



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Star Planning & Zoning Department

MEETING DATE: November 19, 2024 – PUBLIC HEARING
FILE(S) #: PP-22-05 MOD Preliminary Plat Modification for Star River Ranch
North Subdivision – aka Legado Subdivision.
PR-24-05 – Private Road Application

OWNER/APPLICANT/REPRESENTATIVE

Property Owner/Applicant:

Bent Lane, LLC
6152 West Half Moon Lane
Eagle, Idaho 83616

Representative:

Stephanie Hopkins/Connor Lindstrom
KM Engineering, LLP
5725 North Discovery Way
Boise, Idaho 83713

REQUEST

Request: The Applicant is seeking approval of a Preliminary Plat Modification and Private Street with gates for a proposed residential subdivision consisting of 71 single-family residential lots and 12 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho and consists of 23.77 acres with a proposed density of 2.99 dwelling units per acre. The property is currently zoned Residential R-5. The original preliminary plat was approved by City Council on March 23, 2023.

PROPERTY INFORMATION

Property Location: The subject property is generally located south of Hwy 44 and west of Bent Lane in Star, Idaho. Canyon County Parcel Number R3403500000.

Existing Site Characteristics: The property is now currently vacant land/pasture.
Irrigation/Drainage District(s): - Canyon County Water Company, LTD.
P.O. Box 11
Star, ID 836669

Flood Zone: This property is located in flood hazard Zone AE.
FEMA FIRM Panel: 16027C0259G
FIRM Effective Date: 6/07/2019
Base Flood Elevation: AE 2541.0 feet

Special On-Site Features:

- ✪ Areas of Critical Environmental Concern – None identified.
- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – No known areas.
- ✪ Mature Trees – None.
- ✪ Riparian Vegetation – No.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – None.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	, 2024
Neighborhood Meeting Held	February 15, 2024
Application Submitted & Fees Paid	August 16, 2024
Application Accepted	, 2024
Residents within 300' Notified	October 30, 2024
Agencies Notified	, 2024
Legal Notice Published	, 2024
Property Posted	, 2024

HISTORY

- **May 1, 2007** – Council approved an application for Hidden Meadows Subdivision Annexation and Zoning with Preliminary Plat to R-5. The development consisted of 108 residential lots and 24 common lots on approximately 24 acres.
- **July 19, 2022** – Council tabled application for Preliminary Plat (PP-22-05) for Star River Ranch North Subdivision to September 6, 2022.

- **September 6, 2022** – Council tabled application for Preliminary Plat (PP-22-05) for Star River Ranch North Subdivision to March 7, 2023.
- **March 7, 2023** – Council tabled application for Preliminary Plat (PP-22-05) for Star River Ranch North Subdivision to March 21, 2023.
- **March 21, 2023** – Council approved application for Preliminary Plat/PUD (PP-22-05) for Star River Ranch North Subdivision. The preliminary plat was approved for a maximum of 71 single family residential lots with 12 common lots on 23.77 acres.

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-5)	Estate Urban Residential	Vacant
Proposed	Residential (R-5)	Estate Urban Residential	Single Family Residential
North of site	Mixed-Use (MU) AG (Canyon Co)	Estate Urban Residential	Vacant/Agricultural Single family residential
South of site	Residential (R-2)	Estate Urban Residential	Star River Ranch Common Lot/ vacant/agricultural/Single Family Residential
East of site	AG (Canyon Co)	Estate Urban Residential	Vacant/Agricultural
West of site	Mixed Use (MU)	Estate Urban Residential	Old East Canyon Development Vacant/Agricultural

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE (As of Submittal of Application – Prior to UDC Update):

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable

Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

(DA) DEVELOPMENT AGREEMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., C-2-DA), indicates that the zoning was approved by the city with a development agreement, with specific conditions of zoning.

8-3A-3: USES WITHIN ZONING DISTRICTS

<u>ZONING DISTRICT USES</u>	A	R-R	R
Accessory structure	A	A	A
Dwelling:			
Multi-family 1	N	N	C
Secondary 1	A	A	A
Single-family attached	N	N	C
Single-family detached	P	P	P
Two-family duplex	N	N	P

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS (As of Submittal of Application – Prior to UDC Update):

Zoning District	Maximum Height Note	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior	Street

	Conditions			Side	Side
R-5	35'	15' to living area/side load garage 20' to garage face	15'	5'	20'

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS (Current UDC Standards as of 6-7-22):

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	15'	7.5' ⁽²⁾	20'
R-5		20' to garage face			

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

8-4D-3: STANDARDS (PRIVATE STREETS):

All private streets shall be designed and constructed to the following standards:

A. Design Standards:

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.

2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.

3. Emergency Vehicle: The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.

4. Gates: Gates or other obstacles shall not be allowed, unless approved by Council through a Planned Unit Development or Development Agreement.

B. Construction Standards:

1. Obtain approval from the county street naming committee for a private street name(s);

2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;

3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.

4. Street Width: The private street shall be constructed within the easement and shall have a travel lane that meets ACHD width standards for the City of Star, or as determined by the Council and Star Fire District.

5. Sidewalks: A five foot (5') attached or detached sidewalk shall be provided on one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists.

6. Fire Lanes: All drive aisles as determined by the Star Fire District to be fire lanes, shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red.

7. No building permit shall be issued for any structure using a private street for access to a public street until the private street has been approved.

C. The applicant or owner shall establish an on-going maintenance fund through the Owner's association with annual maintenance dues to ensure that funds are available for future repair and maintenance of all private streets. This shall be a requirement in a development agreement and/or as part of a planned unit development. A reserve account condition shall be included in the recorded CC&R's and shall be provided to the City for review. The condition of approval shall include the following:

1. Private Road Reserve Study Requirements.

- a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private road components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the

common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.

- b. The study required by this section shall at a minimum include:
 - i. Identification of the private road components that the association is obligated to repair, replace, restore, or maintain.
 - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.
 - iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
 - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
 - v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private road components.
- c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

8-4D-4: REQUIRED FINDINGS (PRIVATE STREETS):

In order to approve the application, the administrator and/or Council shall find the following:

- A. The design of the private street meets the requirements of this article;
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and
- C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

8-4E-2: STANDARDS FOR COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS:

- A. Open Space and Site Amenity Requirement (see also Chapter 8 "Architectural Review"):
 - 1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.

2. Each development is required to have at least one site amenity.
3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
4. Developments with a density of 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.
5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Usable Area Open Space: The following qualifies to meet the useable area open space requirements:

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
 - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
 - b. Qualified natural areas, as determined by the Administrator;
 - c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;
 - d. A plaza.
 - e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.
 - f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).
2. Additions to a public park or other public open space area.
3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.
4. Parkways along local residential streets with detached sidewalks that meet all the following standards may count toward the common open

space requirement:

a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.

b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:

1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open style fencing, may qualify for up to 20% of the required open space total, as determined by the Administrator.

C. Qualified Site Amenities: Qualified site amenities shall include, but not be limited to, the following:

1. Clubhouse;
2. Fitness facilities, indoors or outdoors;
3. Public art;
4. Picnic area; or
5. Recreation amenities:
 - a. Swimming pool with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).

- b. Children's play structures.
- c. Sports courts.
- d. Additional open space in excess of 10% qualified usable space.
- e. RV parking for the use of the residents within the development.
- f. School and/or Fire station sites if accepted by the district.
- g. Pedestrian or bicycle circulation system amenities meeting the following requirements:
 - (1) The system is not required for sidewalks adjacent to public right of way;
 - (2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and
 - (3) The system is designed and constructed in accord with standards set forth by the city of Star;
- h. Pond and/or waterway amenities including, but not limited to docks, shade structures, ADA access, and fish stocking.

6. Community Gardens.

D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

E. Maintenance:

- 1. All common open space and site amenities shall be owned by and be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

8-3B-3: RESIDENTIAL DISTRICTS: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

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

- a. 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.

8-3B-3 - FIGURE 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.
- b. 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
- c. 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.
- d. 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.

8-4A-21: MAILBOXES:

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.



8-6A-3: PRELIMINARY PLAT PROCESS

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title and the criteria and standards contained herein.

B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. When possible, any unresolved access or traffic generation issues related to ACHD/HD4 or ITD regulated roadways should be resolved by the applicant prior to acceptance of any application. The administrator may require a letter from the appropriate transportation agency or servient property owner to be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator at least the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be

submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.

2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
4. Additional information on the preliminary plat and separately submitted information to include the following:
 - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
 - b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
 - c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
 - d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
 - e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
 - f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
 - g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
 - h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
 - i. Any flood zone information including FEMA FIRM panels;
 - j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;
 - k. Phasing plan showing all proposed phases of the development;
 - l. Preliminary irrigation analysis showing availability of water rights and distribution

- of irrigation to the lots within the proposed subdivision, or waiver request;
 - m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
 - n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
 - o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
 - p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
 - q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
 - r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
 - s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
5. Additional information in the application as determined by the administrator may include the following:
- a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
 - b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

COMPREHENSIVE PLAN (As of Submittal of Original Application – Under Old Plan):

8.2.3 Land Use Map Designations:

Neighborhood Residential:

Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3 units per acre to 5 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Retain and encourage rural areas where it will not result in increased costs for urban service.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

A. The Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.

B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.

- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

18.4 Implementation Policies:

E. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.

PROJECT OVERVIEW

PRELIMINARY PLAT: (Original Application Review)

The Preliminary Plat submitted contains 71 single family residential lots, and 12 common area lots for a total of 83 lots. The gross density of the proposed development is 2.99 dwelling units/acre. The residential lots range in size from approximately 7,949 square feet to 14,342 square feet with the average buildable lot area of 9,280 square feet. The applicant has indicated in their Open Space Exhibit that the development will contain a total of 4.34 acres (18.3%) of overall open space, which includes 3.38 acres within the proposed plat and .96 acres located within an area in Star River Ranch No. 1. The applicants intent is to improve this .96-acre area for a future dog park that will be utilized by both subdivisions. The total usable open space proposed is 3.63 acres (15.4%) . The Unified Development Code, Section 8-4E-2 states that all developments shall have a total of 15% open space and 10% usable open space. The current preliminary plat, as submitted satisfies these requirements. Streets are proposed to be public throughout the development and will measure 36 ft from back of curb to back of curb and satisfy Section 8-4D-34B(4) of the UDC.

The development will be primarily accessed off Bent Lane via Balto Street. There will also be access via Silverthorne Avenue from Bent Lane along the south. Silverthorne Avenue will connect to the future northern collector road when that property is developed.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 2 site amenities. The preliminary plat shows a total of 3 amenities. The applicant is proposing a large, central open area that will house 2 soccer fields. The applicant is also proposing connected walking paths within the development and a future dog park.

ADDITIONAL DEVELOPMENT FEATURES:

- **Sidewalks:** - Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision. At the time of submittal, detached sidewalks were not required under the UDC that was in affect at the time of submittal of the application. Staff recommends that the Council consider requiring detached sidewalks that meet the current intent of the City for streetscapes.
- **Lighting:** - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight plan, indicating location of lights or a street light design. A condition of approval will be required to receive staff approval of streetlights prior to final plat approval.
- **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. The landscape plan submitted with the Preliminary Plat shows street trees throughout the large common area and dog park as required per code. The submitted landscape plan appears to satisfy these requirements. Not all street trees are on the landscape plan and appear to be located by the builder. A condition of approval will be to hold certificates of occupancy until trees are planted per code. Common areas along the roads do not contain the necessary number of trees called for by code. A condition of approval will be to submit a new plan showing the correct number of street trees in all the common areas.
- **Setbacks:** - The Applicant is requesting 5-foot side yard setbacks that were allowed in the R-5 zoning district at the time of submittal of the application and prior to the June 7, 2022 Code revision. All other setbacks of the current R-5 zone are consistent with the new R-3 setbacks established by the June 7, 2022 UDC rewrite.
- **Block Length:** - Blocks 2 and 3 are over 750' in length. Therefore, Council must approve the waiver to the block length for these areas.
- **Mailbox Cluster:** - Applicant has provided communication to the Star Postmaster and they are awaiting his response on cluster location.
- **Subdivision Name:** - Applicant has provided documentation showing approval for the subdivision name.

- **Street Names:** - Applicant has provided documentation showing approval for the street names as public streets. New street names will be required to conform to the private road naming conventions.
- **Phasing:** - Applicant is proposing the development will be built out in two phases.

PRELIMINARY PLAT: (Modification Application Review)

The Preliminary Plat submitted contains 71 single family residential lots, and 11 common area lots and 1 common driveway, for a total of 83 lots. The gross density of the proposed development is 2.99 dwelling units/acre. The residential lots range in size from approximately 6,260 square feet to 14,716 square feet with the average buildable lot area of 9,319 square feet. The applicant has indicated in their Open Space Exhibit that the development will contain a total of 4.86 acres (20.45%) of overall open space, which includes 3.81 acres (16.03%) of usable open space. The Unified Development Code, Section 8-4E-2 states that all developments shall have a minimum of 15% open space and 10% usable open space. The current preliminary plat, as submitted satisfies these requirements.

Streets are now proposed to be private throughout the development. The applicant is proposing local streets to be 36 feet from back of curb to back of curb located in a 40-foot Right of Way with an 8-foot-wide planter strip and 5-foot-wide detached sidewalks. These measurements satisfy Section 8-4D-34B(4) of the Unified Development Code. The applicant has also removed the entrance road on the southwest corner of the property and is proposing a shared driveway instead. Under Section 8-6B-2D, common/shared driveways shall not be permitted for residential developments unless an approved, emergency turnaround is provided, and the driveway is approved by the Fire District. Staff recommends that the entrance road be added back to the plan as a shared drive does not meet code and the secondary entrance is necessary for emergency access.

The applicant is proposing that the main entrance to the development be divided by a median, creating 18-foot-wide driving lanes with 7-foot-wide planter strips and 5-foot-wide detached sidewalks. This will require Fire District approval.

The development will be primarily accessed off Bent Lane via Balto Street. There will also be access via Silverthorne Avenue which will connect to a future collector road, Landruff Lane, to the north when that property is developed. **Silverthorne Street was originally connected to Bent Lane on the south, Staff recommends that connection still be made for emergency access and to eliminate the shared drive proposed on the new plan.**

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 2 site amenities. The original preliminary plat proposed a total of 3 amenities. The revised

preliminary plat is now removing pickleball courts and replacing it with a pool. There will also be a large open, grass area and walking paths throughout the development.

ADDITIONAL DEVELOPMENT FEATURES:

- **Sidewalks:** - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision.
- **Lighting:** - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight plan, indicating location of lights or a street light design. A condition of approval will be required to receive staff approval of streetlights prior to final plat approval.
- **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. The landscape plan submitted with the Preliminary Plat shows street trees throughout the large common area and dog park as required per code. The submitted landscape plan appears to satisfy these requirements.
- **Setbacks:** - The Applicant is requesting 5-foot side yard setbacks that were allowed in the R-5 zoning district at the time of submittal of the application and prior to the June 7, 2022 Code revision. All other setbacks of the current R-5 zone are consistent with the new R-3 setbacks established by the June 7, 2022 UDC rewrite.
- **Block Length:** - Matanuska and Talkeetna streets are over 750' in length. Council will need to approve these private street lengths.
- **Mailbox Cluster:** - Applicant has provided communication from the Star Postmaster depicting the approved location of the mailbox clusters. 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
- **Subdivision Name:** - Applicant has provided documentation showing approval for the subdivision name.
- **Street Names:** - Applicant has provided documentation showing approval for the street names and they are showing accurately on the submitted preliminary plat. New street names will be required to conform to the private road naming conventions.

- **Phasing:** - Applicant is proposing the development will be built out in two phases.
- **Gates:** - **The applicant is proposing the private streets to be gated. Unified Development Code section 8-4D-3(4) states that private gates or other obstacles shall not be allowed, unless approved by Council and the Fire District.**

AGENCY RESPONSES

Star Fire District

October 7, 2024

PUBLIC RESPONSES

No public responses have been received.

STAFF ANALYSIS & RECOMMENDATIONS

City staff has received comments about private streets from emergency services, including police and fire, on the increased concerns they are having with the City approving private streets, particularly in higher density subdivisions. These concerns mostly revolve around police enforcement of traffic laws, including speeding, driving under the influence and illegal parking. With private streets, the police department has no jurisdiction to enforce these laws. With the higher the residential density, the greater chance of violation within these subdivisions, and a higher expectation from residents who assume that the police will take care of these violations. This leaves enforcement strictly in the hands of the homeowners associations.

Staff is also concerned that the access in the southwest corner of the development have been removed from the original approved plat, forcing the applicant to propose common driveways to access residential lots in that area. Staff would recommend that Council require this roadway access to be remain, and the common driveway be denied.

Based upon the concerns by the emergency services, staff cannot provide a positive recommendation on this application request to convert the public streets into private streets for this development. The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the request, staff is providing conditions of approval for Council to consider. Council shall direct staff to draft findings of fact and conclusions of law based on their decision for the Council to consider at a future date.

FINDINGS

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

PRELIMINARY PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan.

The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:

1. *Designing development projects that minimize impacts on existing adjacent properties, and*
2. *Managing urban sprawl to protect outlying rural areas.*

2. Public Services are available or can be made available and are adequate to accommodate the proposed development.

The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.

3. There is public financial capability of supporting services for the proposed development;

The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.

4. The development will not be detrimental to the public health, safety or general welfare;

The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.

5. The development preserves significant natural, scenic or historic features;

The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

PRIVATE STREET FINDINGS:

- A. The design of the private street meets the requirements of this article;

The City must find that the proposed private streets meets the design standards in the Code.

B. Granting approval of the private street would not cause damage, hazard, or nuisance.

or other detriment to persons, property, or uses in the vicinity:

The City must find that it has not been presented with any facts stating this private road will cause damage, hazard or nuisance, or other detriment to persons, property or uses in the vicinity.

C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

The City must find that the use is not in conflict with the comprehensive plan and/or regional transportation plan.

Upon granting approval or denial of the application, the Council shall specify:

1. The Ordinance and standards used in evaluating the application;
2. The reasons for recommending approval or denial; and
3. The actions, if any, that the applicant could take to obtain approval.

CONDITIONS OF APPROVAL (IF APPROVED BY COUNCIL)

1. The approved Preliminary Plat for the Legado (Star River Ranch North) Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. All streets shall have a minimum street width of 36' and shall be constructed to HD4/ACHD standards.
3. **Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4, unless a waiver is applied for and approved by the council. 5-foot side yard setbacks have been approved by Council.**
4. The applicant shall enter into a Development Agreement with the city, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System within the City of Star and/or City of Star Area of City Impact. **The Developer will pay the \$71,000.00 traffic mitigation fee determined by the Idaho Transportation Department as follows: the Developer will pay the city \$1,000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase.** The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020. These fees will be collected by the City of Star, by phase, prior to final plat signature.

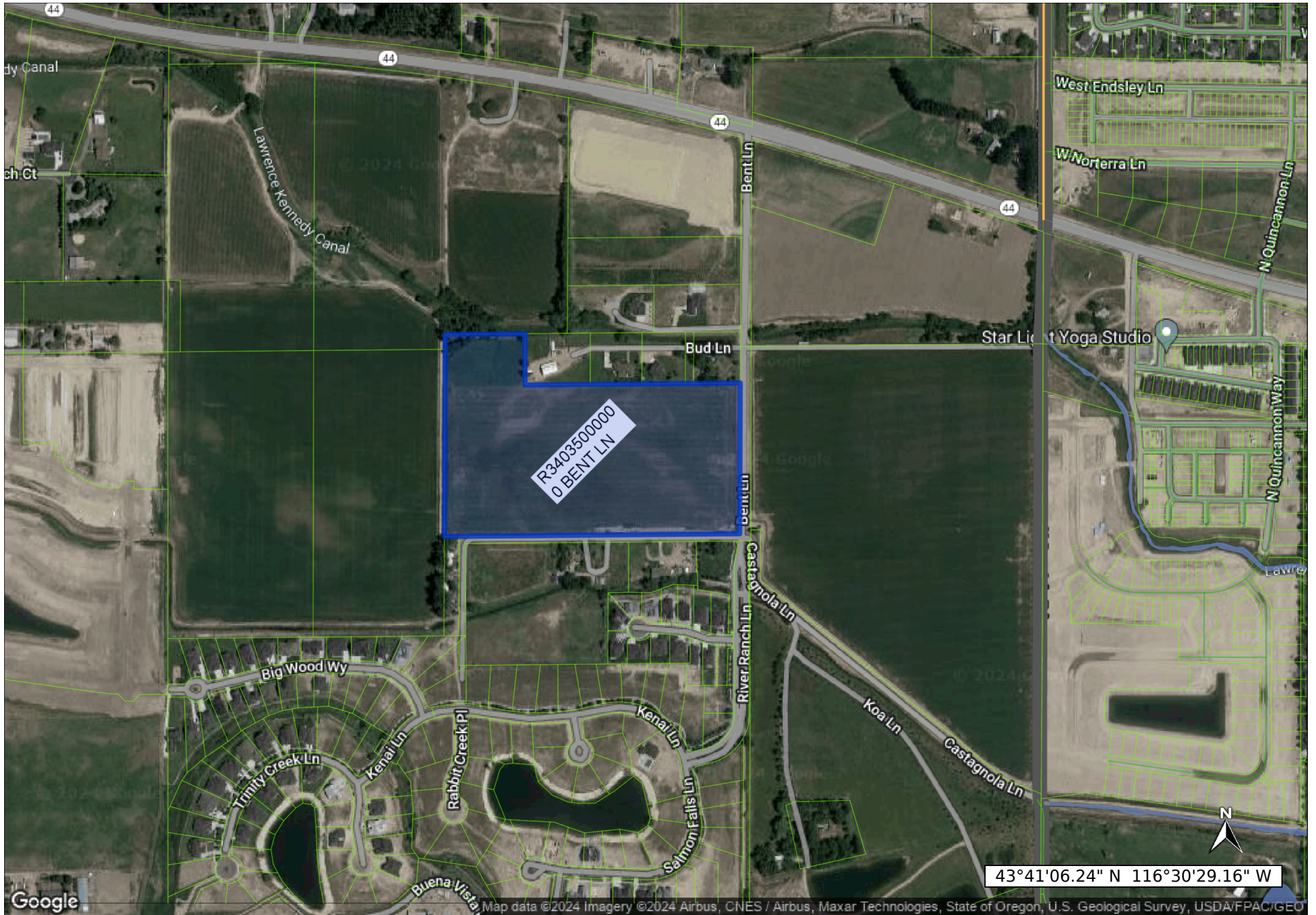
5. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
6. **The Applicant/Owner shall provide an emergency access easement allowing access to Fire, Police and Emergency Services on the private roads. The Applicant/Owner shall work with City Staff on the wording/process.**
7. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
8. **The mailbox cluster must be covered and reasonably lit, as required in Section 8-4A-21 of the UDC.**
9. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight plan and design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
10. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet. **For all trees to be located by the builder, the certificate of occupancy will be held until the required street trees are installed.**
11. 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.
12. 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.
13. The property associated with this approved Preliminary 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, or as often as necessary 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.
14. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.

15. 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.
16. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
17. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
18. 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, including annexation into the District.
19. 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, unless amended in the Development Agreement or CUP conditions.
20. 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.
21. All common areas shall be owned and 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 sign application is required for any subdivision signs.
24. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File Number PP-22-05-05 MOD and PR-24-05 for Star River Ranch North Subdivision aka Legado Subdivision on _____, 2024.

Vicinity Map



August 13, 2024
Project No.: 21-162

Mr. Shawn Nickel
Planning Director and Zoning Administrator
City of Star
10769 West State Street
Star, ID 83669

**RE: Legado (fka Star River Ranch North) Subdivision – Star, ID
Preliminary Plat Modification and Private Road Application**

Dear Shawn:

On behalf of Bent Ln LLC., we are pleased to submit a preliminary plat modification and private road application for the Legado Subdivision, formerly known as the Star River Ranch North Subdivision.

Site Location and History

The property is approximately 23.77 acres located south of State Highway 44 and west of Bent Lane. A preliminary plat for 71 single-family residential lots and 12 common lots served by internal public roadways was approved on March 21, 2023. Since the development received approval in 2023, the Developer has determined that they would like to utilize private roadways within the subdivision. As such, a preliminary plat modification and private road application are now proposed for the subdivision.



Preliminary Plat Modification

The density, number of lots and overall design of the Legado preliminary plat has not changed since the approval of the original preliminary plat in 2023. As noted, a preliminary plat modification is being requested to allow the community to utilize private streets and to be secured with gates in two locations. In revising the preliminary plat and considering private streets, the Developer also decided to pursue a pool with changing rooms instead of the originally proposed pickleball court.

The development encompasses approximately 23.77 acres and consists of 71 single-family detached residential 11 common open space lots, and 1 common drive lot, totaling 83 lots. Residential lot sizes range from approximately 6,260 square feet to 14,716 square feet with an average lot size of approximately 9,319 square feet. The gross density of the subdivision is 2.99 du/acre, which is significantly below the maximum density permitted in the R-5 district and similar to density typical in the R-3 zoning district.

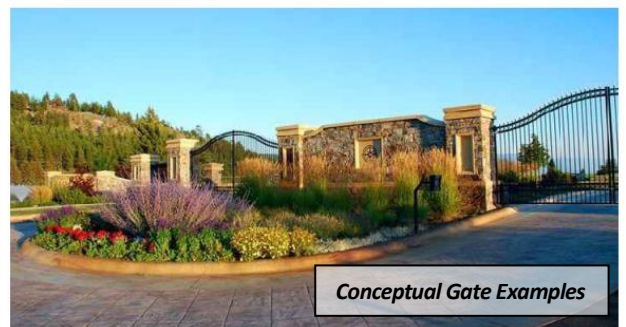
Residential lots have been designed to ensure compatibility with adjacent development and lots within previous phases of Star River Ranch while providing a smaller footprint to transition from larger lots to the mixed use and commercial zones nearby. No variances or deviations from R-5 dimensional standards are requested or needed to accommodate the community planned.

The development is still planned to occur in two phases. The first phase will be comprised of 34 buildable lots, with primary access proposed via Balto Street. A secondary, emergency access is proposed via a common driveway to Bent Lane. Originally, secondary access was proposed via Silverthorne Avenue to Bent Lane. However, since the revised preliminary plat includes private streets with gates, the Developer would like to limit access to Bent Lane to increase the exclusive feel of the development and minimize traffic experienced by existing residents to the south. The second phase will be comprised of 37 buildable lots and will include completion of Silverthorne Avenue to connect with Landruff Lane.

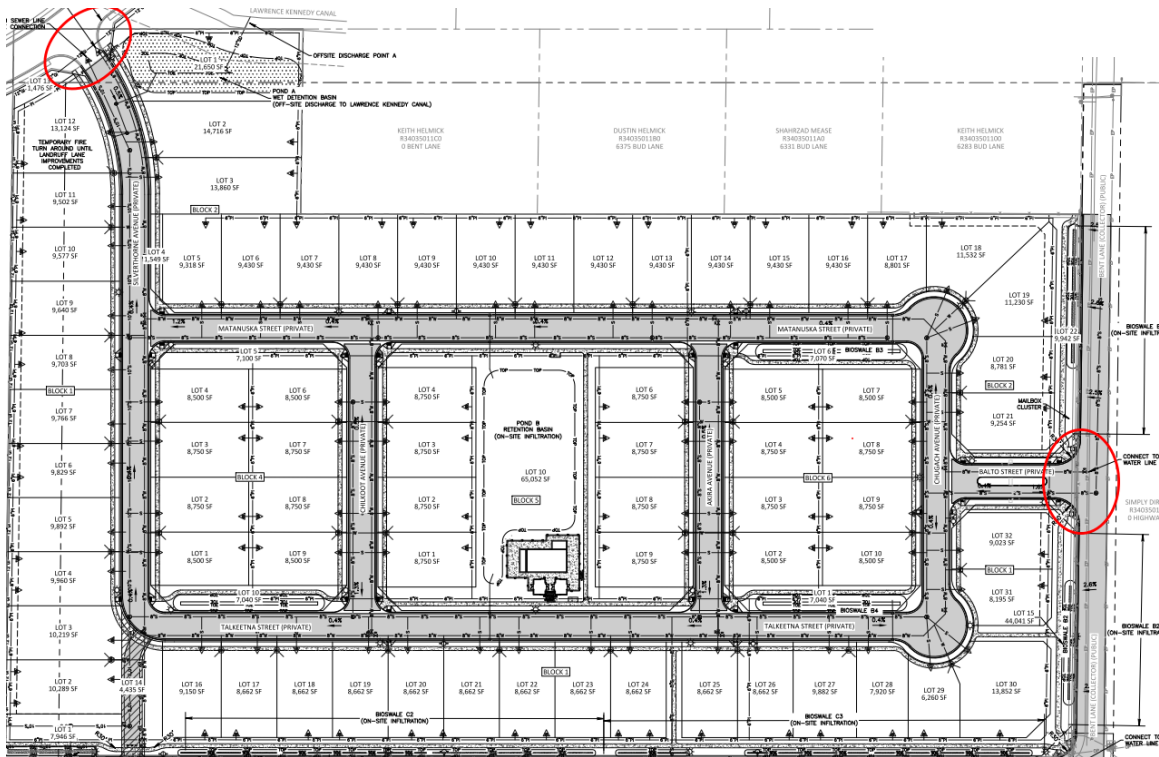
Private Streets

Originally, the preliminary plat had proposed internal public streets to provide access throughout the development. The configuration of roadways remains consistent with the original approval with the proposed private streets, aside from a common driveway in the southwest corner of the site providing emergency access for the first phase of the development. Roadway sections will remain the same width and improvements will conform with Highway District No 4 design standards as required by City Code.

The proposed private streets will include two gates to be located at the development's entrance points. One gate will be placed at the primary entrance road for the subdivision, Balto Street, a full access point connecting to Bent Lane via State Highway 44 (State Street). Balto Street leads into Chugach Avenue which forks north and south into Matanuska and Talkeetna Streets respectively. Silverthorne Avenue, a north-south local road in the westerly part of the project extends stubs to the north where a future collector roadway (Landruff Lane) is planned. The second gate will be placed at the northwest corner of the site, where Silverthorne



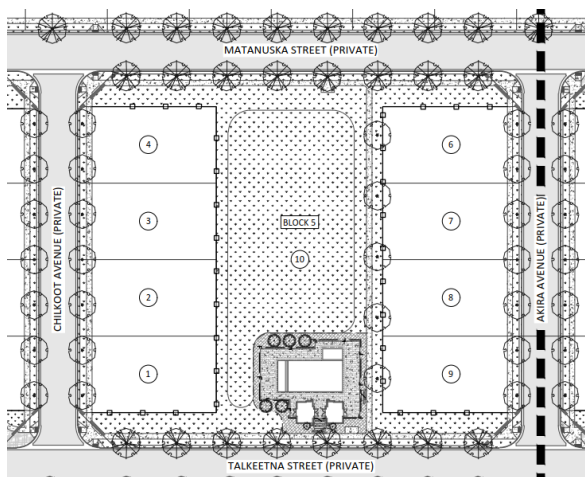
Avenue will eventually connect with Landruff Lane. Gate locations have been circled in the figure below. Schematic examples of the kind of gates contemplated for the development are included within this application.



A traffic impact study (TIS) was submitted to Highway District No 4 (HD4) with the original preliminary plat.

Open Space and Amenities

The approved preliminary plat proposed to include a pickleball court within the central open space lot. With the proposed revision to private streets, the Developer would like to propose that a pool with changing rooms be included for future residents. The development includes pedestrian connectivity throughout to provide easy access to the proposed central amenity and an active amenity for future residents.



Services

In accordance with City Code, Legado will utilize City services. Water is proposed to be connected at two locations in Bent Lane, will be extended throughout the subdivision and stubbed to the south, southwest and northwest corners of the property for future extension. Sanitary sewer will be extended from an existing line in Bent Lane, through the project and will be stubbed to the south for future extension. Exact locations will be determined during final design as we continue to coordinate with the Star Sewer and Water District.

The property is less than 1 ½ miles from Star Elementary School and is about 2 ½ miles from Star Middle School. The Boise River and various parks among other services and amenities are located in close proximity. In addition, the community will have access to open space available in the previous phases of Star River Ranch. Adjacent zoning and the future land use map supports a variety of commercial and residential uses that will complement the proposed development.

Flood Hazard Development

The property is located within the AE Zone floodplain according to the existing FEMA FIRM panel 160236. In accordance with City Code requirements, we are including supplemental information regarding base flood elevations on our preliminary plat. We will continue to coordinate with the City and FEMA to complete any requirements associated with the floodplain development.

Irrigation Districts

The Lawrence Kennedy Canal abuts but does not cross through the northerly portion of the property. The property is currently served by the Canyon County Water Company, Ltd. We will coordinate with them to ensure their standards are being met throughout the project's duration.

As requested by the application checklist, the following information reflects the contact information for the irrigation districts associated with or adjacent to this project to the best of our knowledge:

- Canyon County Water Company, LTD. : PO Box 11, Star, Idaho 83669-0011

Conclusion

We are excited to bring the revised Legado Subdivision to the City of Star. This community will complement surrounding uses and provide needed housing in this area of Star. The proposed private streets will be compatible with existing and planned development and will allow future residents to live in a secure and beautiful area close to existing development.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,
KM Engineering, LLP

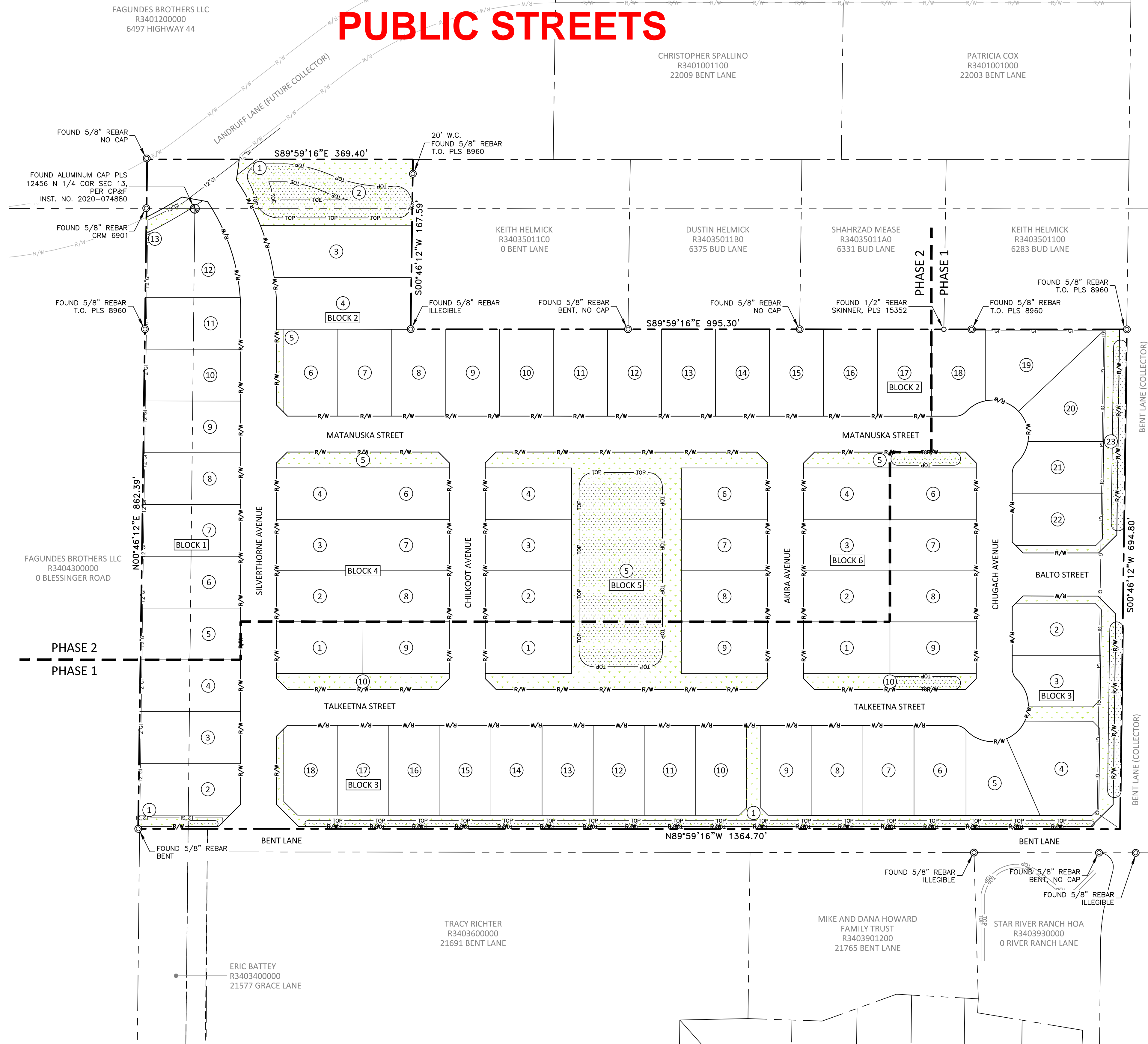


Stephanie Hopkins
Land Planning Manager

PRELIMINARY PLAT SHOWING STAR RIVER RANCH NORTH SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
FEBRUARY 2023

ORIGINALLY APPROVED PRELIMINARY PLAT WITH PUBLIC STREETS



PRELIMINARY PLAT NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
- DIRECT LOT ACCESS FROM COLLECTORS & ARTERIALS IS PROHIBITED UNLESS APPROVED BY CANYON HIGHWAY DISTRICT 4 AND THE CITY OF STAR.
- THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, 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 THEREON."
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, SIDEWALK AND LOT DRAINAGE OVER THE 10-FOOT ADJACENT TO ANY PUBLIC STREET. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS, WALKWAYS, LANDSCAPE, PARKING, FENCING OR OTHER SUCH NON-PERMANENT STRUCTURES.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 5-FOOT ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10-FOOT ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- LOTS 1 & 13, BLOCK 1, LOTS 1, 2, 5 & 23, BLOCK 2, LOT 1, BLOCK 3, LOTS 5 & 10, BLOCK 4, LOT 5, BLOCK 5, AND LOTS 5 & 10, BLOCK 6 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE STAR RIVER RANCH SUBDIVISION NO. 3 HOMEOWNER'S ASSOCIATION.
- IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE CANYON COUNTY WATER CO. LTD. COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.
- THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.

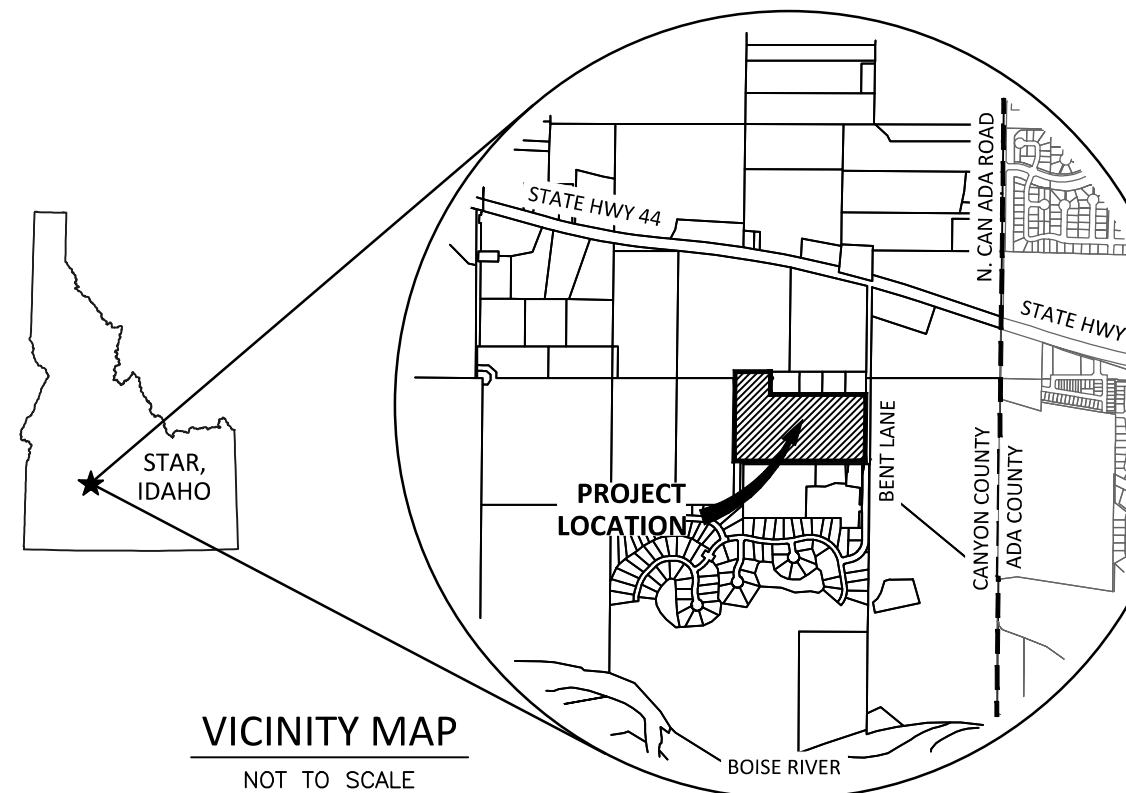
PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. 8-INCH MAINS WILL BE LOOPEO THROUGHOUT THE SUBDIVISION.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE STAR SEWER DISTRICT. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN BENT LANE. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, STAR SEWER AND WATER DISTRICT REQUIREMENTS.
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO PONDS IN THE COMMON AREAS SHOWN ON THE PLAN. THE PONDS SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF STAR'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- THE PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- FIBER AND DRY UTILITIES TO BE INSTALLED GENERALLY ADJACENT TO RIGHTS-OF-WAY.
- TEMPORARY FIRE TURN AROUND TO BE PROVIDED ON LOT 12, BLOCK 1 UNTIL LANDRUFF LANE IMPROVEMENTS ARE COMPLETED.
- EXISTING FENCE, DRY UTILITIES, POWER POLES, AND IRRIGATION FACILITIES ALONG WEST BENT LANE AND NORTH ALPENGLOW STREET TO BE REMOVED AND/OR RELOCATED DURING CONSTRUCTION. DOWNSTREAM IRRIGATION SHARES WILL BE MAINTAINED WITH THE PROPOSED IMPROVEMENTS.

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- COMMON AREA

- R.M. REFERENCE MONUMENT
- FOUND 5/8" REBAR, AS NOTED
- FOUND 1/2" REBAR, AS NOTED
- FOUND BRASS CAP, NORTHEAST CORNER SECTION 12



PRELIMINARY PLAT DATA

SITE DATA	
PARCEL NUMBER(S):	R3403500000
CURRENT ZONING:	R-5-DA (RESIDENTIAL WITH A DA)
REQUESTED ZONING:	R-5 (RESIDENTIAL)
FLOOD ZONE:	ZONE AE (SPECIAL FLOOD HAZARD AREA)
PROJECT AREA:	±23.77 ACRES
DEVELOPABLE LOTS:	±15.13 ACRES
COMMON AREA(LANDSCAPE):	±3.30 ACRES
RIGHT-OF-WAY DEDICATION:	±5.34 ACRES
MAXIMUM LOT SIZE:	14,342 SF
MINIMUM LOT SIZE:	7,949 SF
AVERAGE LOT SIZE:	9,280 SF
NUMBER OF LOTS	
DEVELOPABLE LOTS:	71
COMMON AREA (LANDSCAPE):	12
TOTAL NUMBER OF LOTS:	83
TOTAL NUMBER OF DEVELOPABLE LOTS: 71	
COMMON AREA PROVIDED: 3.30 ACRES (±17.90%)	
SEE PPL5.0 FOR OPEN SPACE CALCULATIONS	
DENSITY REQUIREMENTS	
R-5 (SINGLE FAMILY RESIDENTIAL)	5 UNITS PER ACRE MAXIMUM
PROPOSED DENSITY:	
R-5 SINGLE FAMILY RESIDENTIAL:	±23.77 ACRES (GROSS) 2.99 U.P.A
BUILDING HEIGHT & LOT AREA REGULATIONS	
MAXIMUM HEIGHT:	R-5 35'
FRONT YARD SETBACK:	15' TO LIVING AREA/SIDE LOAD GARAGE 20' TO GARAGE FACE
REAR YARD SETBACK:	15'
INTERIOR SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	20'
UTILITIES	
CENTRAL WATER:	STAR SEWER AND WATER DISTRICT
CENTRAL SEWER:	STAR SEWER AND WATER DISTRICT
IRRIGATION:	CANYON COUNTY WATER CO. LTD.
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
FIRE PROTECTION:	CITY OF STAR FIRE DEPARTMENT
POLICE PROTECTION:	CITY OF STAR POLICE DEPARTMENT
PARKS AND OPEN SPACE:	STAR RIVER RANCH SUB. NO. 3 SUBDIVISION HOMEOWNER'S ASSOCIATION
SCHOOLS:	WEST ADA SCHOOL DISTRICT
SOLID WASTE COLLECTION:	REPUBLIC SERVICES

PROJECT TEAM

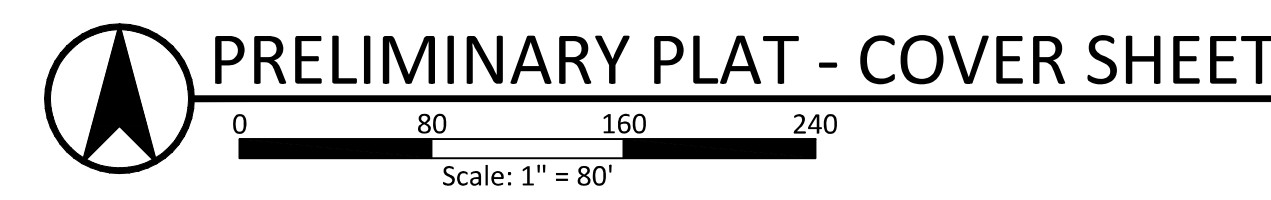
PROPERTY OWNER	
NAME:	BENT LN, LLC.
ADDRESS:	6152 W. HALF MOON LANE
CITY/STATE/ZIP:	EAGLE, IDAHO 83616
ENGINEERING	
NAME:	KM ENGINEERING, LLP.
CONTACT:	KEVIN MCCARTHY, P.E.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	kevin@kmenllp.com

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SHEET PP1.0	PRELIMINARY PLAT - COVER SHEET
SHEET PP2.0	PRELIMINARY PLAT - EXISTING CONDITIONS
SHEET PP3.0	PRELIMINARY PLAT - LOT DIMENSIONS
SHEET PP4.0	PRELIMINARY PLAT - PRELIMINARY ENGINEERING
SHEET PP4.1	PRELIMINARY PLAT - PRELIMINARY ENGINEERING
SHEET PPL1.0-5.0	PRELIMINARY PLAT - LANDSCAPE, FENCE, OPEN SPACE

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.



REVISIONS		
NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
1	ZONING REQUEST CHANGE	5/26/22
2	CHD4 COMMENT REVISIONS	11/17/22
3	CHD4, CITY COMMENT REVISIONS	3/1/23

**STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT**

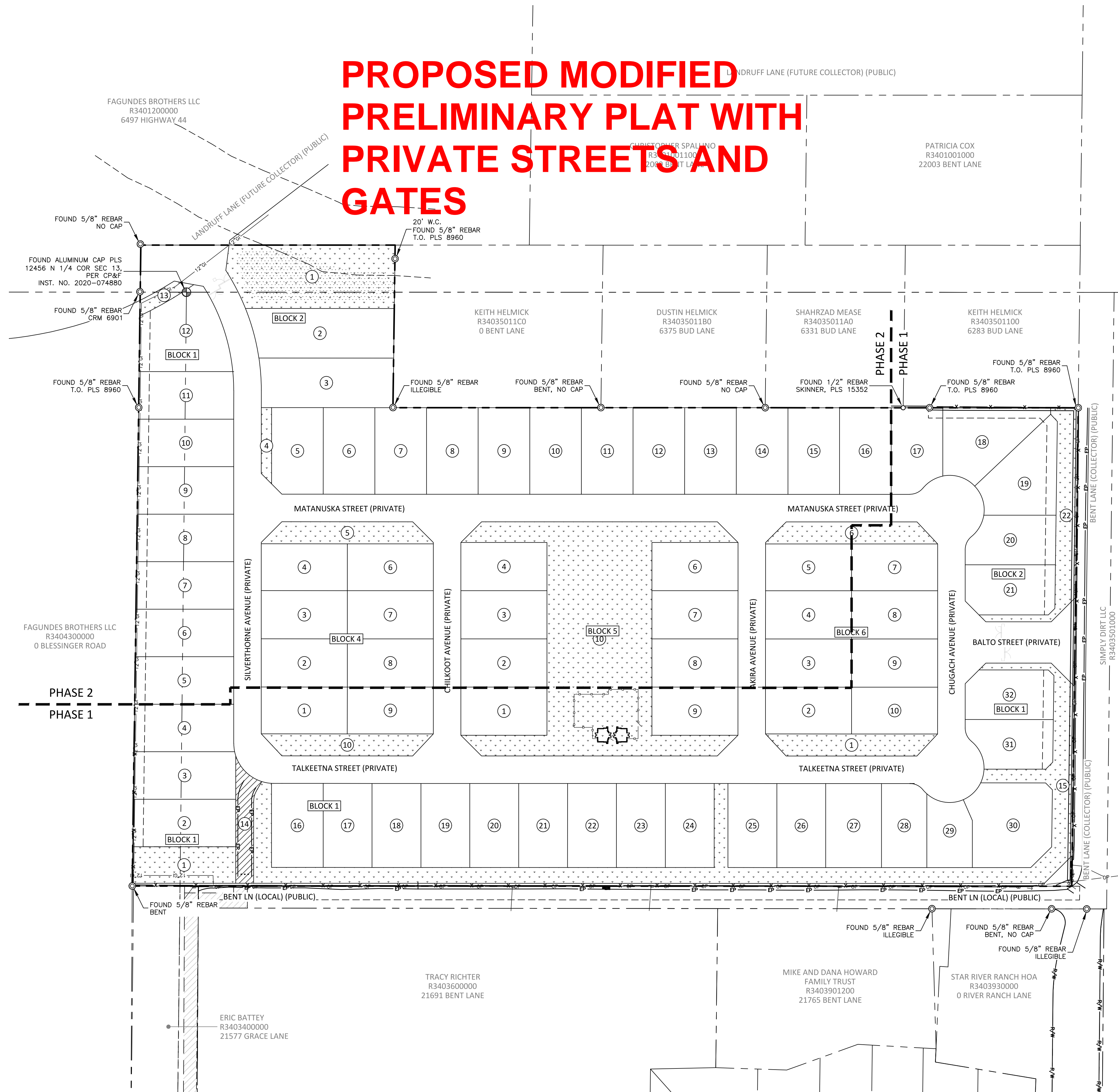
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenllp.com

DATE: FEBRUARY 2023
PROJECT: 21-162
SHEET NO.
PP1.0

PRELIMINARY PLAT SHOWING LEGADO SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
MARCH 2024

PROPOSED MODIFIED PRELIMINARY PLAT WITH PRIVATE STREETS AND GATES



PRELIMINARY PLAT NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
- DIRECT LOT ACCESS FROM COLLECTORS & ARTERIALS IS PROHIBITED UNLESS APPROVED BY CANYON HIGHWAY DISTRICT 4 AND THE CITY OF STAR.
- THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, 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 THEREON."
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, SIDEWALK AND LOT DRAINAGE OVER THE 10-FOOT ADJACENT TO ANY PUBLIC STREET. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS, WALKWAYS, LANDSCAPE, PARKING, FENCING OR OTHER SUCH NON-PERMANENT STRUCTURES.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 5-FOOT ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10-FOOT ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- LOTS 1, 13 & 15, BLOCK 1; LOTS 1, 4, & 22, BLOCK 2; LOTS 5 & 10, BLOCK 4; LOT 10, BLOCK 5; AND LOTS 1 & 6, BLOCK 6 COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE LEGADO SUBDIVISION HOMEOWNER'S ASSOCIATION.
- LOT 14 BLOCK 1 IS A COMMON DRIVEWAY WHICH SHALL BE OWNED AND MAINTAINED BY THE LEGADO SUBDIVISION HOMEOWNER'S ASSOCIATION.
- IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE CANYON COUNTY WATER CO. LTD. COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.
- THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.

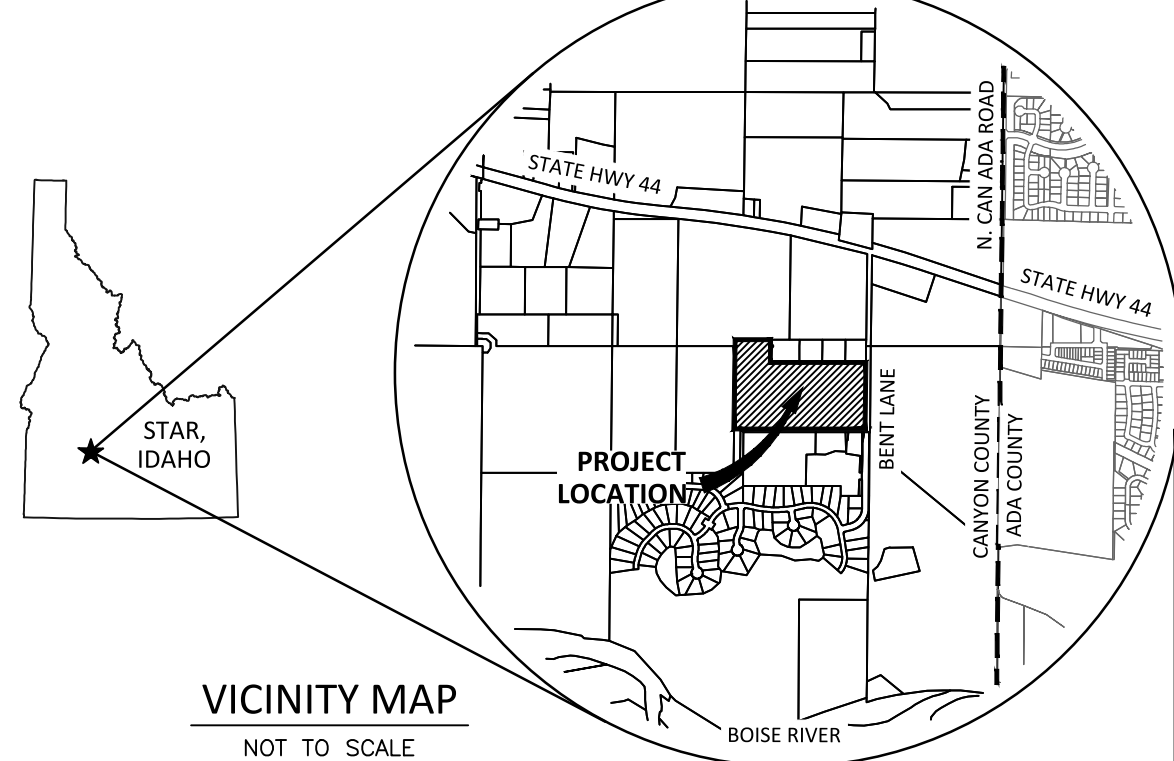
PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. 8-INCH MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE STAR SEWER DISTRICT. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN BENT LANE. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, STAR SEWER AND WATER DISTRICT REQUIREMENTS.
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO PONDS IN THE COMMON AREAS SHOWN ON THE PLAN. THE PONDS SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF STAR'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- THE PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- FIBER AND DRY UTILITIES TO BE INSTALLED GENERALLY ADJACENT TO RIGHTS-OF-WAY.
- TEMPORARY FIRE TURN AROUND TO BE PROVIDED ON LOT 12, BLOCK 1 UNTIL LANDRUFF LANE IMPROVEMENTS ARE COMPLETED.
- EXISTING FENCE, DRY UTILITIES, POWER POLES, AND IRRIGATION FACILITIES ALONG WEST BENT LANE AND NORTH ALPENGLOW STREET TO BE REMOVED AND/OR RELOCATED DURING CONSTRUCTION. DOWNSTREAM IRRIGATION SHARES WILL BE MAINTAINED WITH THE PROPOSED IMPROVEMENTS.

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE

- R.M. REFERENCE MONUMENT
- FOUND 5/8" REBAR, AS NOTED
- FOUND 1/2" REBAR, AS NOTED
- FOUND BRASS CAP, NORTHEAST CORNER SECTION 12



PRELIMINARY PLAT DATA

SITE DATA	
PARCEL NUMBER(S):	R3403500000
CURRENT ZONING:	R-5
REQUESTED ZONING:	R-5 (RESIDENTIAL)
FLOOD ZONE:	ZONE AE (SPECIAL FLOOD HAZARD AREA)
PROJECT AREA:	±23.77 ACRES
DEVELOPABLE LOTS:	±15.19 ACRES
COMMON AREA (LANDSCAPE):	±4.13 ACRES
COMMON DRIVE:	±0.10 ACRES
RIGHT-OF-WAY DEDICATION:	±4.35 ACRES
MAXIMUM LOT SIZE:	14,716 SF
MINIMUM LOT SIZE:	6,260 SF
AVERAGE LOT SIZE:	9,319 SF
NUMBER OF LOTS	
DEVELOPABLE LOTS:	71
COMMON AREA (LANDSCAPE):	11
COMMON DRIVE:	83
TOTAL NUMBER OF LOTS:	83
TOTAL NUMBER OF DEVELOPABLE LOTS:	71
COMMON AREA PROVIDED:	4.13 ACRES (±21.38%)
SEE PPLS.0 FOR OPEN SPACE CALCULATIONS	
DENSITY REQUIREMENTS	
R-5 (SINGLE FAMILY RESIDENTIAL)	5 UNITS PER ACRE MAXIMUM
PROPOSED DENSITY:	
R-5 SINGLE FAMILY RESIDENTIAL:	±23.77 ACRES (GROSS) 2.99 U.P.A.
BUILDING HEIGHT & LOT AREA REGULATIONS	
MAXIMUM HEIGHT:	R-5 35'
FRONT YARD SETBACK:	15' TO LIVING AREA/SIDE LOAD GARAGE 20' TO GARAGE FACE
REAR YARD SETBACK:	15'
INTERIOR SIDE YARD SETBACK:	5'
STREET SIDE YARD SETBACK:	20'
UTILITIES	
CENTRAL WATER:	STAR SEWER AND WATER DISTRICT
CENTRAL SEWER:	CANYON COUNTY WATER CO. LTD.
IRRIGATION:	IDAHO POWER
POWER:	INTERMOUNTAIN GAS CO.
NATURAL GAS:	CENTURYLINK
TELEPHONE:	CITY OF STAR FIRE DEPARTMENT
FIRE PROTECTION:	CITY OF STAR POLICE DEPARTMENT
POLICE PROTECTION:	MIDDLETON SCHOOL DISTRICT
SCHOOLS:	REPUBLIC SERVICES
SOLID WASTE COLLECTION:	

PROJECT TEAM

PROPERTY OWNER	
NAME:	BENT LN. LLC.
ADDRESS:	6152 W. HALF MOON LANE
CITY/STATE/ZIP:	EAGLE, IDAHO 83616
ENGINEERING	
NAME:	KM ENGINEERING, LLP.
CONTACT:	JEFF DOERSCH, P.E.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	jdoersch@kmenllp.com

INDEX OF DRAWINGS

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SHEET PP2.0	PRELIMINARY PLAT - EXISTING CONDITIONS
SHEET PP3.0	PRELIMINARY PLAT - LOT DIMENSIONS
SHEET PP4.0	PRELIMINARY PLAT - PRELIMINARY ENGINEERING
SHEET PP4.1	PRELIMINARY PLAT - PRELIMINARY ENGINEERING
SHEET PPL1.0-5.0	PRELIMINARY PLAT - LANDSCAPE, FENCE, OPEN SPACE

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

**LEGADO SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT**

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenllp.com

REVISIONS		
NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
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5	IRRIGATION POND ADDITION	7/14/23
6	PRIVATE STREETS	3/20/24

PRELIMINARY PLAT - COVER SHEET

Scale: 1" = 80'

VICINITY MAP
NOT TO SCALE

Digitally signed by Jeffrey W. Doersch, PE
Date: 2024.03.20 15:55:09 -0600

DATE: MARCH 2024
PROJECT: 21-162
SHEET NO. PP1.0

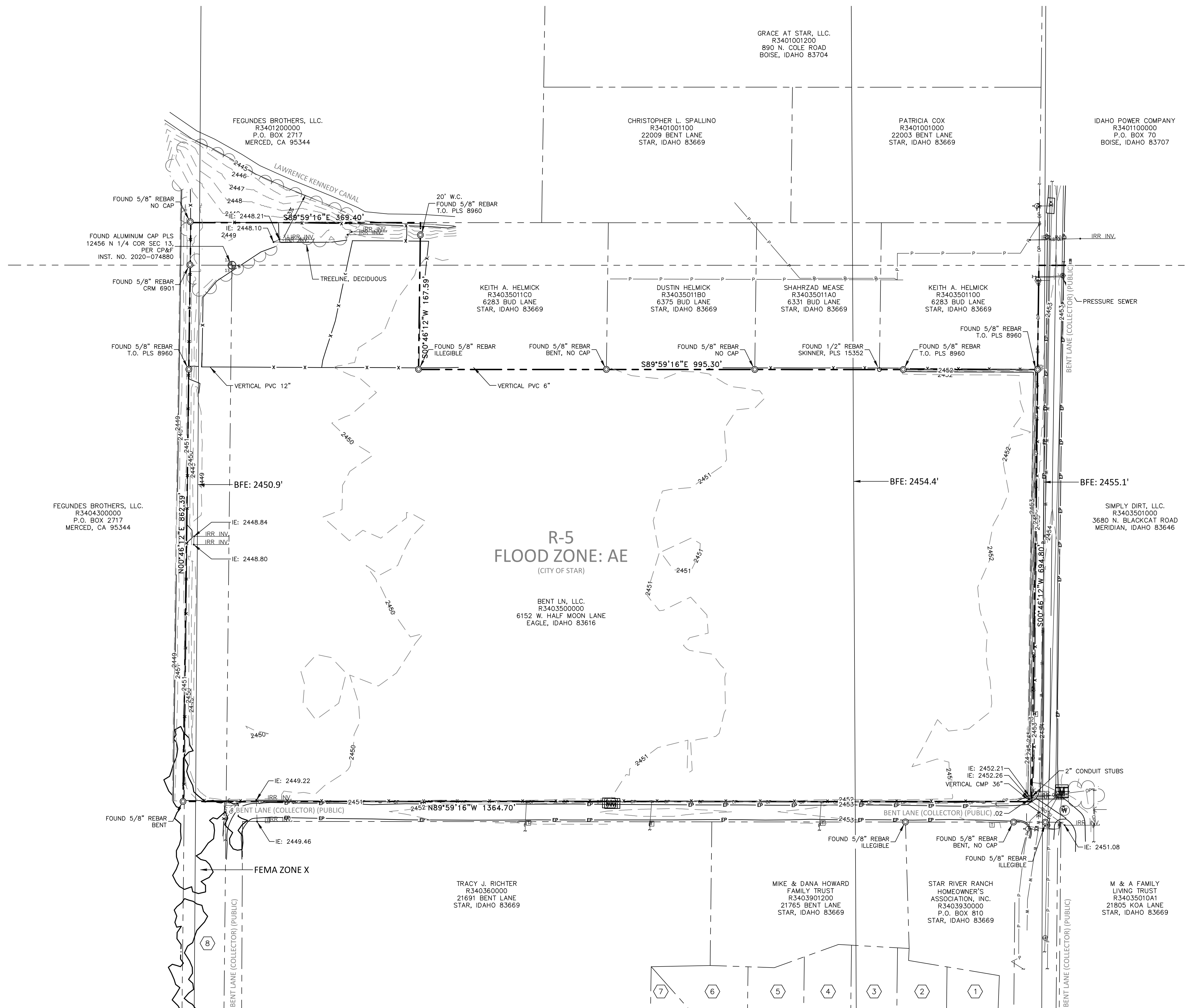
PRELIMINARY PLAT SHOWING LEGADO SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
MARCH 2024

#	PARCEL NO.	PRIMARY OWNER	MAILING ADDRESS	CITY/STATE/ZIP
1	R3403711300	WPG STAR MEADOWS, LLC.	27271 LAS RAMBLAS	MISSION VIEJO, CA 92691
2	R3403711200	WPG STAR MEADOWS, LLC.	27271 LAS RAMBLAS	MISSION VIEJO, CA 92691
3	R3403711100	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
4	R3403711000	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
5	R3403710900	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
6	R3403710800	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
7	R3403710700	HALLMARK ENTERPRISES INC.	1895 N. LAKES PLACE	MERIDIAN, ID 83646
8	R3403400000	ERIC C. BATTY	2420 MUNGER ROAD	STAR, ID 83669

LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	SECTION LINE
	WATER LINE (SIZE AS NOTED)
	SANITARY SEWER LINE
	GRAVITY IRRIGATION LINE
	OVERHEAD POWER LINE
	GAS LINE
	EDGE OF PAVEMENT
	EDGE OF DIRT
	REFERENCE MONUMENT
	FOUND 5/8" REBAR AS NOTED
	FOUND 1/2" REBAR AS NOTED
	FOUND BRASS CAP, NORTHEAST CORNER SECTION 12
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	POWER POLE



FEGUNDES BROTHERS, LLC.
R3404300000
P.O. BOX 2717
MERCED, CA 95344

FEGUNDES BROTHERS, LLC.
R3401200000
P.O. BOX 2717
MERCED, CA 95344

CHRISTOPHER L. SPALLINO
R3401001100
22009 BENT LANE
STAR, IDAHO 83669

PATRICIA COX
R3401001000
22003 BENT LANE
STAR, IDAHO 83669

IDAHO POWER COMPANY
R3401100000
P.O. BOX 70
BOISE, IDAHO 83707

GRACE AT STAR, LLC.
R3401001200
890 N. COLE ROAD
BOISE, IDAHO 83704

KEITH A. HELMICK
R3403501100
6283 BUD LANE
STAR, IDAHO 83669

DUSTIN HELMICK
R3403501100
6375 BUD LANE
STAR, IDAHO 83669

SHAHRAZAD MEASE
R3403501100
6331 BUD LANE
STAR, IDAHO 83669

KEITH A. HELMICK
R3403501100
6283 BUD LANE
STAR, IDAHO 83669

R-5
FLOOD ZONE: AE
(CITY OF STAR)

BENT LN, LLC.
R3403500000
6152 W. HALF MOON LANE
EAGLE, IDAHO 83616

SIMPLY DIRT, LLC.
R3403501000
3690 N. BLACKCAT ROAD
MERIDIAN, IDAHO 83646

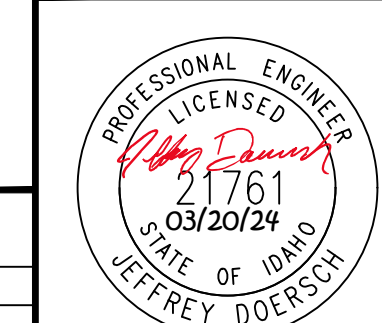
TRACY J. RICHTER
R3403600000
21691 BENT LANE
STAR, IDAHO 83669

MIKE & DANA HOWARD
FAMILY TRUST
R3403901200
21765 BENT LANE
STAR, IDAHO 83669

STAR RIVER RANCH
HOMEOWNER'S
ASSOCIATION, INC.
R3403930000
P.O. BOX 810
STAR, IDAHO 83669

M & A FAMILY
LIVING TRUST
R34035010A1
21805 KOA LANE
STAR, IDAHO 83669

LEGADO SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT



REVISIONS		
NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
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5	IRRIGATION POND ADDITION	7/14/23
6	PRIVATE STREETS	3/20/24

DATE: MARCH 2024
PROJECT: 21-162
SHEET NO.
PP.2.0

PRELIMINARY PLAT - EXISTING CONDITIONS
Scale: 1" = 80'

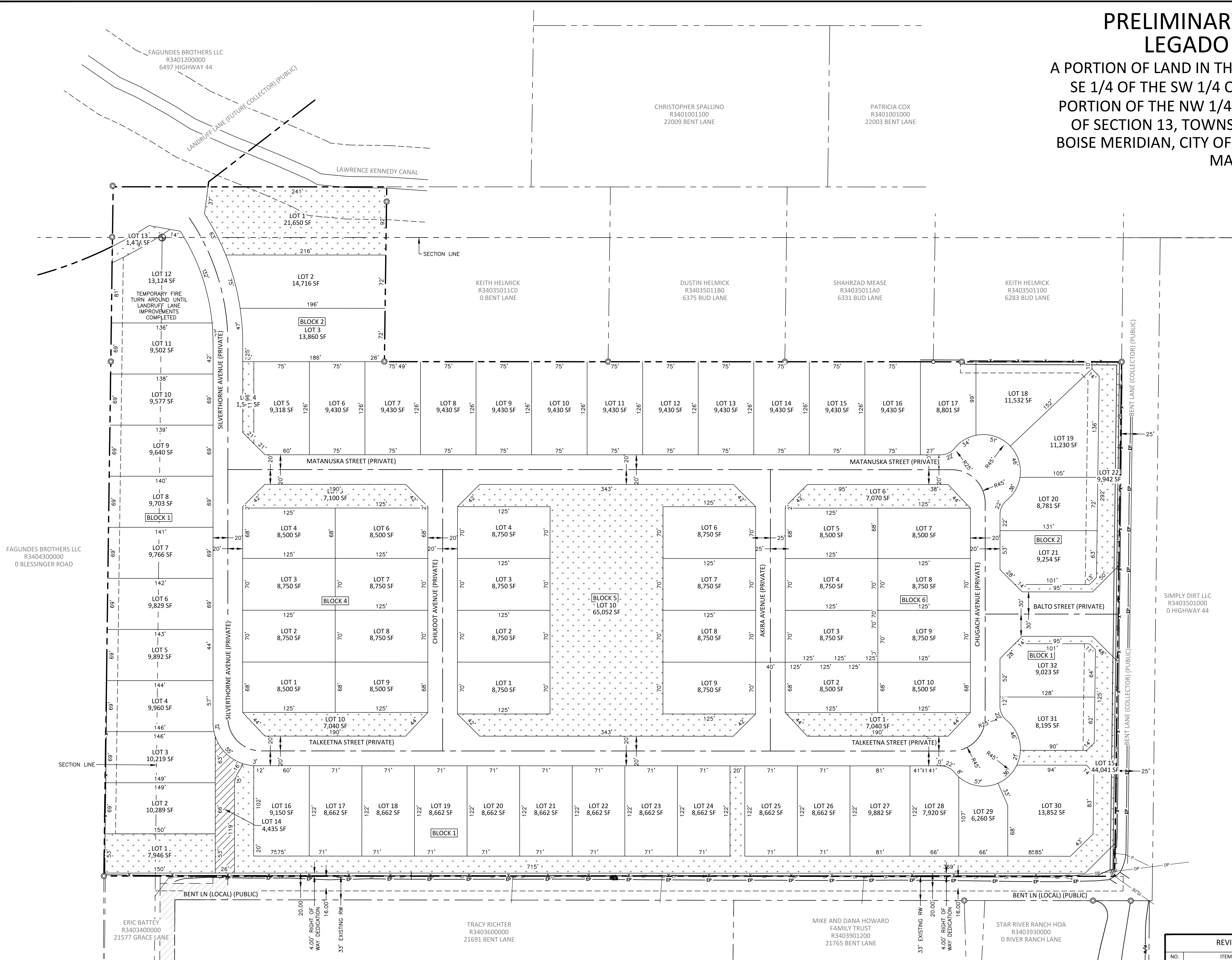
P:\31-LEGADO\PLAT\PRELIMINARY\31-LEGADO\EXISTING CONDITIONS.DWG - REF EDOERSON, J\2024\CANON\BPTS (HW\FACI, ANKAL, LPF)

PRELIMINARY PLAT SHOWING LEGADO SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
MARCH 2024

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- COMMON AREA
- REFERENCE MONUMENT
- FOUND 5/8" REBAR (SEE SHEET PP2.0)
- FOUND 1/2" REBAR (SEE SHEET PP2.0)
- FOUND BRASS CAP, NORTHEAST CORNER SECTION 12 (SEE SHEET PP2.0)



PRELIMINARY PLAT - LOT DIMENSIONS
Scale: 1" = 60'

REVISIONS		
NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
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LEGADO SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: MARCH 2024

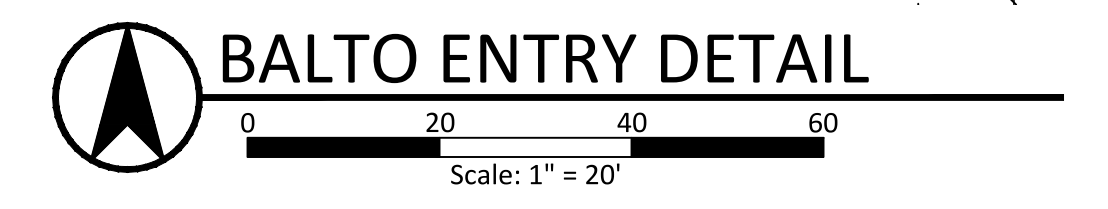
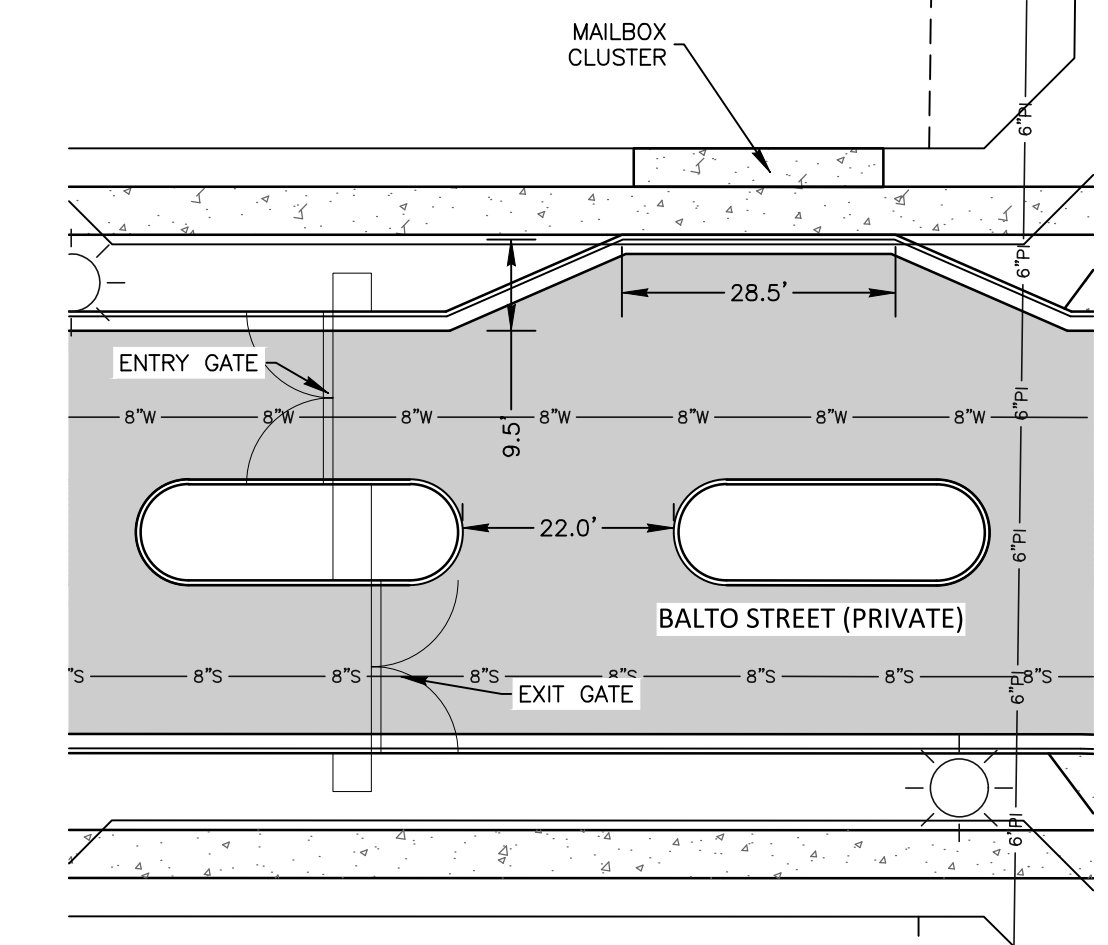
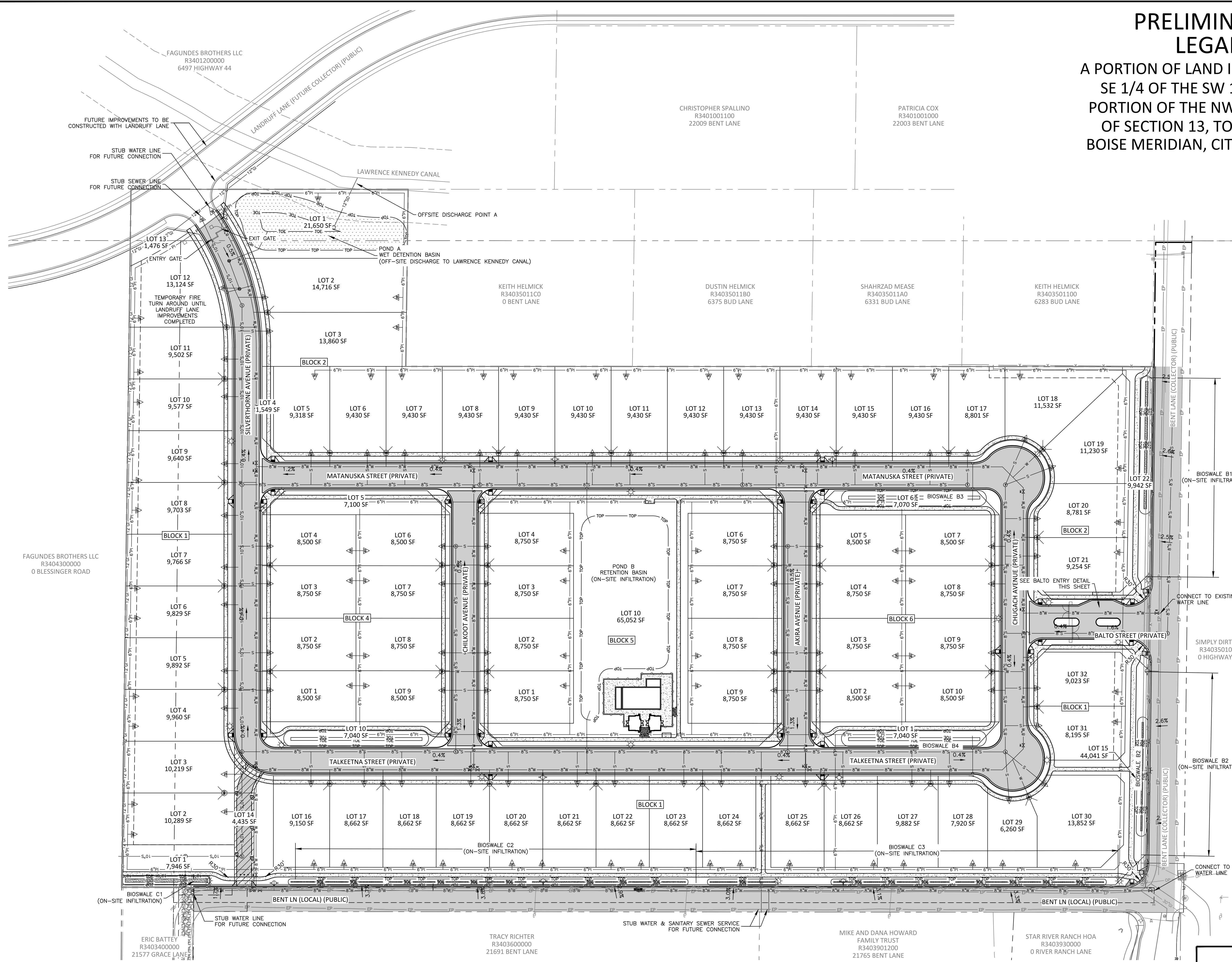
PROJECT: 21-162

SHEET NO. PP3.0

P:\31-REV\ADV\PLAT\PRELIMINARY\31-162 LOT DIMENSIONS.DWG, REF: EDOERSCH, 1/20/2024, CANYON #P755 (RMV) PLS. 2024.01.19 (PP)

PRELIMINARY PLAT SHOWING LEGADO SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4
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BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
MARCH 2024



* SEE SHEET PP4.1 FOR STREET SECTIONS & LEGEND

LEGADO SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT

PROFESSIONAL ENGINEER
LICENSED
21761
STATE OF IDAHO
JEFFREY DOERSCH

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

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DATE: MARCH 2024
PROJECT: 21-162
SHEET NO. PP4.0

PRELIMINARY PLAT - PRELIMINARY ENGINEERING

Scale: 1" = 60'

MATCH LINE - SEE SHEET PP4.1



Star Fire Protection District

DATE: October 7, 2024

TO: City of Star – Planning and Zoning

CC: KM Engineering, LLP – Stephine Hopkins

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Comment

PROJECT: Legado Subdivision (Star River Ranch North)
Preliminary Plat Modification and Private Roads

The Star Fire Protection District has reviewed the documents provided by the City of Star for our review on the Preliminary Plat Modification and Private Road applications for Legado Subdivision, comments are as follows.

Original Application Overview – The Applicant is seeking approval of a Preliminary Plat for a proposed residential subdivision consisting of 71 single-family residential lots and 12 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho and consists of 23.77 acres with a proposed density of 2.99 dwelling units per acre. The property is currently zoned Residential R-5.

New Application Overview- The property is approximately 23.77 acres located south of State Highway 44 and west of Bent Lane. A preliminary plat for 71 single-family residential lots and 12 common lots served by internal public roadways was approved on March 21, 2023. Since the development received approval in 2023, the Developer has determined that they would like to utilize private roadways within the subdivision. As such, a preliminary plat modification and private road application are now proposed for the subdivision.

This development will be serviced by Station 51 located at 11665 W. State St., Star, ID. Station 51 is 1.3 mile(s) from the development entrance with an estimated 3-minute travel time under normal driving conditions.

The Fire District level of service expectation goal is 5 minutes. This development sits within the Fire District service level expectations when resources are available.

Due to the fire district's limited authority to enforce regulations on private roads, there are reservations regarding approval of the request.

In addition to the original review conditions dated March 1, 2023, the following provisions outlined below will also apply if approved the request is approved by the City of Star.



Star Fire Protection District

CONDITIONS OF APPROVAL:

1. Fire Apparatus Access

- a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
 - a. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
 - b. Emergency Services easement shall be across all access roads.
 - c. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.
 - i. The applicant must demonstrate how they will meet the intent of the code due to the future construction and completion of Landruff lane.
 - d. This project shall comply with the fire districts standards for Gates & Barriers across Fire apparatus access roads. The contractor installing the gate is required to obtain construction permits via the Fire District.

2. Additional Comments

- a. CCNR note shall include that any changes to the road system within the subdivision will need to be approved by the fire district.
- b. CCNR note – It shall be the responsibility of the HOA to maintain all fire apparatus access roads clear of obstruction at all times including snow during winter months.
- c. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.



DATE: March 1, 2023

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review (23MS-052)

PROJECT NAME: Star River Ranch North Subdivision
Files: RZ-22-01, DA-22-03, PP-22-05

Fire District Summary Report:

1. **Overview** This development can be serviced by the Star Fire Protection District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
2. **Fire Response Time:** This development will be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is 1.3 miles with a travel time of 3 minutes under ideal driving conditions to the purposed entrance off Bent Ln.
3. **Side Setback:** *Side Setback for R-3 of 7.5^{'(2)} as per Star City Code with no modification.*
4. **Accessibility:** Roadway Access, Traffic, Radio Coverage
 - a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
 - b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
 - c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall always remain unobstructed per city code.
 - d. An unobstructed vertical clearance of no less than 13 feet 6 inches shall be always maintained.
 - e. *Flag Lot (Block 2 Lot 3) Residential structures that sit more than 150ft off the public roadway will require additional emergency turn-around on the property.*
 - f. One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall provide with at least two separate and approved fire apparatus access roads.
 - i. *The purposed access into the development meets the intent of the Fire Code for access.*

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- g. *Temporary turn around will be required at the end of "Silverthorne Avenue". The temporary turn around can be abandoned once connection is made to the future purposed road. Turn around to follow IFC Fire Apparatus Access Roads Appendix D.*

5. Premises/Site Identification:

- a. All residential, commercial, and industrial buildings within the City shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response.
- b. The applicant shall work with Ada County, City of Star and Star Fire Protection District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1
- c. Address numbers shall have a minimum stroke width of one-half inch (0.5"), and of a color contrasting with the background. The required height of each address number shall be calculated by the distance of the addressed building from the road.
- i. *This residential development will be required to have 6" address numbers.*
- d. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.

6. Water Supply: Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.

- a. Fire Flow: One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hours to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code
- b. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by Star Sewer & Water for bacteria testing.
- c. Water Supply: Final Approval of the fire hydrant locations shall be by the Star Fire Protection District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
- i. Fire hydrants shall be located along the public right-of-way or along the emergency apparatus access roads, preferably at intersections or on islands separating parking areas which cannot be obstructed by parked vehicles. Hydrants in areas subject to physical damage shall be protected from collision.
1. *Locate the fire hydrant at the intersection of the property line and the roadway right of way or property line.*

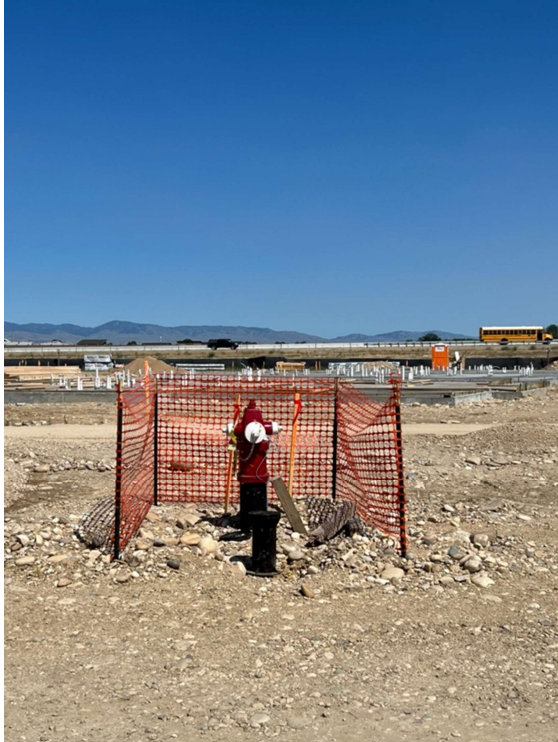
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- ii. Fire hydrants shall have a locking Storz LDH connection in place of the 4 ½” outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet.
 - iii. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
 - iv. Fire hydrants shall be placed on corners when spacing permits.
 - v. Fire hydrants shall not have any vertical obstructions to outlets within 10’.
 - vi. Fire hydrants shall be placed 18” above finished grade to the center of the Storz outlet.
 - vii. Fire hydrants shall be provided to meet the requirements of Star Sewer & Water Standards.
 - viii. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
 - ix. Fire hydrant relocations to be approved by the Fire District & Star Sewer and Water.
 - x. Hydrants are to always remain clear and unobstructed.
 - xi. Hydrants to be marked with temporary fencing creating a 3 ft clearance around the hydrant and shall remain in place until approved by fire district. *See exhibit 1.*
 - xii. Developer to review landscape plans to ensure landscaping will not obstruct hydrants.
7. **Inspections:** Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued.
8. **Additional Comments:**
 - a. Streetlights shall be turned on once residential building begins, Lighting is essential in assisting first responders with identifying entrances safely while responding to calls for service.



Exabit 1



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