



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shawn J. Mink*

MEETING DATE: **June 20, 2023**

FILE(S) #: FP-23-06, Final Plat, Saunders Ridge Estates Subdivision

REQUEST

Applicant is seeking approval of a Final Plat for Saunders Ridge Estates Subdivision consisting of 5 residential lots and 1 common lots on 4.60 acres. The subject property is generally located near the northwest corner of N. Wing Road and W. Beacon Light Road in Star, Idaho. Ada County Parcel Number S0332346600.

APPLICANT/OWNER:

Gary Saunders
3222 Cherry Grove Way
Star, Idaho 83669

REPRESENTATIVE:

Kent Brown
Kent Brown Planning
3161 E. Springwood Drive
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation -	Residential R-2-DA
Acres -	4.6 acres
Residential Lots -	5
Common Lots -	1

HISTORY

September 15, 2020	Council approved applications for Annexation and Zoning (AZ-20-13) and a Development Agreement (DA-20-15). The property was zoned Residential (R-2-DA).
January 7, 2021	Lot Split Application (LS-20-03) was approved for Gary Saunders.

October 18, 2022 Council approved applications for a Preliminary Plat (PP-22-10) for Saunders Ridge Estates Subdivision and a private road (PR-22-06). The preliminary plat was approved for 5 single family residential lots and 1 common lot on 4.6 acres.

GENERAL DISCUSSION

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

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

Saunders Ridge Estates Subdivision consists of 5 single-family detached residential lots and 1 common lots for a total of 6 lots. Residential lots range in size from .40 acres to 1.65 acres with an average buildable lot size of .88 acres. The gross density of the development is 1.08 dwelling units per acre. Lot 1 on the proposed preliminary plat contains an existing house and will be platted with the proposed Saunders ridge Estates Subdivision.

Primary access for lots 1 and 2 will be taken from N. Cherry Grove Way via separate driveways. Access for lots 3-5 will be taken from a private street off N. Greengate. The private street will be a hammerhead that each lot will take access from. The hammerhead will provide turnaround access for the fire department. The access and turn-around shall be approved by the Fire District.

Section 8-4E-2 of the UDC allows Council to waive landscaping requirements for subdivisions with densities of 1 acre or less. Given the large lot size and rural nature of this development, staff is supportive of the waiver for open space.

ADDITIONAL DEVELOPMENT FEATURES:

- Lighting
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight design that is in compliance with city requirements. The Applicant has not provided streetlight locations. Staff will require a light at the end of each cul-de-sac. Additional streetlights may be required by the Fire District.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of the Final Plat is 1.08 du/acre. This is aligned with the Preliminary Plat. Lot sizes are aligned with the Preliminary Plat.

Mailbox Clusters – Applicant has provided approval from the Star Postmaster for location of the mail cluster for the development.

Streetlights – Applicant has provided a street line plan, and staff is supportive of the proposed locations for lights. Applicant has also provided a streetlight cut sheet and the proposed fixture is the Star preferred streetlight.

Street Names - The Applicant has provided documentation from Ada County that the street names are acceptable and have been approved.

Subdivision Name – Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development.

Landscaping – This subdivision will not have landscaping due to its location and the intent of the private street.

Open Space - Section 8-4E-2 of the UDC allows developments with densities of less than 1 dwelling unit per acre to request reduction in the total required open space and amenities to the Council. The applicant has requested a waiver of all open space and amenity requirements for the subdivision.

Setbacks – No exceptions have been asked for or granted. The applicant will adhere to the setbacks of the R-2 zone.

Conditions of Approval from the Preliminary Plat:

Condition of Approval Number 2.

Per the recorded Development Agreement, the Applicant agrees to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1000.00 per residential unit. These fees will be collected by the City of Star, by Phase, prior to final plat signature.

Condition of Approval Number 3.

The Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4 for the R-2 zone.

Condition of Approval Number 4.

The Applicant/Owner shall place lights at the entrance of the subdivision, at the end of the existing cul-de-sac. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.

Condition of Approval Number 7.

The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with submittal of the final plat application.

Condition of Approval Number 19.

The Owner/Developer will agree to install at least one, 2' maximum (High Density Polyethylene) HDPR SDR-11 roll pipe/conduit in the joint utility trench to be used for future fiber optic and or copper telecommunication cables.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on May 16, 2023.

FINDINGS

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

- A. The Plat is in conformance with the Comprehensive Plan.
The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.
- B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.
- C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.
- D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.
- E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Saunders Ridge Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Per the recorded Development Agreement, the Applicant agrees to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1000.00 per residential unit. These fees will be collected by**

the City of Star, by Phase, prior to final plat signature. This Phase has 5 residential lots for a fee of \$5000.00 (5 x \$1000.00).

3. **The private street shall meet all requirements of the Star Fire District, including width, signage and turn-around.**
4. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC.**
5. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **The Applicant/Owner shall place lights at the entrance of the subdivision, at the end of the existing cul-de-sac. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
6. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
7. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
8. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
9. 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.
10. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
11. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
12. 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.
13. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
14. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
15. 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.
16. A separate sign application is required for any subdivision sign.
17. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**

18. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
19. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
20. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
21. All common areas shall be maintained by the Homeowners Association.
22. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
23. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- 24. Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.**
25. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-23-06 Saunders Ridge Estates Subdivision Final Plat, on _____, 2023.



FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-23-04</u>	Date Application Received: <u>4-26-23</u>	Fee Paid: <u>2360.00</u>
Processed by: City: _____		

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Gary Saunder
 Applicant Address: 3222 Cherry Grove Way Star Idaho Zip: 83669
 Phone: 208-871-6842 Email: kentlkb@gmail.com

Owner Name: Gary Saunder
 Owner Address: 3222 Cherry Grove Way Star Idaho Zip: 83669
 Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
 Contact: Kent Brown Firm Name: KENT BROWN PLANNING
 Address: 3161 E Springwood Dr Meridian Idaho Zip: 83642
 Phone: 208-871-6842 Email: kentlkb@gmail.com

Property Information:

Subdivision Name: SAUNDERS RIDGE ESTATES Phase: _____

Parcel Number(s): S0332346600

Approved Zoning: R-2DA Units per acre: 1.08

Total acreage of phase: 4.6 Total number of lots: 6

Residential: 5 Commercial: 0 Industrial: 0

Common lots: 1 Total acreage of common lots: .15 Percentage: _____

Percent of common space to be used for drainage: _____ Acres: _____

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

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>5</u>	<u>5</u>
Number of Common Lots:	<u>1</u>	<u>1</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>0</u>	<u>0</u>

Amenities: 0 0

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

Subdivision Name: Saunders Ridge Estates Subdivision Phase: _____

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16027C0300F
 FIRM effective date(s): mm/dd/year _____
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: 0
 Base Flood Elevation(s): AE 0.0 ft., etc.: 0
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

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

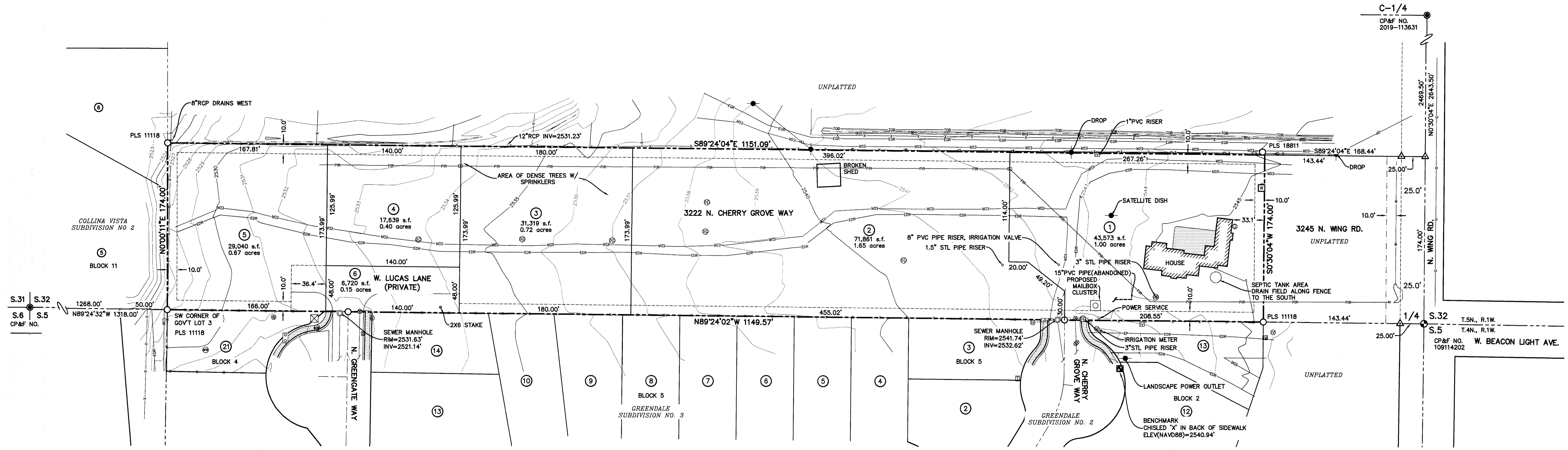
One (1) 11" X 17" copy of the Final landscape plan	
Electronic copy of site grading & drainage plans**	✓
Electronic copy of originally approved Preliminary Plat**	
Electronic copy of a Plat with all phases marked with changes, if applicable**	
Electronic copy of final engineering construction drawings,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

FEE REQUIREMENT:

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


 Applicant/Representative Signature

3-14-23
 Date



LEGEND

- | | | | |
|--------|---------------------------------------------------------|-----|------------------------------------------------|
| ○ | FOUND 1/2" IRON PIN, WITH "PLS 2471" CAP. | --- | PROPERTY BOUNDARY LINE |
| ○ | FOUND 5/8" IRON PIN WITH "PLS 11118" CAP, UNLESS NOTED. | --- | PARCEL LINE |
| ○ | FOUND BRASS CAP MONUMENT | --- | LOT LINE |
| ○ | FOUND ALUMINUM CAP MONUMENT | --- | SECTION LINE |
| ● | SET 5/8" IRON PIN WITH "PLS 18811" CAP. | --- | RIGHT-OF-WAY LINE |
| ⊕ | WATER WELL | --- | EASEMENT LINE |
| △ | CALCULATED POINT | --- | EXISTING IRRIGATION LINE |
| ⊕ | BENCH MARK | --- | PROPOSED PRESSURE IRRIGATION LINE |
| ⊕ | GAS METER | --- | LOT LINE |
| ⊕ | WATER SPIGOT | --- | DOMESTIC WATER LINE |
| ⊕ | POWER POLE | --- | GAS LINE |
| ⊕ | WATER VALVE | --- | OVERHEAD POWER LINE |
| ⊕ | TRAFFIC SIGN | --- | SUBSURFACE PIPE |
| ⊕ | IRRIGATION CONTROL VALVE BOX | --- | EDGE OF PAVEMENT |
| ⊕ | PRESSURE IRRIGATION VALVE | --- | EDGE OF GRAVEL ROAD |
| ⊕ | SAND AND GREASE TRAP | --- | EDGE OF DIRT ROAD |
| (120') | RECORD DATA | --- | BOTTOM OF DITCH |
| ⑦ | LOT NO. | --- | CURB & GUTTER |
| ⊕ | POWER TRANSFORMER | --- | CURB, GUTTER, SIDEWALK AND/OR AREA OF CONCRETE |
| ⊕ | MONITOR WELL | --- | PROPOSED MAIL BOX CLUSTER |
| ⊕ | WATER METER | --- | |
| ⊕ | TELEPHONE JUNCTION BOX | --- | |

NOTES

- STAR SEWER AND WATER DISTRICT WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
- ALL LOTS IN THIS SUBDIVISION SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO THE SUBDIVISION BOUNDARY.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF STAR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SUBSURFACE SEEPAGE TRENCHES AS APPROVED BY ACHD.
- THE EXISTING RESIDENCE ON LOT 1 SHALL REMAIN.
- LOT 6 SHALL INCLUDE A BLANKET INGRESS/EGRESS EASEMENT AND PUBLIC UTILITY EASEMENT.
- EXCEPT FOR LOT 6, ALL LOTS WITHIN THIS SUBDIVISION SHALL BE RESIDENTIAL LOTS.

OWNERS

GARY SAUNDERS
STAR, ID 83642

SURVEYOR

GREGORY G. CARTER
IDAHO SURVEY GROUP LLC
9955 W. EMERALD ST.
BOISE, ID 83704

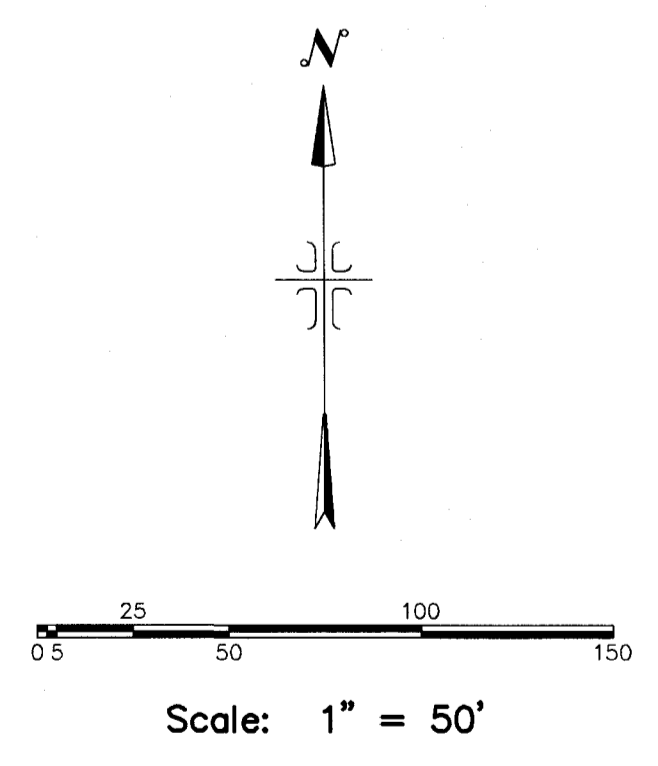
DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 4.60 ACRES
TOTAL LOTS - 6
BUILDABLE LOTS - 5
COMMON LOTS - 1

ZONING
EXISTING - R-2DA

SEWAGE DISPOSAL
STAR SEWER AND WATER DISTRICT
WATER SUPPLY
STAR SEWER AND WATER DISTRICT

CITY
STAR
SCHOOL DISTRICT
STAR
FIRE DISTRICT
STAR
IRRIGATION DISTRICT
FARMERS UNION DITCH COMPANY LTD



UTILITY WARNING
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH IDAHO SURVEY GROUP, INC.
Saunders Ridge Estates 21-563.dwg 10/12/2022 12:31 PM

NO.	REVISIONS	BY	DATE
1	ADD PROPOSED PRESSURE IRRIGATION LINE AND NOTE 6	GCC	10/12/22
2	ADD PROPOSED MAILBOX CLUSTER	GCC	7/20/21
3	ADD ST. NAME	BY	DATE

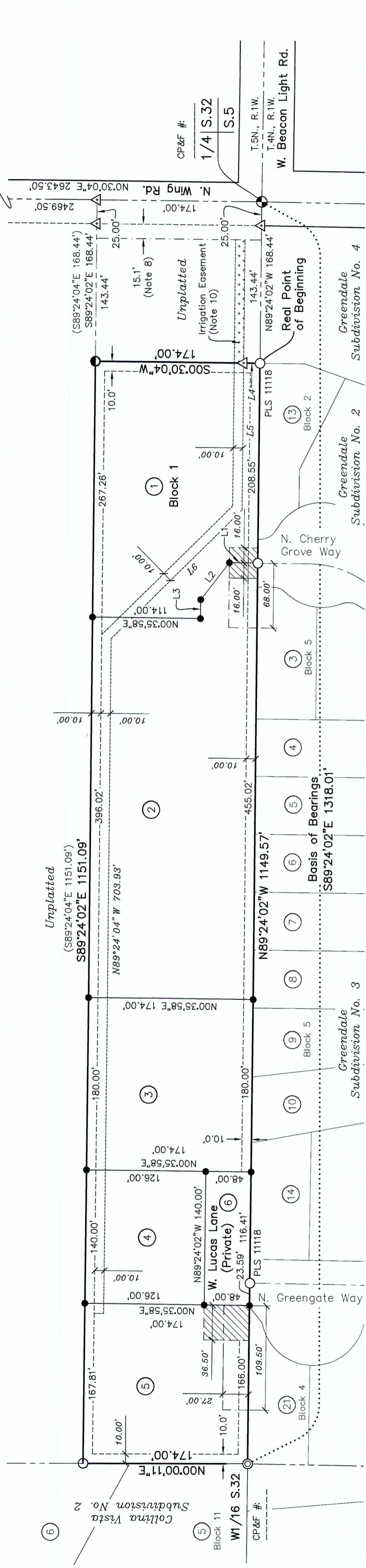
ISA IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PH. (208) 846-8570
FAX (208) 884-5399
WWW.IDAHOSURVEY.COM

SAUNDERS RIDGE ESTATES SUBDIVISION
Preliminary Plat
SE1/4 OF THE SW1/4 OF SECTION 32, T.5N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO

Drawn: JIA	Checked: GCC	Job No. 21-556	Sheet No. 1
Date: 7/20/2022	Date: 7/20/2022		

Plat Showing Saunders Ridge Estates Subdivision

Situated in the SE1/4 of the SW1/4 of Section 32,
Township 5 North, Range 1 West, Boise Meridian,
City of Star, Ada County, Idaho,
2023



Legend

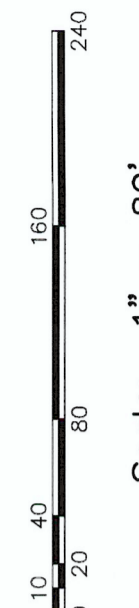
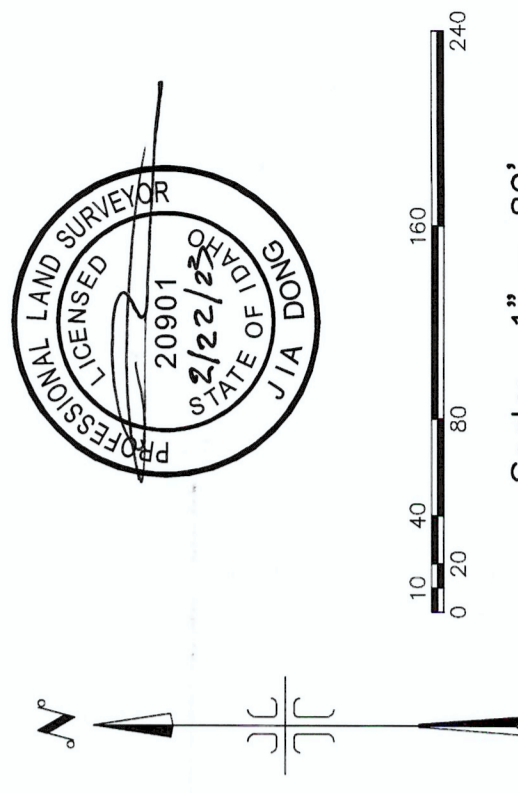
- Found 5/8" Iron Pin, PLS 11118, Unless Otherwise Noted
- Found Brass Cap Monument
- ⊙ Found 5/8" Iron Pin w/ PLS 11118, Re-cap w/ Aluminum Cap Monument
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 20901"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 20901"
- △ Calculated Point, Nothing Found or Set
- Found 5/8" Iron Pin w/ PLS 18811
- Destroyed during construction. Replace w/ 5/8" Iron Pin w/ PLS 20901
- ① Lot Number
- Subdivision Boundary Line
- Parcel Line
- Right-of-Way Line
- Lot Line
- Section Line
- Centerline
- Utility, Drainage and Public Utility Easement Line
- Access Easement Line
- Pressure Irrigation Easement Line
- Pressure Irrigation Easement Line
- Storm Drain Easement Line
- Easement Dimensions
- (X) Record Data

Notes:

1. A ten (10) foot wide property drainage, irrigation and public utility easement is hereby designated along the subdivision boundary line as shown.
2. Lot 6, Block 1 is a common lot which shall be owned and maintained by the Homeowner's Association. All common lots are subject to a blanket public utility easement.
3. All of Lot 6, Block 1 is subject to a ingress/egress easement.
4. Maintenance of any irrigation or irrigation drainage pipe or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.
5. Lots 3, 4, and 5, Block 1 shall take access from the common driveway adjacent to the existing N. Greengate Way. Lots 1 and 2, Block 1 shall take access from the common driveway adjacent to the existing N. Cherry Grove Way. Maintenance for the common driveway is as provided for in the covenants, conditions, and restrictions for this subdivision.
6. Minimum building setback lines shall be in accordance with the zoning ordinance at the time of issuance of any building permit. All lot, parcel and tract sizes shall meet dimensional standards established in the zoning ordinance.
7. This development recognizes Idaho code, title 22, chapter 45 Right to Farm Act, section 22-4503, 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 nuisance the time it began or was constructed. The provisions of this section shall not apply when nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
8. Irrigation easement instrument No. _____.
9. Irrigation water will be provided by the Farmers Union Ditch Company and HRM Pipeline in compliance with Idaho code section 31-3805(1)(b). All lots within this subdivision will be entitled to water rights, and will be obligated for assessments from the Homeowners Association, HMR Pipeline and Farmers Union Ditch Company, per agreement instrument No. _____.
10. Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.
11. Lots 2 and 5, Block 1 are servient to and contain the Ada County Highway District Storm Water Drainage System. These Lots are encumbered by the certain first amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as instrument #2015-103256, official records of Ada County, and incorporated herein by this reference if set forth in full (The "Master Easement"). The Master Easement and the storm water drainage system are dedicated to Ada County Highway District pursuant to Section 40-2302, Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system.

Line Table	
Line	Bearing Length
L1	N00°35'58"E 30.00'
L2	N51°49'55"W 49.20'
L3	N89°24'02"W 20.00'

Easement Line Table	
Line	Bearing Length
L4	N00°30'04"E 17.20'
L5	N89°24'02"W 153.07'
L6	N44°24'02"W 193.46'



Reference Documents:

Deed Inst. No.s: 2021-026806, 2021-054974.
ROS Inst. No.s: 12707.
Subdivisions: Greendale No. 2, Greendale No. 3, Greendale No. 4, Collina Vista No. 2.

Surveyor's Narrative:

The purpose of this survey is to subdivide the property shown hereon. The property is a portion of unplatted lands. Abutted by Collina Vista Subdivision, Greendale Subdivision No. 2, 3, and 4. Monumentation found and shown per said plats, ROS Inst. No. 12707 are in substantial agreement. Thus said found monuments were held as controlling corners for this map.

Book _____ Page _____



**IDAHO
SURVEY
GROUP, LLC**

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Job No. 21-556
Sheet 1 of 3

Saunders Ridge Estates Subdivision

Certificate Of Owners

Know all men by these presents: That Gary Reid Saunders and Carol Lane Saunders, are the Owners of the Property described as follows:

A parcel of land located in the SE1/4 of the SW1/4 of Section 32, Township 5 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

Commencing at the S1/4 corner of said Section 32 from which the W1/16 corner of said Section 32 bears North 89°24'02" West, 1,318.01 feet;

thence along the South boundary line of said Section 32 North 89°24'02" West, 168.44 feet to the Northeast corner of Lot 13, Block 2 of Greendale Subdivision No. 2 as filed in Book 118 of Plats at Pages 18240-18242, records of Ada County, Idaho, said point also being the REAL POINT OF BEGINNING;

thence continuing along said South boundary line and along the North boundary line of said Greendale Subdivision No. 2 and the North boundary line of Greendale Subdivision No. 3 as filed in Book 121 of Plats at Pages 18883-18885, records of Ada County, Idaho North 89°24'02" West, 1149.57 feet to the W1/16 corner of said Section 32, said point also being the NW corner of said Greendale Subdivision No. 3 and the SE corner of Collina Vista Subdivision No. 2 as filed in Book 121 of Plats at Pages 19076-19078, records of Ada County, Idaho;

thence along the East boundary line of said Collina Vista Subdivision No. 2 North 00°00'11" East, 174.00 feet;

thence leaving said East boundary line and along a line parallel with the South boundary line of said SE1/4 of the SW1/4 South 89°24'02" East, 1151.09 feet ;

thence along a line parallel with the East boundary line of said SE1/4 of the SW1/4 South 00°30'04" West, 174.00 feet to the REAL POINT OF BEGINNING. Containing 4.60 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat, as shown hereon. The easements and private roads indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from an existing City of Star main line located adjacent to the subject Subdivision, and the Star Sewer and Water District has agreed in writing to serve all the lots in this Subdivision.

Gary Reid Saunders

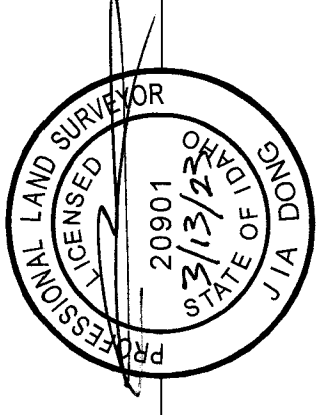
Gary Saunders

Carol Lane Saunders

Gary Saunders

Certificate of Surveyor

I, Jia Dong, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" is drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.



Jia Dong

P.L.S. No. 20901

Acknowledgment

State of Idaho }
County of Ada } s.s.

On this _____ day of _____, 2023, before me, the undersigned, a notary public in and for said state, personally appeared (Gary Reid Saunders), known or identified to me to be the person whose name is subscribed within and who acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires _____

Notary Public, State Of Idaho
Residing In Boise, Idaho

Acknowledgment

State of Idaho }
County of Ada } s.s.

On this _____ day of _____, 2023, before me, the undersigned, a notary public in and for said state, personally appeared (Carol Lane Saunders), known or identified to me to be the person whose name is subscribed within and who acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires _____

Notary Public, State Of Idaho
Residing In Boise, Idaho

Book

Page

IDAHO
SURVEY
GROUP, LLC



9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Job No. 21-556
Sheet 2 of 3

Saunders Ridge Estates Subdivision

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Central District Health

County Surveyor

Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, 20____.

Commission President

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Star, Ada County, Idaho, hereby approve this plat.

City Engineer

Date

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

County Treasurer

Date

Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

Approval of City Council

I, the undersigned, Clerk in and for the City of Star, Ada County, Idaho do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20____, this plat was duly accepted and approved.

City Clerk, Star, Idaho

County Recorder's Certificate

State of Idaho }
County of Ada } ss. Instrument No. _____

I hereby certify that this instrument was filed at the request of Idaho Survey Group, LLC,

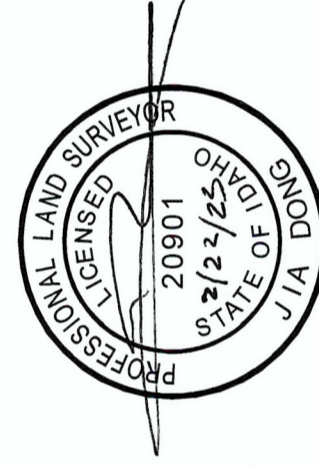
at _____ minutes past _____ o'clock _____ M.,

this _____ day of _____, 20____ in Book _____ of Plats at

Pages _____ through _____

Fee \$ _____

Deputy _____ Ex-Officio Recorder _____



Book _____ Page _____

IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
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Job No. 21-556
Sheet 3 of 3