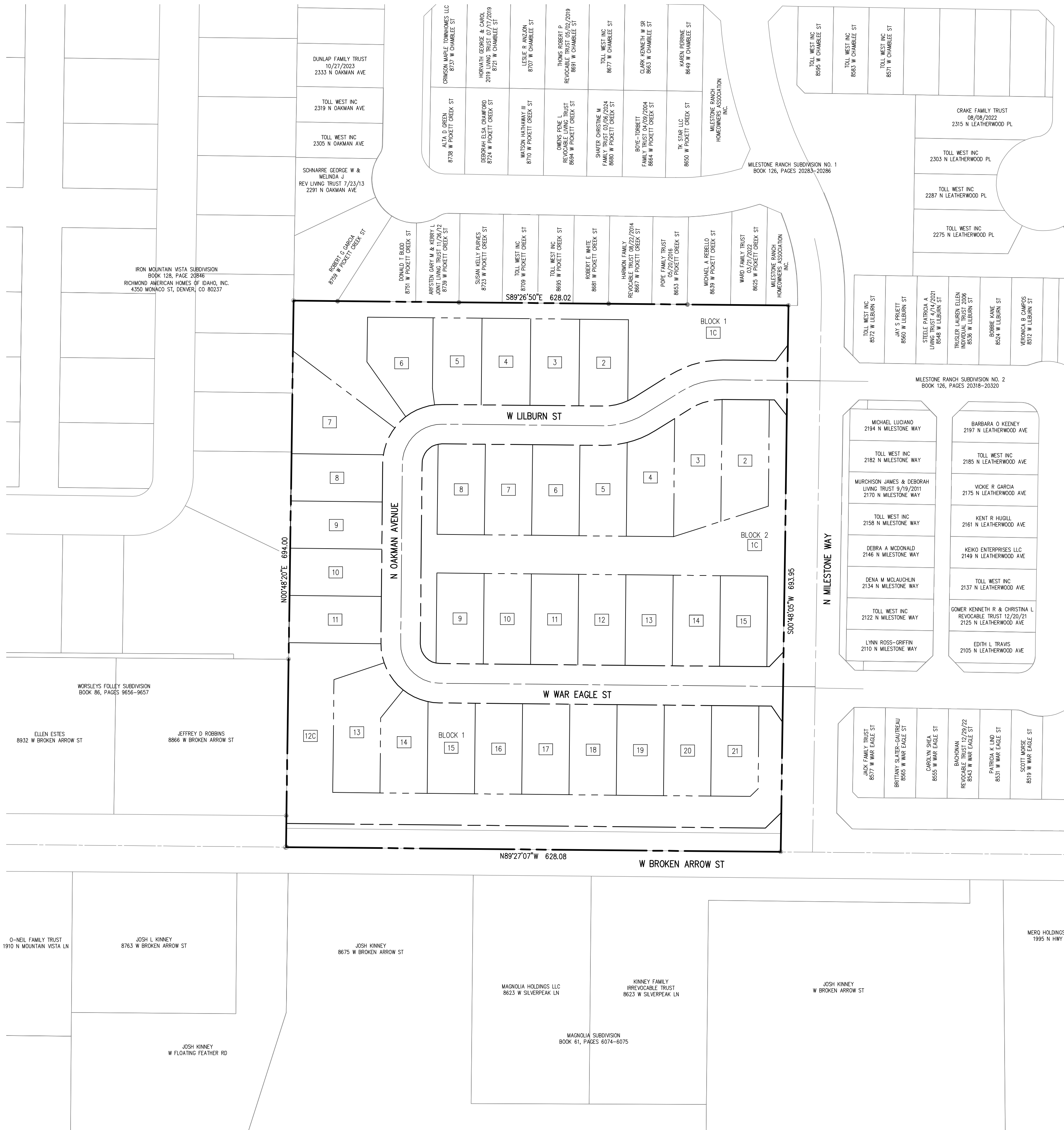
Applicant/Representative Signature

04/14/2026

Date

PRELIMINARY PLAT FOR MILESTONE RANCH SOUTH SUBDIVISION

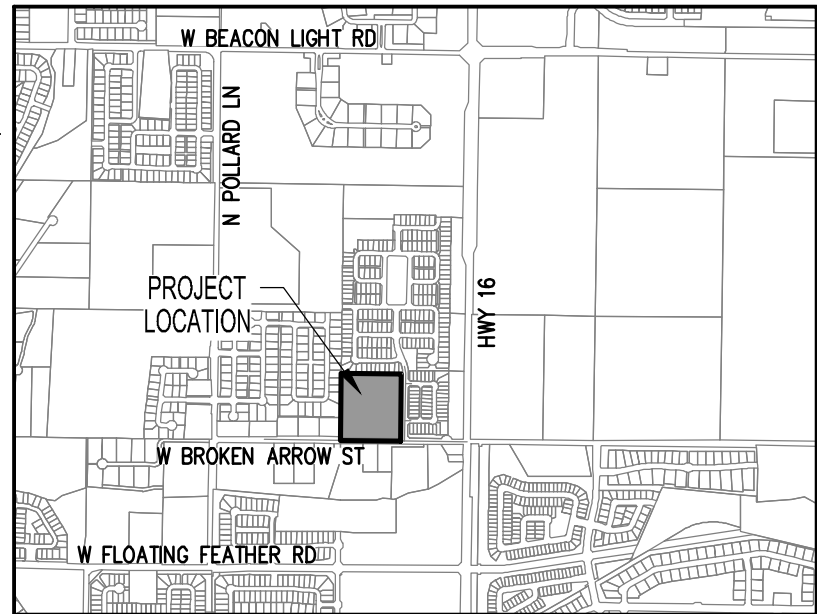
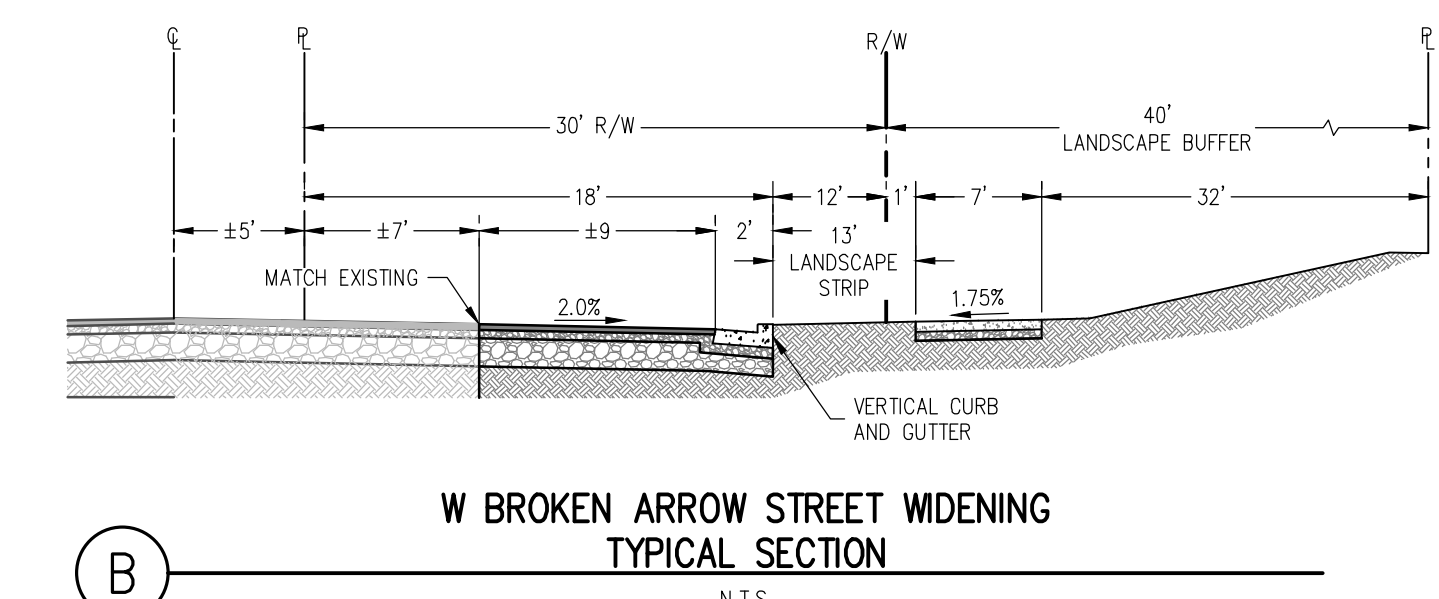
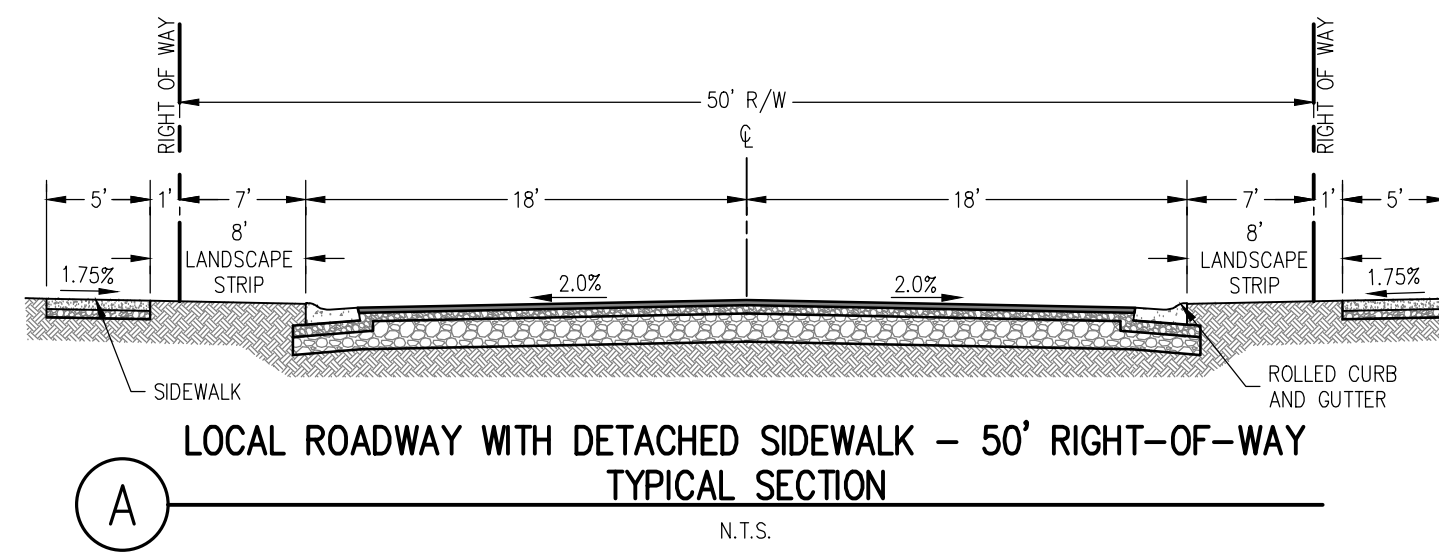
PROPERTY LOCATED IN THE SE ¼ of SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
ADA COUNTY, IDAHO



SITE MAP
SCALE: 1" = 80'

LEGEND

---	PROPERTY BOUNDARY LINE	⊙	TEST PIT/MONITORING WELL
---	EXISTING LOT LINE	⊙	MAILBOX
---	EXISTING EASEMENT LINE	⊙	SIGN
---	EXISTING BARB WIRE FENCE LINE	⊙	BLOCK NUMBER
---	EXISTING PRESSURE IRRIGATION	⊙	SINGLE-FAMILY LOT NUMBER
---	EXISTING POWER LINE	⊙	COMMON LOT NUMBER
---	EXISTING SANITARY SEWER LINE	⊙	FLOW DIRECTION
---	EXISTING CABLE TV PER UTILITY MAP	⊙	EXISTING SURVEY MONUMENTS
---	EXISTING WATER LINE	⊙	EXISTING BENCHMARK
---	EXISTING EDGE OF PAVEMENT	⊙	SECTION LINE
---	EXISTING EDGE OF GRAVEL	⊙	EXISTING GAS LINE
---	EXISTING STORM PIPE	⊙	EXISTING IRRIGATION LINE
---	PROPOSED LOT LINE	⊙	EXISTING SUBSURFACE PIPE
---	PROPOSED RIGHT-OF-WAY	⊙	EXISTING WATER WELL
---	PROPOSED ROAD CENTERLINE	⊙	EXISTING POWER POLE
---	PROPOSED 3" ROLLED CURB	⊙	EXISTING GUY WIRE ANCHOR
---	PROPOSED 6" VERTICAL CURB & GUTTER	⊙	EXISTING POWER METER
---	PROPOSED SIDEWALK/PATHWAY	⊙	EXISTING TRAFFIC SIGN
---	PROPOSED 8" SANITARY SEWER	⊙	EXISTING MAIL BOX
---	PROPOSED 8" POTABLE WATER	⊙	EXISTING TELEPHONE JUNCTION BOX
---	PROPOSED PRESSURE IRRIGATION	⊙	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED STORM PIPE	⊙	EXISTING GAS MARKER
---	PROPOSED SEEPAGE BED	⊙	EXISTING CONTOURS
---	PROPOSED SAND AND GREASE TRAP	⊙	PROPOSED CONTOURS
---	PROPOSED STORM MANHOLE	⊙	
---	PROPOSED STORM CATCH BASIN	⊙	
---	PROPOSED FIRE HYDRANT	⊙	
---	PROPOSED SANITARY MANHOLE	⊙	
---	STREET NAME	⊙	
---	PROPOSED STREET LIGHT	⊙	



VICINITY MAP
N.T.S.

SHEET INDEX

1 OF 5	PP-1.1	COVER SHEET
2 OF 5	PP-2.1	NATURAL FEATURES MAP
3 OF 5	PP-3.1	PRELIMINARY PLAT
4 OF 5	PP-4.1	PRELIMINARY ENGINEERING PLAN AND EXISTING CONDITIONS
5 OF 5	PP-5.1	PRELIMINARY GRADING AND DRAINAGE PLAN

PRELIMINARY PLAT NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (ACHD).
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
- IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY EXISTING GROUND WATER RIGHTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS, AND THE PROJECT DEVELOPMENT AGREEMENT AS SHOWN ON THIS PLAN.
- STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH ACHD AND CITY OF STAR REQUIREMENTS.

LAND USE SUMMARY	
TOTAL AREA	10.01 AC
RESIDENTIAL LOTS	33
COMMON LOTS	3
RESIDENTIAL LOT AREA	5.54 AC
COMMON LOT AREA	2.55 AC
RIGHT OF WAY AREA	1.92 AC
GROSS DENSITY	3.30 UNITS/AC
NET DENSITY	5.95 UNITS/AC
MINIMUM RESIDENTIAL LOT SIZE	6,747 SF
AVERAGE RESIDENTIAL LOT SIZE	7,318 SF

OPEN SPACE SUMMARY	
QUALIFIED USABLE OPEN SPACE AREA	2.36 AC
PERCENT QUALIFIED USABLE OPEN SPACE	23.6%
COMMON OPEN SPACE AREA	2.87 AC
PERCENT COMMON OPEN SPACE	28.7%

BUILDING SETBACK REQUIREMENTS	
SETBACK STANDARDS R-4 ZONE	
FRONT (TO LIVING AREA)	15'
FRONT (TO GARAGE)	20'
REAR	15'
INTERIOR SIDE	7.5'
STREET SIDE	20'
10' REAR SETBACK ALLOWED FOR LOTS 2-6, BLOCK 1 TO ACCOMMODATE COMMON LOT ALONG NORTHERN BOUNDARY	

SURVEYOR
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jcayton@eseconsultants.com
PHONE: (425) 502-2524

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hshurance@tollbrothers.com
PHONE: (520) 870-4501

OWNER
RICHARD ZAMZOW
5346 W. WYLLIE LN
BOISE, IDAHO 83709

PLANNER
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KYLE PREWITT
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kprewitt@tollbrothers.com
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ENGINEER
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ahirning@eseconsultants.com
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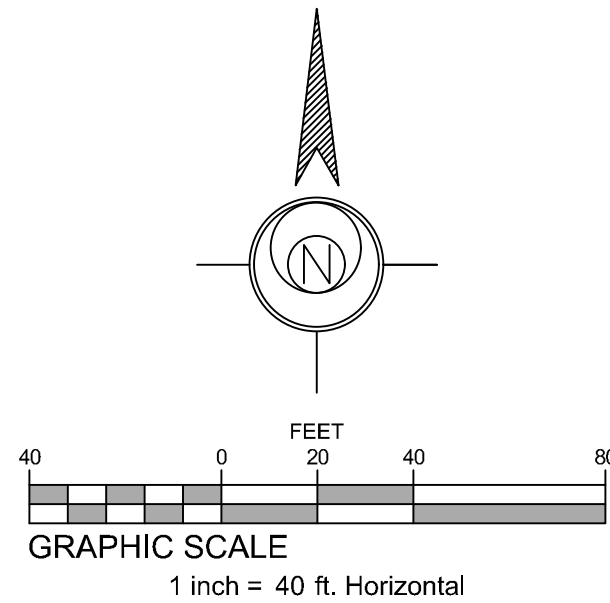
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ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
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T: 208-424-0020

REV.	DATE	DESCRIPTION	DRAWN
A	07/28/2025	CITY COMMENTS	ALH
B	07/27/2025	ORIGINAL PREPARATION	PDL

COVER SHEET
PRELIMINARY PLAT FOR
MILESTONE RANCH SOUTH SUBDIVISION
SEC. 4, T. 4N., R. 1W., B.M., ADA COUNTY, IDAHO

DATE:	07/28/2025	SCALE:	AS NOTED
DESIGN:	ALH	DRAWN:	PDL/ALH
JOB NO.:	9346	FILE NAME:	8346-S-COVER-PP
REF. NO.:	PP-1.1		
SHEET NO.:	1	OF	5

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NATURAL FEATURES MAP

PRELIMINARY PLAT FOR MILESTONE RANCH SOUTH SUBDIVISION SEC. 4, T.4N., R.1W., B.M., ADA COUNTY, IDAHO

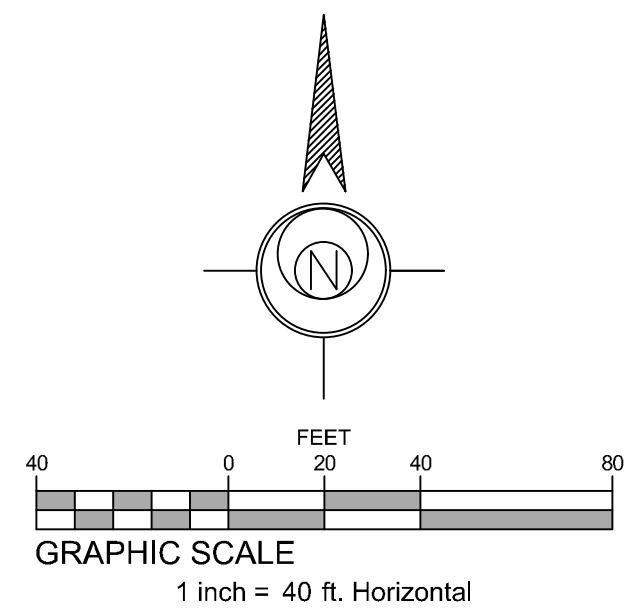
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REF. NO.:	PP-2.1		
SHEET NO.:	2	OF	5

REV.	DATE	DESCRIPTION
A	03/21/2025	ORIGINAL PREPARATION
B	07/28/2025	CITY COMMENTS
		ALH
		PDL
		DRAWN

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NOT APPROVED FOR CONSTRUCTION

PROFESSIONAL ENGINEER
STATE OF IDAHO
0461570
ANNA LEIGHTON
7/28/25



PRELIMINARY PLAT

PRELIMINARY PLAT FOR
MILESTONE RANCH SOUTH SUBDIVISION
SEC. 4, T. 4N., R. 1W., BM., ADA COUNTY, IDAHO

SEC.4, T.4N., R1W., B.M., ADA COUNTY, IDAHO

DATE: 07/28/2025	SCALE: 1" = 40'
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REF. NO.:	PP-3.1
SHEET NO.:	3 OF 5

NOT APPROVED FOR CONSTRUCTION

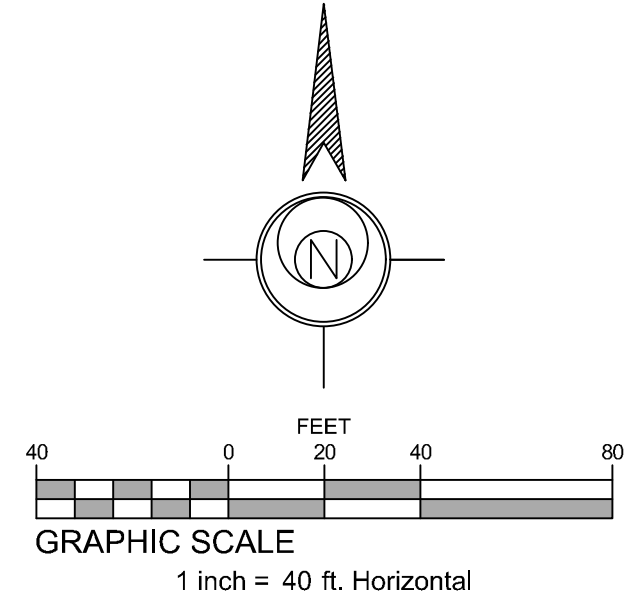
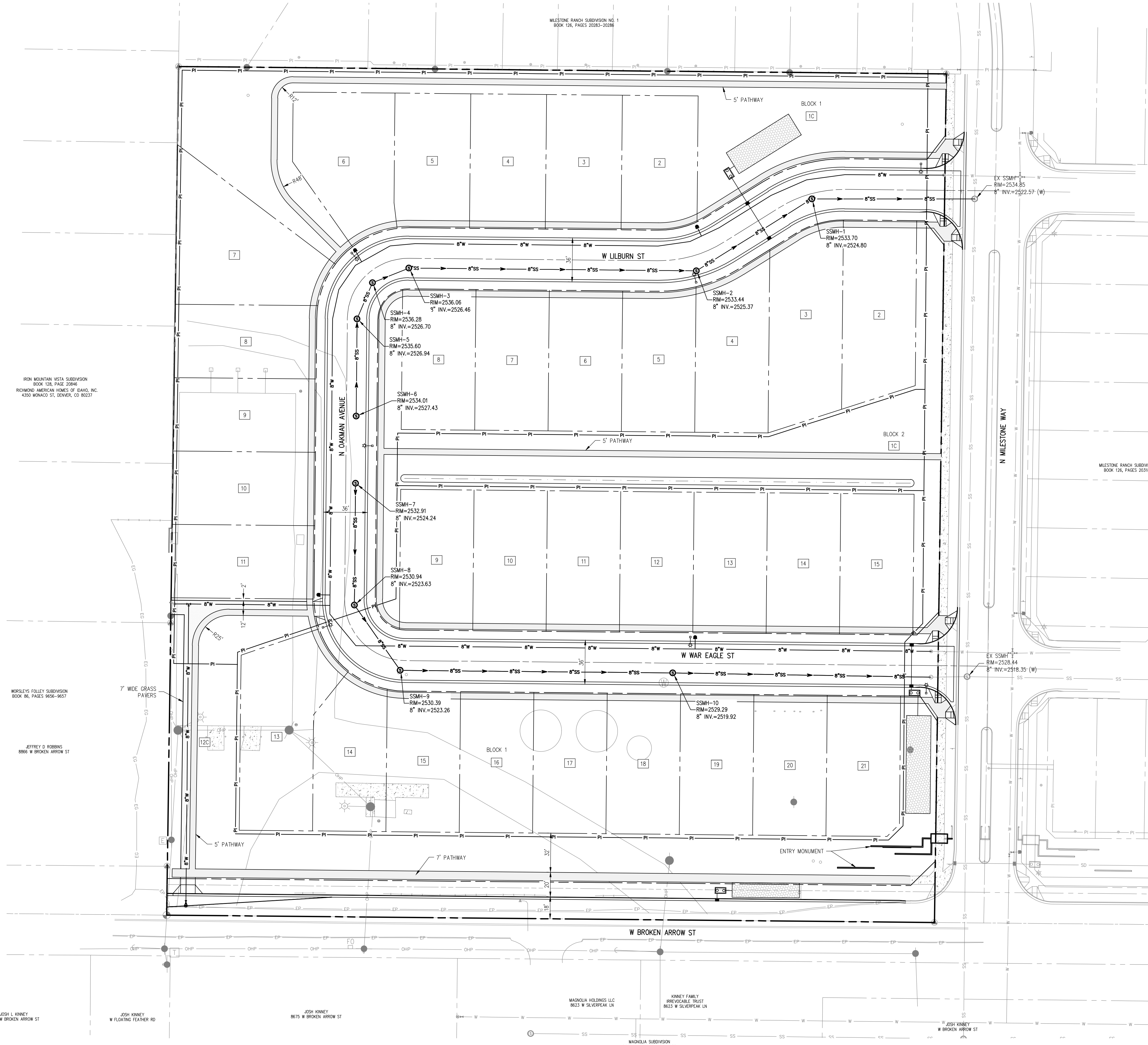
PROFESSIONAL ENGINEER
LICENSED
9461370
STATE OF IDAHO
ANNA LEIGH HIRNING
7/20/25
PLANS DIVISION

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REV.	DATE	DESCRIPTION	ALH	PDL	DRAWN
B	07/28/2025	CITY COMMENTS			
A	03/27/2025	ORIGINAL PREPARATION			

PRELIMINARY ENGINEERING PLAN
AND EXISTING CONDITIONS

PRELIMINARY PLAT FOR
MILESTONE RANCH SOUTH SUBDIVISION
SEC. 4, T. 4N., R. 1W., B.M., ADA COUNTY, IDAHO

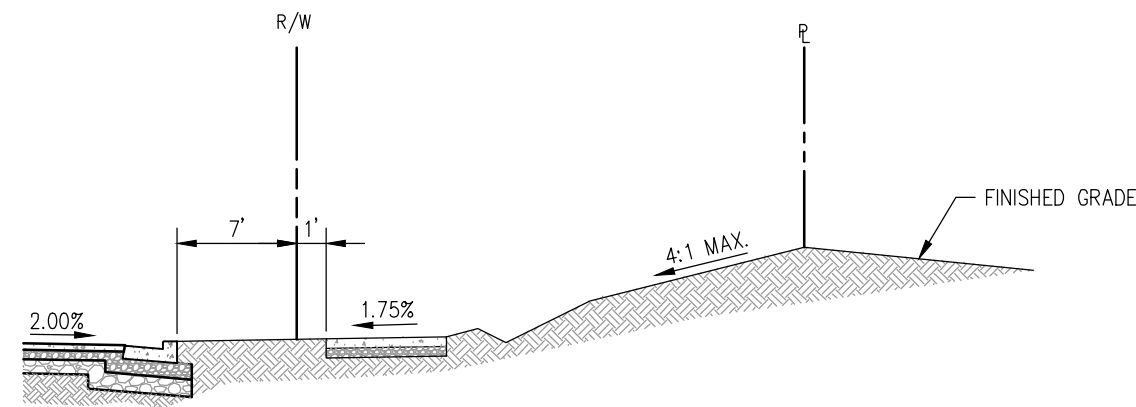
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REF. NO.:	PP-4.1		
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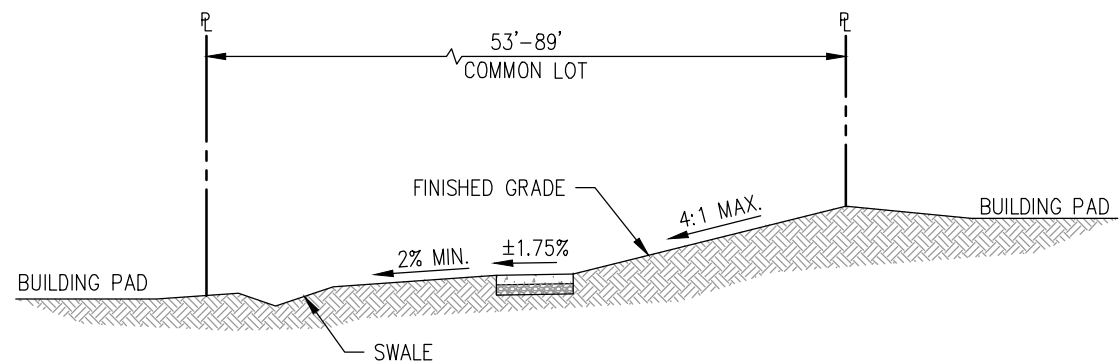
EARTHWORK QUANTITIES

EARTHWORK QUANTITIES ARE BASE ON NEAT LINE CUT/FILL AREA AND DO NOT INCLUDE SHRINKAGE OR BULKING FACTORS.
CUT: 13,500 CY
FILL: 18,200 CY
NET: 4,700 CY (FILL)



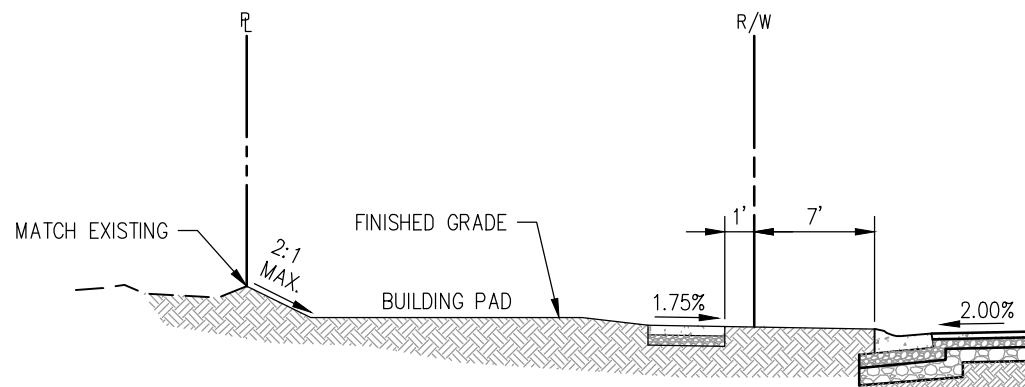
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NTS



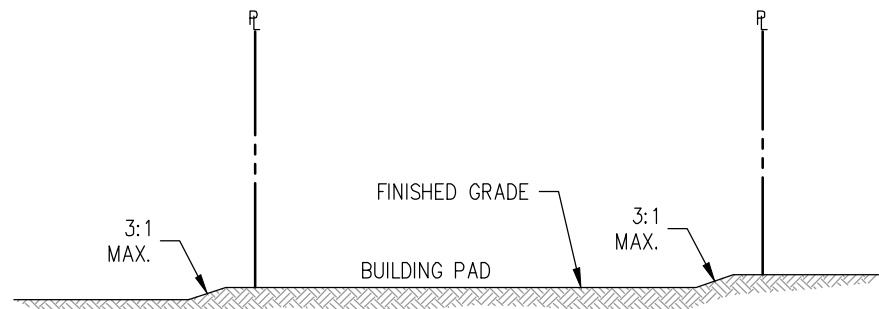
TYPICAL GRADING SECTION B-B

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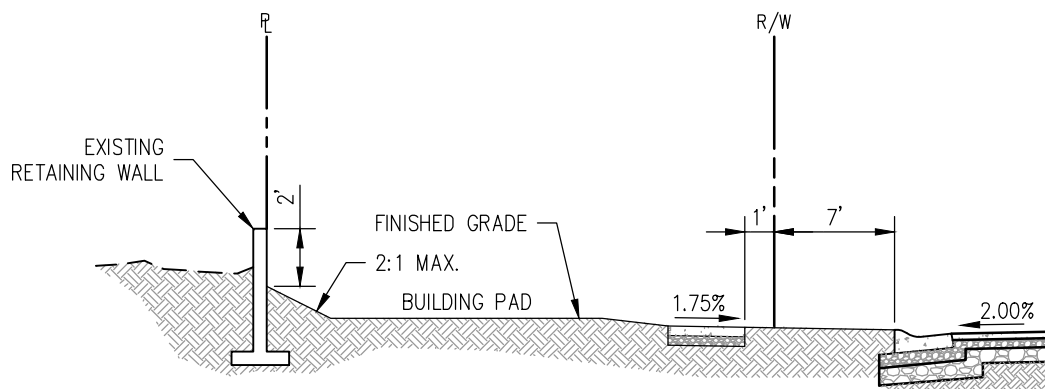
TYPICAL GRADING SECTION C-C

NTS



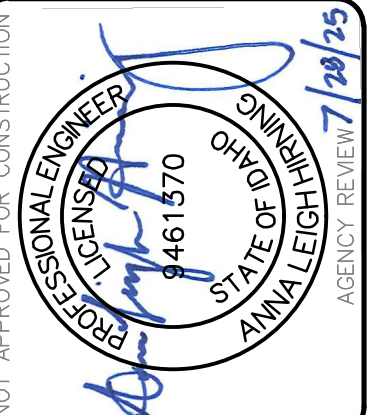
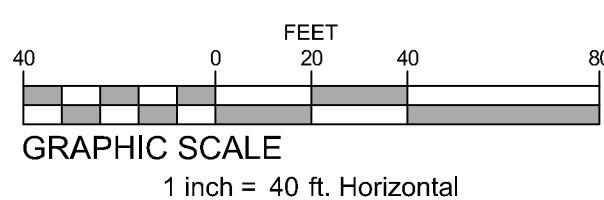
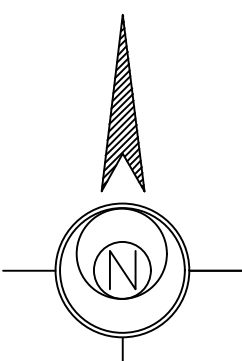
TYPICAL GRADING SECTION D-D

NTS



TYPICAL GRADING SECTION E-E

NTS



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PRELIMINARY GRADING
AND DRAINAGE PLAN

PRELIMINARY PLAT FOR
MILESTONE RANCH SOUTH SUBDIVISION
SEC. 4, T. 4N., R. 1W., B.M., ADA COUNTY, IDAHO

DATE: 07/28/2025
DESIGN: ALH
JOB NO.: 9346
REF. NO.:
SHEET NO.: 5

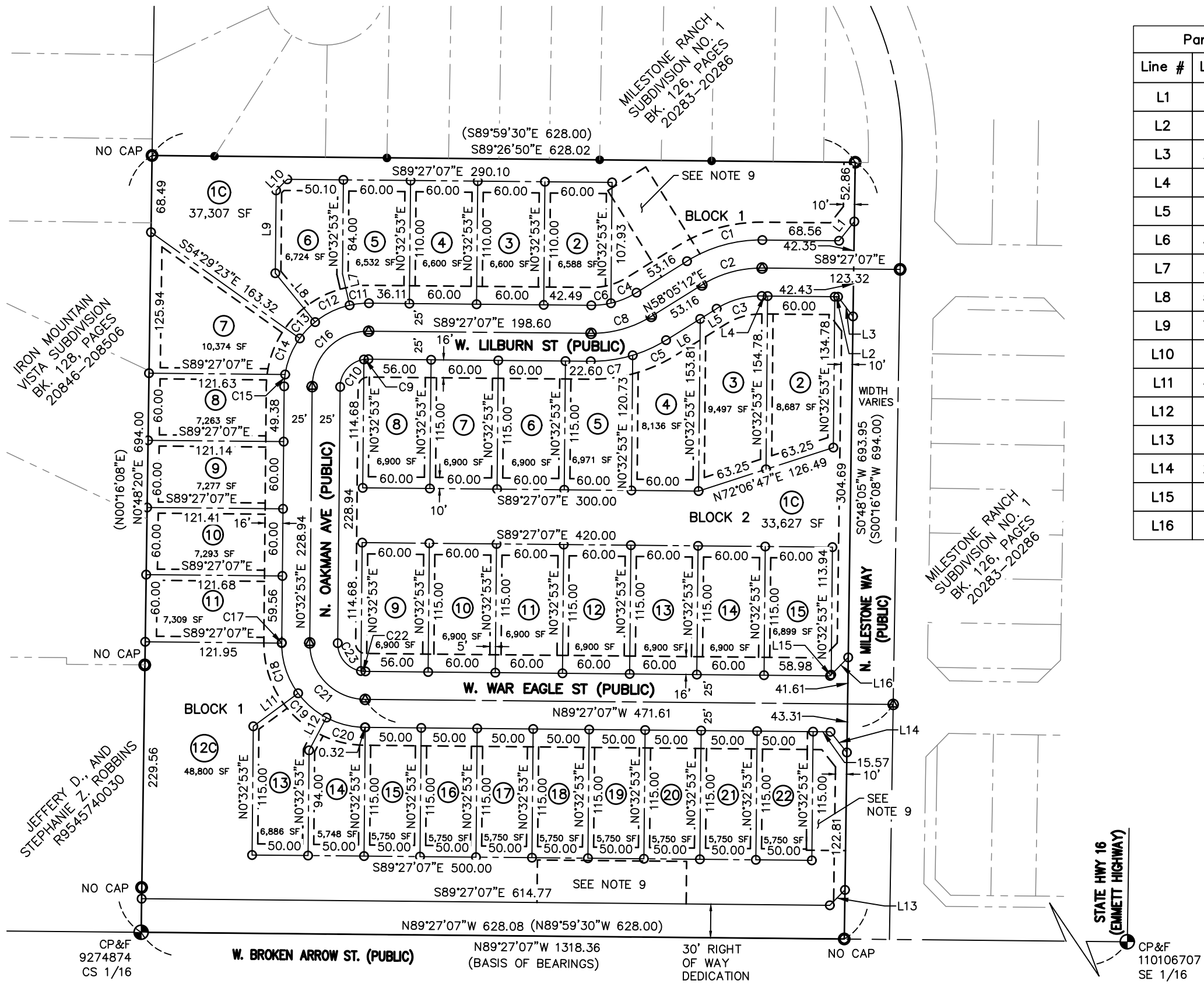
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DRAWN: PDL/ALH
FILE NAME: 9346-S-GRAD-PP
PP-5.1
OF 5

REV. DATE DESCRIPTION

FINAL PLAT OF
MILESTONE RANCH SOUTH SUBDIVISION

THE SW 1/4, OF THE NW 1/4, OF THE SE 1/4, SECTION 04, T. 4 N., R. 1 W.
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
2026

BOOK _____, PAGE _____



Parcel Line Table		
Line #	Length	Direction
L1	21.95	S38°17'26"W
L2	2.89	N89°27'07"W
L3	22.06	N37°15'47"W
L4	5.20	N89°27'07"W
L5	17.24	N58°05'12"E
L6	35.92	N58°05'12"E
L7	28.79	S12°45'37"E
L8	56.30	S39°09'55"E
L9	74.00	N0°32'53"E
L10	14.07	N45°16'26"E
L11	49.75	N53°35'28"E
L12	33.10	N27°54'42"E
L13	19.27	N44°27'43"E
L14	23.55	S38°24'34"E
L15	1.47	N44°38'17"E
L16	21.66	N44°38'17"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	70.82	125.00	32°27'41"	S74°19'02"W	69.88
C2	56.66	100.00	32°27'41"	N74°19'02"E	55.90
C3	42.49	75.00	32°27'41"	S74°19'02"W	41.93
C4	24.82	75.00	18°57'43"	N67°34'03"E	24.71
C5	32.84	125.00	15°03'09"	N65°36'46"E	32.75
C6	17.67	75.00	13°29'58"	N83°47'54"E	17.63
C7	37.98	125.00	17°24'32"	N81°50'37"E	37.83
C8	56.66	100.00	32°27'41"	N74°19'02"E	55.90
C9	4.02	25.00	9°12'25"	S85°56'40"W	4.01
C10	35.25	25.00	80°47'35"	S40°56'40"W	32.40
C11	17.42	75.00	13°18'30"	S83°53'38"W	17.38
C12	34.56	75.00	26°24'17"	S64°02'14"W	34.26
C13	20.06	75.00	15°19'28"	S43°10'21"W	20.00
C14	35.11	75.00	26°49'13"	S22°06'01"W	34.79
C15	10.66	75.00	8°08'32"	S4°37'08"W	10.65
C16	78.54	50.00	90°00'00"	N45°32'53"E	70.71
C17	0.44	75.00	0°20'07"	S0°22'49"W	0.44
C18	47.94	75.00	36°37'18"	S18°05'53"E	47.13
C19	33.61	75.00	25°40'46"	S49°14'55"E	33.33
C20	35.82	75.00	27°21'49"	S75°46'13"E	35.48

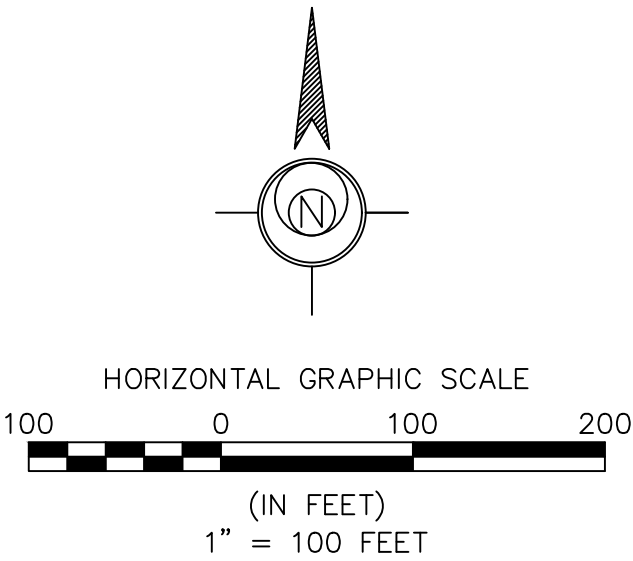
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	78.54	50.00	90°00'00"	N44°27'07"W	70.71
C22	4.02	25.00	9°12'25"	S84°50'55"E	4.01
C23	35.25	25.00	80°47'35"	S39°50'55"E	32.40

LEGEND

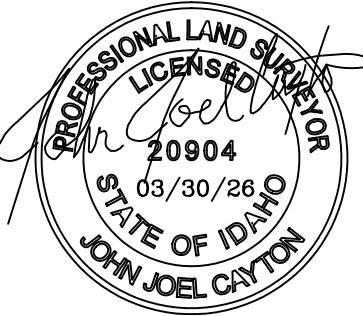
- PROPERTY BOUNDARY
--- SECTION LINE
--- RIGHT-OF-WAY LINE
--- CENTERLINE
--- LOT LINE
--- ADJACENT LOT LINE
--- EASEMENT LINE
⊕ FOUND BRASS CAP MONUMENT (AS NOTED)
○ FOUND 5/8" REBAR "PLS 11118" OR AS NOTED
● SET 5/8" REBAR WITH CAP "PLS 20904"
● FOUND 1/2" REBAR "PLS 11118" OR AS NOTED
○ SET 1/2" REBAR WITH CAP "PLS 20904"
★ SET 1" WASHER "PLS 20904"
(100.00') RECORD DATA
⊗ LOT NUMBER
⊗ COMMON LOT NUMBER

NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF MILESTONE RANCH SUBDIVISION NOS. 1 AND 2, WORSLEY'S FOLLY SUBDIVISION, RECORD OF SURVEY NUMBERS 1205, 4931, 5321, 5716, 6981, 12518, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



PRELIMINARY



PROJECT NUMBER: 7832
DRAFTED BY: JJC 03/21/26
CHECKED BY: TF

SHEET NO.: 1 OF 3

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FINAL PLAT OF
MILESTONE RANCH SOUTH SUBDIVISION

BOOK _____, PAGE _____

THE SW 1/4, OF THE NW 1/4, OF THE SE 1/4, SECTION 04, T. 4 N., R. 1 W.
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
2026

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THE WE INTEND THE FOLLOWING DESCRIBED PROPERTY IN THE PLAT OF MILESTONE RANCH SOUTH SUBDIVISION;

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN; THENCE NORTH 00°16'08" EAST A DISTANCE OF 694.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE LEAVING SAID WESTERLY BOUNDARY LINE, SOUTH 89°59'30" EAST A DISTANCE OF 628.00 FEET, SAID LINE BEING PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE ALONG A LINE PARALLEL TO THE WESTERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, SOUTH 00°16'08" WEST A DISTANCE OF 694.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, NORTH 89°59'30" WEST A DISTANCE OF 628.00 TO THE REAL POINT OF BEGINNING.

THIS PARCEL CONTAINS 10.01 ACRES MORE OR LESS.

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

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2026.

TOLL SOUTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: RYAN HAMMONS, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO } S.S.
COUNTY OF ADA

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RYAN HAMMONS, KNOWN OR IDENTIFIED TO ME TO BE A DIVISION PRESIDENT OF TOLL SOUTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT EXECUTED THE FORGOING "CERTIFICATE OF OWNERS" ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

NOTES

- ALL LOTS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, SIDEWALKS, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. 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 PRESSURE IRRIGATION, PUBLIC UTILITIES, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- 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 THIS PLAT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM SAID IRRIGATION ENTITY, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY SAID IRRIGATION ENTITY.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNERS ASSOCIATION.
- LOT 1C, BLOCK 2, LOT 1C, BLOCK 1, AND LOT 12C, BLOCK 1, ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE MILESTONE RANCH SOUTH SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET PUBLIC UTILITIES, IRRIGATION, PEDESTRIAN ACCESS AND HOMEOWNERS ASSOCIATION LANDSCAPING EASEMENTS. ALL OTHER LOTS ARE FOR SINGLE-FAMILY DWELLINGS.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- PORTIONS OF LOT 1C, BLOCK 1 AND LOT 12C, BLOCK 2 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

CERTIFICATE OF SURVEYOR

I, JOHN JOEL CAYTON, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

JOHN JOEL CAYTON PLS 20904

DATE

PRELIMINARY



PROJECT NUMBER: 7832
DRAFTED BY: JJC 03/21/26
CHECKED BY: TF

SHEET NO.: 2 OF 3

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

FINAL PLAT OF
MILESTONE RANCH SOUTH SUBDIVISION

BOOK _____, PAGE _____

THE SW 1/4, OF THE NW 1/4, OF THE SE 1/4, SECTION 04, T. 4 N., R. 1 W.
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
2026

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 AGENT LISTING
THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH
SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

SOUTHWEST DISTRICT HEALTH DEPARTMENT

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 _____, 2026, THIS PLAT
WAS DULY ACCEPTED AND APPROVED.

CITY CLERK

DATE

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS
PLAT.

CITY ENGINEER-STAR, IDAHO

DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY
THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND
SURVEYS.

ADA COUNTY SURVEYOR

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 I.C. 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 COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF
LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ____ O'CLOCK ____ .M. ON
THIS ____ DAY OF _____, 20____, IN BOOK ____ OF PLATS AT PAGES _____.

DEPUTY

EX-OFFICIO RECORDER

FEE: _____

PROJECT NUMBER: 7832
DRAFTED BY: JJC 03/21/26
CHECKED BY: TF

PRELIMINARY



SHEET NO.: 3 OF 3

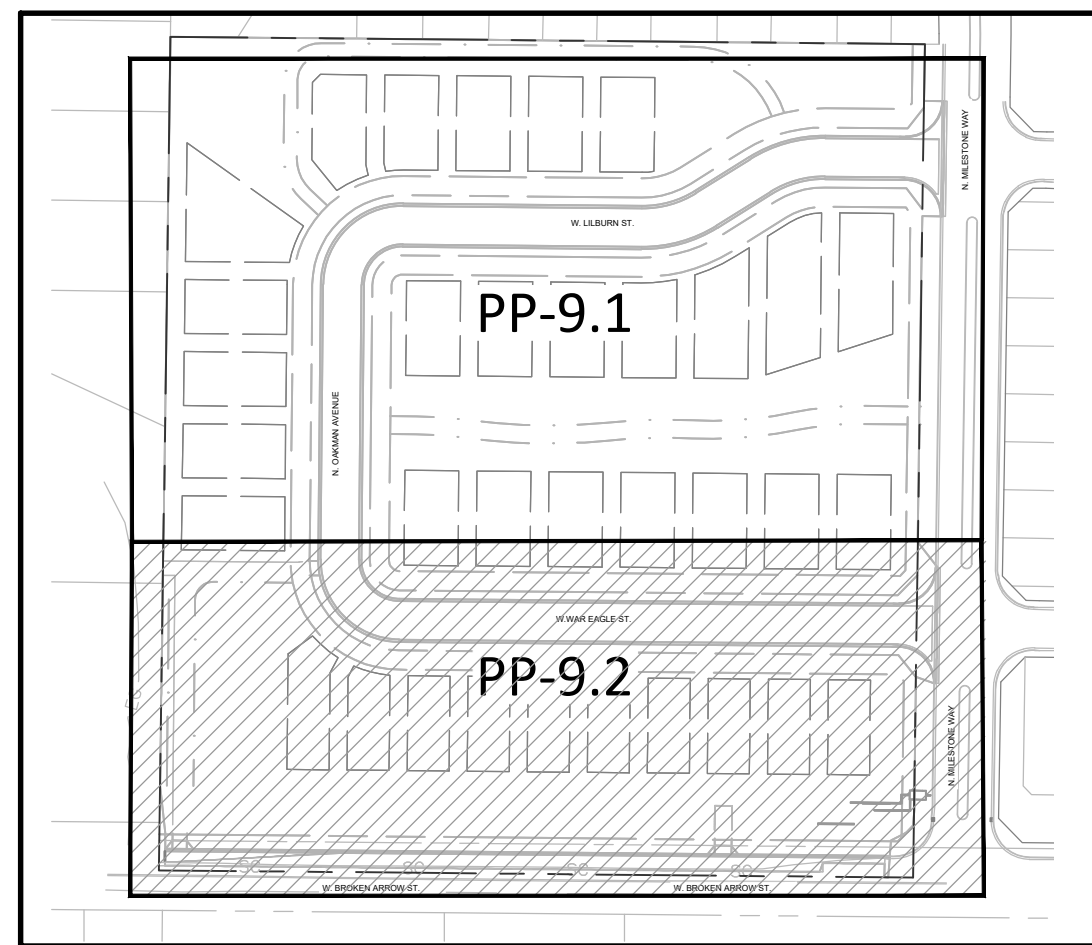
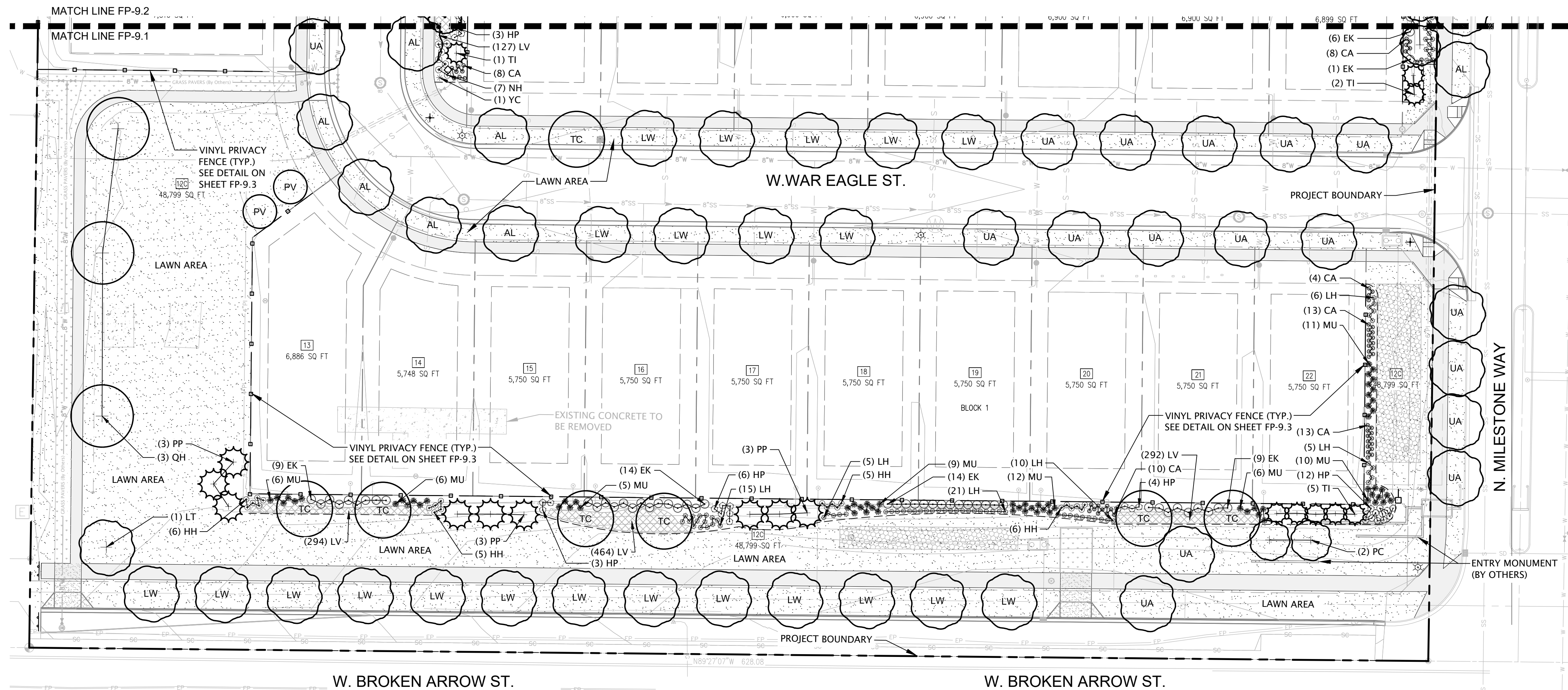
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ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020



I:\PROJECTS\IDAHO\7832 - MILEPOST (MILESTONE RANCH)\LANDSCAPE\FINAL PLAT L3\7832-S-LAND FP.DWG-LEIGH Chernikovich-3/25/2026 3:25 PM



LOCATION MAP
NOT TO SCALE

LEGEND

— • — • — • — • —
OPEN VISION SLAT TOP VINYL FENCE (OR APPROVED EQUAL)
SEE DETAIL ON SHEET FP-9.3 OF LANDSCAPE SET

— ■ — ■ — ■ — ■ —
VINYL PRIVACY FENCE (OR APPROVED EQUAL)
SEE DETAIL ON SHEET FP-9.3 OF LANDSCAPE SET

LANDSCAPE NOTES:

1.) INSTALL 3" TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. MULCH AS SPECIFIED. SEE PLANTING DETAILS AND NOTES.

2.) 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.

3.) LOCATION OF TREES WITHIN PARK STRIPS ARE SCHEMATIC. THE LOCATION OF TREES MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.

4.) TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER.

5.) PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN.

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
--------	------	-------------

EVERGREEN TREES

	PG	BLACK HILLS SPRUCE
	TI	GREEN GIANT ARBORVITAE
	PP	HOOPSI BLUE SPRUCE

ORNAMENTAL TREES - CLASS I

	PV	CANADA RED CHERRY
	MS	SPRING SNOW CRABAPPLE

SHADE TREES - CLASS III

	QH	HERITAGE® OAK
--	----	---------------

SHADE/ STREET TREES - CLASS II

	PC	CHANTICLEER® GALLERY PEAR
	CB	FRANS FONTAINE HORNBEAM
	TC	GREENSPIRE LITTLELEAF LINDEN
	AL	PACIFIC SUNSET MAPLE
	UA	PRINCETON ELM
	LW	ROUND-LOBED SWEET GUM
	LT	TULIP TREE

SHRUBS

	HP	BOBO PANICLE HYDRANGEA
	YC	COLOR GUARD ADAM'S NEEDLE
	NH	HARBOUR DWARF HEAVENLY BAMBOO
	HH	HIDCOTE ST. JOHN'S WORT
	CH	IVORY HALO® TATARIAN DOGWOOD
	PD	LITTLE DEVIL™ DWARF NINEBARK
	EK	MANHATTAN EUONYMUS
	VT	RED WING AMERICAN CRANBERRYBUSH
	PL	SCHIPKA ENGLISH LAUREL
	JS	SKYROCKET EASTERN REDCEDAR

ORNAMENTAL GRASSES

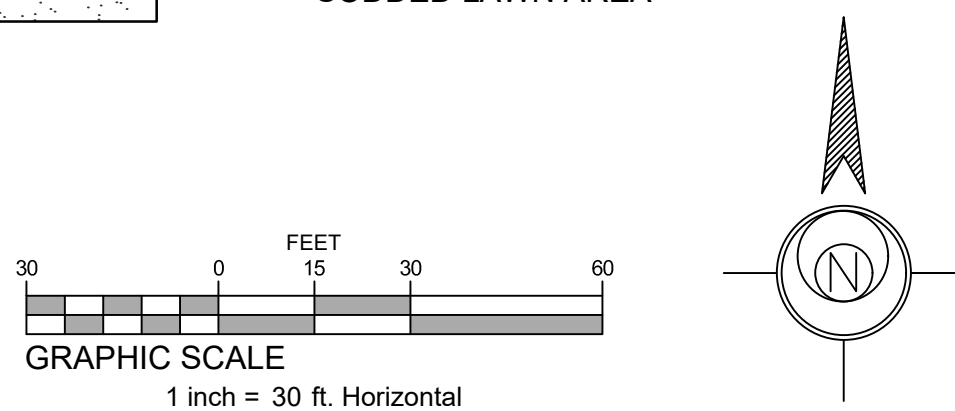
	MU	COTTON CANDY PINK MUHLY GRASS
	CA	FEATHER REED GRASS

PERENNIALS AND GROUND COVER

	GA	ARIZONA SUN BLANKET FLOWER
	LH	HIDCOTE ENGLISH LAVENDER
	AE	LITTLE MOONSHINE COMMON YARROW

GROUND COVERS

	LV	VARIEGATED LILYTURF
		SODDED LAWN AREA



NOTES:

- THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
- REFER TO SHEET FP-9.3 FOR FULL PLANT SCHEDULE, DETAILS AND NOTES.

NO APPROVED FOR CONSTRUCTION

SEAL OF THE STATE OF IDAHO

LANDSCAPE ARCHITECT

LA - 5371891

Leigh Chernikovich

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T: 208-424-0020

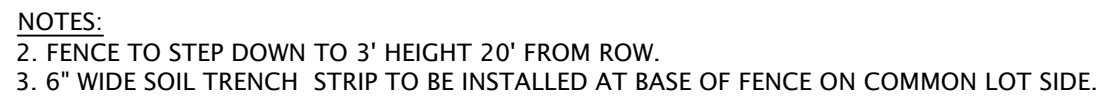
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FINAL-PLAT
LANDSCAPE PLAN

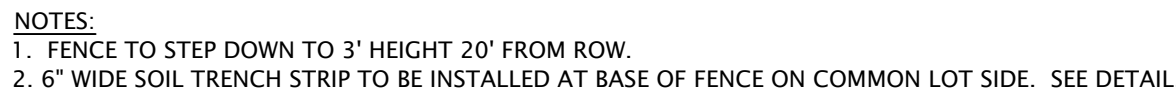
MILESTONE RANCH SOUTH
SUBDIVISION

SEC. 4, T. 4 N., R1 W., B. M., STAR, ADA COUNTY, IDAHO

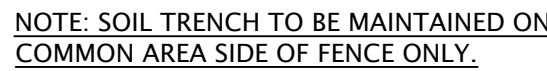
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JOB NO.: 9346	FILE NAME: 9346-S-LAND-PP
REF. NO.:	FP-9.2
SHEET NO.:	2 OF 3



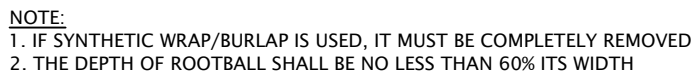
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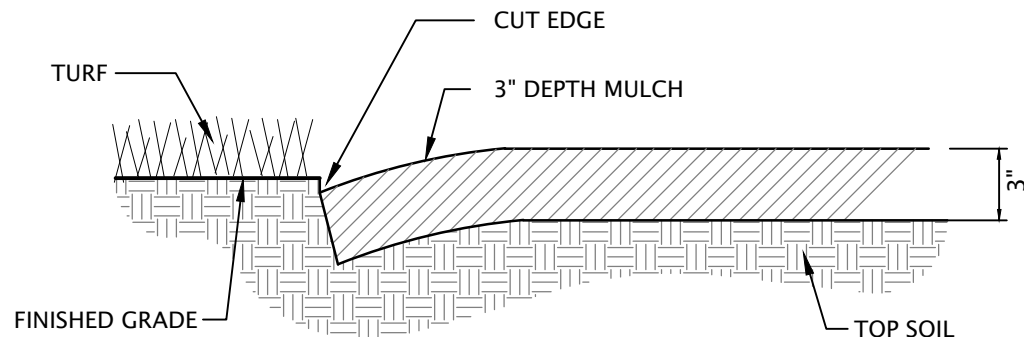
NOT TO SCALE



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NOT TO SCALE

NOT TO SCALE



3" DEPTH MULCH.
BRUSH AWAY FROM STEM.

3" EARTH SAUCER

BACKFILL MIXTURE: 2 PARTS
NATIVE SOIL, 1 PART TOP
SOIL, 1 PART PEAT MOSS

REMOVE BURLAP FROM TOP 1/3
OF BASE. TOP OF BALL TO BE
LEVEL WITH GRADE

NOTE:

1. SHRUB ROOTBALLS SHALL BE TYPICALLY 12" WIDE. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 65% ITS WIDTH.
2. DITCH HOLE THE SIZE OF ROOTBALL.

NOT TO SCALE

LANDSCAPE BUFFER REQUIREMENTS - COLLECTOR ROAD:
ONE DECIDUOUS CLASS III/ OR TWO DECIDUOUS CLASS II TREES PER 100 LF @ 2" CAL
AND TWO EVERGREEN TREES PER 100 LF @ 6'-7' MIN. HT.

NORTH MILESTONE WAY: 497 L.F. (minus curb cuts)

497 L.F. /100 = 5*2 = 10	10 DECIDUOUS CLASS II TREES REQUIRED/ 10 PROVIDED
497 L.F. /100 = 5*2 = 10	10 EVERGREEN TREES REQUIRED/ 10 PROVIDED

N. OAKMAN Ave.: 200 L.F. (minus curb cuts)
 200 L.F. / 100 = 2*2 = 4 4 DECIDUOUS CLASS II TREES REQUIRED/ 4 PROVIDED
 200 L.F. / 100 = 2*2 = 4 4 EVERGREEN TREES REQUIRED/ 4 PROVIDED

W. BROKEN ARROW ST.: 645 L.F. (minus curb cuts)

645 L.F. / 100 = 6*2 = 12	12 DECIDUOUS CLASS II TREES REQUIRED/ 12 PROVIDED
645 L.F. / 100 = 6*2 = 12	12 EVERGREEN TREES REQUIRED/ 12 PROVIDED

1 DECIDUOUS TREE (CLASS II OR CLASS III) PER 4,000 SF @ 2" CAL.

BLOCK 1/LOT 1C: 37,307 S.F./ 4,000 SF = 9 DECIDUOUS CLASS II TREES REQUIRED / 9 TREES PROVIDED

BLOCK 2/LOT 1C: 33,627 S.F./ 4,000 SF = 8 DECIDUOUS CLASS II TREES REQUIRED / 8 TREES PROVIDED

LOT 12C: 48,799 S.F./ 4,000 SF = 12 DECIDUOUS CLASS II TREES REQUIRED / 12 TREES PROVIDED

STREET TREES/ PARKWAY STRIPS REQUIREMENTS:
ONE STREET TREE PER 35' LINEAR FEET OF STREET FRONTAGE.

NORTH MILESTONE WAY: 604 L.F. (minus curb cuts)
604 L.F. / 35 = 17 DECIDUOUS CLASS II TREES REQUIRED/ 17 PROVIDED

WEST WAR EAGLE ST./NORTH OAKMAN AVE./WEST LILBURN ST.: 2,300 L.F. (minus curb cuts)
2,330 L.F./35 = 67 DECIDUOUS CLASS II TREES REQUIRED/ 67 PROVIDED

WEST BROKEN ARROW ST.: 628 L.F. (minus curb cuts)
 628 L.F. / 35 = 18 DECIDUOUS CLASS II TREES REQUIRED/ 18 PROVIDED

NOTES:

- 1) THIS PLAN IS FOR LANDSCAPE PURPOSES ONLY.
- 2) REFER TO SHEETS FP-9.1 - FP-9.2 FOR LANDSCAPE PLANS



May 11, 2026

Shawn L. Nickel, Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130, Star, Idaho 83669
snickel@staridaho.org

Subject: Milestone Ranch South Subdivision Final Plat

Dear Shawn L. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy Smith".

Troy Smith
Regional Administrator

Shawn Nickel

From: Ryan Morgan
Sent: Wednesday, May 6, 2026 4:01 PM
To: Barbara Norgrove
Cc: Ryan Field; Shawn Nickel; Cindy Tinker; Paul Brooks
Subject: RE: Agency Transmittal - Milestone Ranch South Subdivision Final Plat

The engineering team has reviewed the plat and we are fine with the project moving forward.

Upcoming out of office alert:

I will be on vacation beginning May 14 and will not be returning until May 26. I will not be accessing my emails or phone messages during this time. Please plan accordingly.

Ryan V. Morgan; P.E., CFM
City Engineer
City of Star
P.O. Box 130
Star, ID 83669
208-286-7247 x3002



From: Barbara Norgrove <bnorgrove@staridaho.org>

Sent: Wednesday, May 6, 2026 3:18 PM

To: sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; sjenkins@idahopower.com; Lbadigian@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; rbeck@adacounty.id.gov; GIS@tax.idaho.gov; D3Development.Services@itd.idaho.gov; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; data@landprodata.com; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@starpathways.org>; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; rbeck@adacounty.id.gov; GIS@tax.idaho.gov; D3Development.Services@itd.idaho.gov; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; data@landprodata.com; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Kerry.schmidt@intgas.com; Chris Todd <ctodd@starpathways.org>; gis@compassidaho.org; Vincent.Trimboli@itd.idaho.gov; zsmith@adacounty.id.gov; Brian.Duran@itd.idaho.gov; gmprdclerk@gmail.com; carson.miranda@westada.org; reinhart.david@westada.org; RKlein@republicservices.com; Bcopes@cdh.idaho.gov; Dunn, Taylor <TDunn@idahopower.com>; Tammy.middletonirrigation@gmail.com; file@idwr.idaho.gov;

Shawn Nickel

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Thursday, May 21, 2026 11:47 AM
To: Shawn Nickel
Subject: RE: Agency Transmittal - Milestone Ranch South Subdivision Final Plat

Hello,

After careful review of the transmittal submitted to ITD on May 6, 2026, regarding, Milestone Ranch South Subdivision, the Department has no comments or concerns to make at this time. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you

Mila Kinakh

D3 Planning and Development

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Wednesday, May 6, 2026 3:18 PM
To: sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; sjenkins@idahopower.com; Lbadigian@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; rbeck@adacounty.id.gov; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; gmpdrtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; data@landprodata.com; Cheryl.Implach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@starpowerways.org>; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; rbeck@adacounty.id.gov; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; gmpdrtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; data@landprodata.com; Cheryl.Implach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Kerry.schmidt@intgas.com; Chris Todd <ctodd@starpowerways.org>; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; Brian Duran <Brian.Duran@itd.idaho.gov>; gmpdclerk@gmail.com; carson.miranda@westada.org; reinhart.david@westada.org; RKlein@republicservices.com; Bcopes@cdh.idaho.gov; Dunn, Taylor <TDunn@idahopower.com>; Tammy.middletonirrigation@gmail.com; file@idwr.idaho.gov; JMaffuccio@idahopower.com
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - Milestone Ranch South Subdivision Final Plat