



## CITY OF STAR

# LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star - Planning & Zoning Department *Shen T. Mink*

**MEETING DATE:** **December 5, 2023**

**FILE(S) #:** FP-23-15, Final Plat, Madenford Estates Subdivision, Unit 2

### REQUEST

The Applicant is requesting approval of a Final Plat for Madenford Estates Subdivision No. 2, consisting of 15 residential lots and 3 common lots on 5.00 acres. The subject property is located at 9424 W. Madenford Lane, generally located north of Beacon Light Road and west of N. Pollard Road. Ada County Parcel No. R5432520200.

**REPRESENTATIVE:**

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

**OWNER/APPLICANT:**

Brad Candau  
345 N. Stony Brook Way  
Eagle, Idaho 83616

### PROPERTY INFORMATION

Land Use Designation -	Residential R-3-DA
Acres -	5.00 acres
Residential Lots -	15
Common Lots -	3
Commercial Lots -	0

### HISTORY

October 4, 2022 Council approved applications for Annexation and Zoning (AZ-22-06), Development Agreement (DA-22-06), and Preliminary Plat (PP-22-11) for Madenford Estates Subdivision, Unit 2. The preliminary plat was approved for 15 single family residential lots, 3 common lots on 5 acres.

## GENERAL DISCUSSION

The Final Plat layout generally complies with the approved Preliminary Plat. The preliminary plat was approved with 15 residential lots.

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

The Preliminary Plat submitted contains 15 single family residential lots and 4 common area lots on 5.0 acres with a proposed density of 3.0 dwelling units per acre. The lots will have access and frontage from a public street. Lots will range in size from 9,304 square feet to 11,283 square feet with the average buildable lot being 10,218 square feet. The submitted preliminary does not identify street widths or size of the proposed sidewalk. All roads must be in a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. All internal sidewalks must be detached, concrete and a minimum of five feet wide. Primary access for the development will be on W. Trident Ridge Drive through the Cresta Del Sol development to the west. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. Open space must be 15 percent of the gross parcel size with 10 percent of the gross parcel size in usable open space.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a walking path that goes around the perimeter of the development and connects into the sidewalk of Cresta Del Sol on the west.

### **ADDITIONAL DEVELOPMENT FEATURES:**

- Sidewalks  
Internal sidewalks shall be detached, concrete and a minimum of five feet (5') wide throughout the development.
  
- Lighting  
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **Applicant has provided a streetlight plan but has not provided a street light design/cut sheet for City approval. The plan meets City code for light locations. Applicant will be required to work with Staff and submit a cut sheet and design before signature of the final plat.**
  
- Street Names  
**Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat.**

- Subdivision Name  
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development. **The subdivision name approved shall match the final plat prior to signatures on the mylar.**
- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for both the open space and street trees.**
- Setbacks – **The subdivision will adhere to the setbacks of the R-3 zoning designation noted earlier in this report.**
- Block lengths – The only block in the development meets the 750' block length requirement.
- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. This shall be located on lot 18 with the cluster facing north and accessible from W. Trident Ridge Court.

Phasing – The development is proposing to be built out in two phases however, Phase 1 will be the lot to the east and not annexed into the City of Star but split in the county. Phase 2 will be this development, annexed into the City of Star as proposed in this report.

#### **Staff analysis of Final Plat Submittal:**

Lot Layout – The gross density of Madenford Estates Subdivision, Unit 2 is 3.0 du/acre, with lots ranging in size from 9,304 square feet to 11,283 square feet.

#### Common/Open Space and Amenities

- Connected Walking Path

#### **ADDITIONAL DEVELOPMENT FEATURES:**

- Sidewalks  
**Internal sidewalks shall be a minimum of five feet (5') wide, detached concrete with an eight-foot (8') landscape strip.**
- Roadways

**All roads shall be 36 feet from back of curb to back of curb as required in the Unified Development Code Section 8-6B-2.**

- Lighting  
Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan. All proposed light locations satisfy City code. **Applicant has provided a streetlight plan but has not provided a street light design/cut sheet for City approval. The plan meets City code for light locations. Applicant will be required to work with Staff and submit a cut sheet and design before signature of the final plat.**
- Street Names  
**The Applicant has provided documentation from Ada County that the street name proposed has been changed to West Novato Court. This will need to be reflected accurately on the final plat prior to signing the mylar.**
- Subdivision Name  
Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development. **The subdivision name approved shall match the final plat prior to signatures on the mylar. The applicant shall revise the subdivision name to read "Madenford Estates Subdivision No.2".**
- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for both the open space and street trees.**
- Setbacks – The subdivision will adhere to the setbacks of the R-3 zoning designation and no waivers have been granted.
- Block lengths – The only block in the development meets the 750' block length requirement.
- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. This shall be located on lot 18 with the cluster facing north and accessible from W. Novato Court. **The mailbox cluster needs to be covered and internally lit with white LED lights. A plan of the cover will be required prior to signing the mylar.**

Phasing – The development is proposed to be built out in two phases. However, Phase 1 will be the lot to the east and not annexed into the City of Star but split in the county. Phase 2 will be this development, annexed into the City of Star as proposed in this report.

**PUBLIC NOTIFICATIONS**

Notifications of this application were sent to agencies having jurisdiction on October 24, 2023.

October 25, 2023	ITD	No Objections
October 24, 2023	City & SSWD Engineer	No Objections

**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**

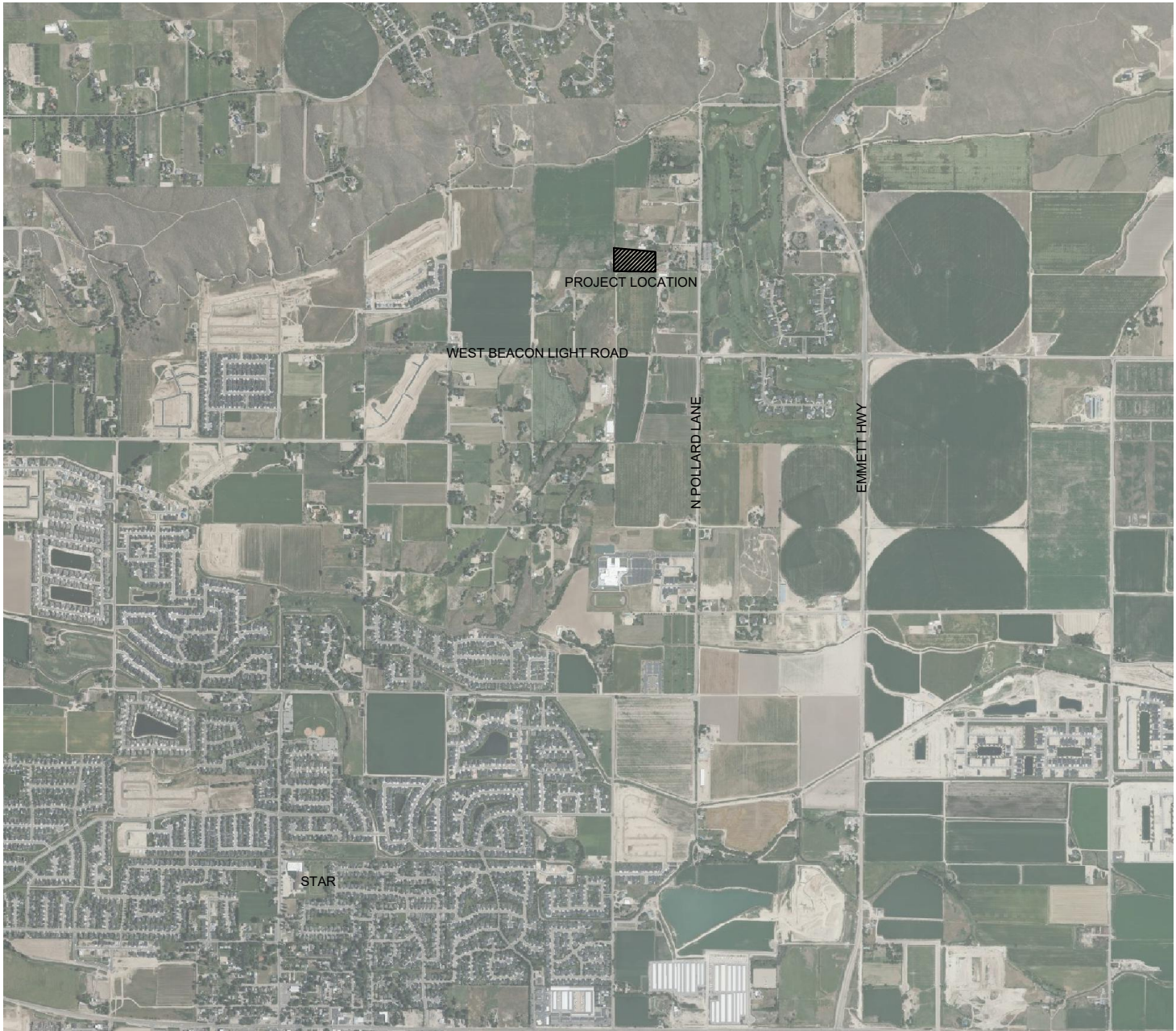
- **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$1000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$15,000.00. The City will allocate funds to roadway improvements in the vicinity of the project. This phase has 15 residential lots for a fee of \$15,000.00 (15 x \$1000.00).**

- **All roads shall be 36 feet from back of curb to back of curb as required in the Unified Development Code Section 8-6B-2.**
- **All sidewalks shall be a minimum of 5 feet wide and detached as required by the Unified Development Code Section 8-4A-17.**
- Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a streetlight design that meets city standards prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
- **The mailbox cluster shall be covered and internally lit with white LED lights. A plan of the cover will be required prior to signing the mylar.**
- **Provide solid, livestock fencing along the entire northern boundary of development and coordinate with neighbor to the north on the exact type.**
- **Add right-to-Farm Act note to the Final Plat.**
- **Lots 2 & 17 shall be limited to one-story homes**
- **The Applicant shall use a "sheepsfoot" when practical during compaction of the pond area on the site.**
- **Proposed landscape berm shall be constructed at a 3:1 slope.**
- The approved Preliminary Plat for Madenford Estates Subdivision, Unit 2 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 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.
- 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.
- All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 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.
- 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)
- A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.

- 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.
- 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.
- 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.)
- A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
- 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.
- A separate sign application is required for any subdivision sign.
- As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
- 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.
- 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.
- 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.
- A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
- All common areas shall be maintained by the Homeowners Association.
- 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.**
- A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
- **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.**
- Any additional Condition of Approval as required by Staff and City Council.

<b>COUNCIL DECISION</b>
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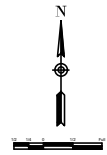
The Star City Council \_\_\_\_\_ File # FP-23-15 Madenford Estates Subdivision, Unit 2 Final Plat, on \_\_\_\_\_, 2023.



PRELIMINARY PLAT FOR  
**MADENFORD ESTATES  
 UNIT 2**

A PORTION OF THE NORTHWEST 1/4 OF THE  
 SOUTHWEST 1/4 OF SECTION 33, T.5N., R. 1W.,  
 BOISE MERIDIAN, CITY OF STAR, ADA COUNTY,  
 IDAHO.

SEPTEMBER 2023 SCALE: 1" = 750' SHEET 1 OF 1



**Graphic Scale:**

Attention is Drawn to the Fact That Drawing Scales May be  
 Altered During Reproduction Processes. Scales Shown  
 Herein are Based on a Full Scale Sheet Size of 8.5" x 11".  
 Scale: 1" = 750'

**ACKERMAN  
 ESTVOLD**  
 7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714  
 208.853.8470 · www.ackerman-estvold.com  
PLAT. ID. T. 5N. R. 1W. SECTION 33. ID.

**MADENFORD ESTATES UNIT 2  
 VICINITY MAP**  
 3605 N POLLARD LANE, STAR, ID

DRAWN BY: AMC  
 CHECKED BY: AMC  
 DATE: 09/05/2023

#	-/-
#	-/-
#	-/-



FINAL PLAT  
**1.0**



September 5, 2023

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

**RE: Letter of Intent and Statement of Compliance**

To whom it may concern,

This is a Letter of Intent for Madenford Estates Unit 2 Subdivision, consisting of a 5.00-acre parcel at 3605 North Pollard Lane, Star, Idaho. The proposed plat consists of 15 single-family residential lots and has a gross density of 3.0 dwelling units per acre. The single-family lots vary from 0.21 acres to 0.26 acres, with an average of 0.23 acres.

The open space consists of an 8' wide concrete pedestrian walkway located in common lots 1 and 18. The total open space makes up approximately 15.8% of the entire area of the property.

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

1. The bearing for each lot was adjusted accordingly to be parallel to reference R1.

Respectfully submitted,



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



# FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-23-15</u>
Date Application Received: <u>9-12-2023</u> Fee Paid: <u>\$2480.00</u>
Processed by: City: <u>Barbara Norgrove</u>

## Applicant Information:

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

Applicant Name: Brad Candau  
Applicant Address: 345 N. Story Brook Way, Eagle, ID Zip: 83616  
Phone: 925-963-3788 Email: bradca@aol.com

Owner Name: Brad Candau  
Owner Address: 345 N. Story Brook Way, Eagle, ID Zip: 83616  
Phone: 925-963-3788 Email: bradca@aol.com

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

## Property Information:

Subdivision Name: Madenford Estates Unit 2 Subdivision Phase: 1

Parcel Number(s): R5432520200

Approved Zoning: R-3 Units per acre: 3.0

Total acreage of phase: 5.00 Total number of lots: 18

Residential:  Commercial: \_\_\_ Industrial: \_\_\_

Common lots: 3 Total acreage of common lots: 0.79 Percentage: 15.8%

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

Special Flood Hazard Area: total acreage 0.00 number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>15</u>	<u>15</u>
Number of Common Lots:	<u>3</u>	<u>3</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>W. Trident Ridge Court</u>	<u>W. Trident Ridge Court</u>

Amenities: 8' Wide Meandering Concrete Pedestrian Walkway in Lots 1 and 18.

8' Wide Meandering Concrete Pedestrian Walkway in Lots 1 and 18.

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

Subdivision Name: Madenford Estates Unit 2 Subdivision Phase: 1

Special Flood Hazard Area: total acreage 0.00 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.: 16001C0130J  
 FIRM effective date(s): mm/dd/year 06/19/2020  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X  
 Base Flood Elevation(s): AE     .0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

**Application Requirements:**

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

Applicant (√)	Description	Staff (√)
<input checked="" type="checkbox"/>	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.	
<input checked="" type="checkbox"/>	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> <li>• Gross density of the phase of the Final Plat submitted</li> <li>• Lot range and average lot size of phase</li> <li>• Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>• List any specific approved building setbacks previously approved by Council.</li> </ul>	
<input checked="" type="checkbox"/>	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
<input checked="" type="checkbox"/>	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 <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
<input checked="" type="checkbox"/>	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
<input checked="" type="checkbox"/>	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
<input checked="" type="checkbox"/>	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	
<input checked="" type="checkbox"/>	Electronic copy of the Final landscape plan**	

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

**FEE REQUIREMENT:**

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

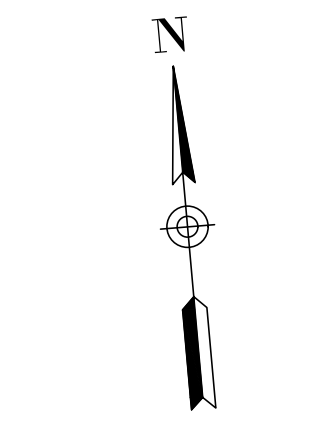
\_\_\_\_\_  
Applicant/Representative Signature

\_\_\_\_\_  
Date

# PRELIMINARY PLAT FOR MADENFORD ESTATES UNIT 2

A PORTION OF THE NORTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 33, T.5N., R. 1W.,  
BOISE MERIDIAN, ADA COUNTY, IDAHO.

SEPTEMBER 2022 SCALE: 1" = 30' SHEET 1 OF 1



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be  
Altered During Reproduction Processes. Scales Shown  
Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 30'

### LEGEND:

- SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 18350
- ▲ FOUND MONUMENT AS NOTED
- CALCULATED POINT - NOTHING FOUND OR SET
- B.O.B. BASIS OF BEARING
- CP&F CORNER PERPETUATION AND FILING RECORD

- SUBJECT PARCEL
- PROPERTY LINE
- REFERENCE BOUNDARIES
- EASEMENT

### PRELIMINARY PLAT DATA

TOTAL SITE AREA	5.00 ACRES
SINGLE-FAMILY RESIDENTIAL (70.40%)	3.52 ACRES
RIGHT-OF-WAY (13.80%)	0.69 ACRES
COMMON AREA (15.80%)	0.79 ACRES
EXISTING ZONING	RUT
PROPOSED ZONING	R-3
SINGLE-FAMILY RESIDENTIAL LOTS	15
OPEN SPACE/COMMON LOTS	3
PUBLIC ROAD	1
TOTAL LOTS	19
GROSS RESIDENTIAL DENSITY	3.00 DU/ACRE
NET RESIDENTIAL DENSITY (EXCLUDES PUBLIC STREET & OPEN SPACE)	4.26 DU/ACRE

### AMENITIES

1. WALKING PATHWAYS

### NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT
2. SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 16001C01301 DATED 06/19/2020.
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIFTEEN (15) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
4. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
5. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
6. IRRIGATION WATER SHALL BE PROVIDED FROM THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
7. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED IN THE DEVELOPMENT AGREEMENT.
8. LOTS 1, 10, AND 18 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY MADENFORD ESTATES UNIT 2 HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
9. LOT 10 HAS BEEN PROVIDED FOR THE FARMERS UNION DITCH COMPANY AND IS SUBJECT TO MAINTENANCE AND EASEMENTS FOR THE FARMERS UNION DITCH COMPANY.
10. LOT 19 IS A PUBLIC ROAD LOT FOR ACCESS TO LOTS 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, AND 17. THIS LOT WILL BE COVERED BY A BLANKET EASEMENT FOR UTILITIES AND DRAINAGE. THIS LOT SHALL BE OWNED AND MAINTAINED BY ADA COUNTY.
11. LOT 18 WILL CONTAIN AN UNDERGROUND SEEPAGE BED FOR DRAINAGE OF THE SUBDIVISION.

### OWNER OF RECORD

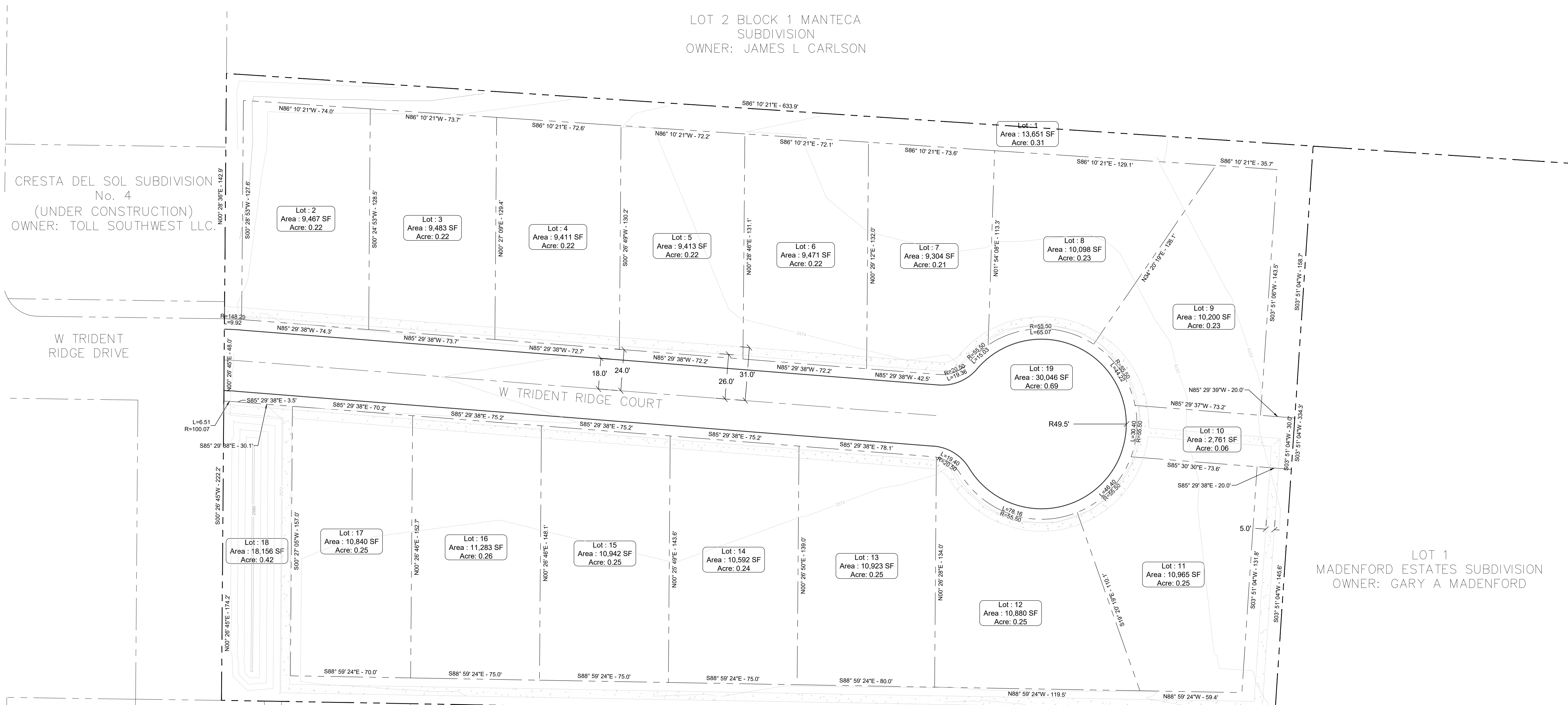
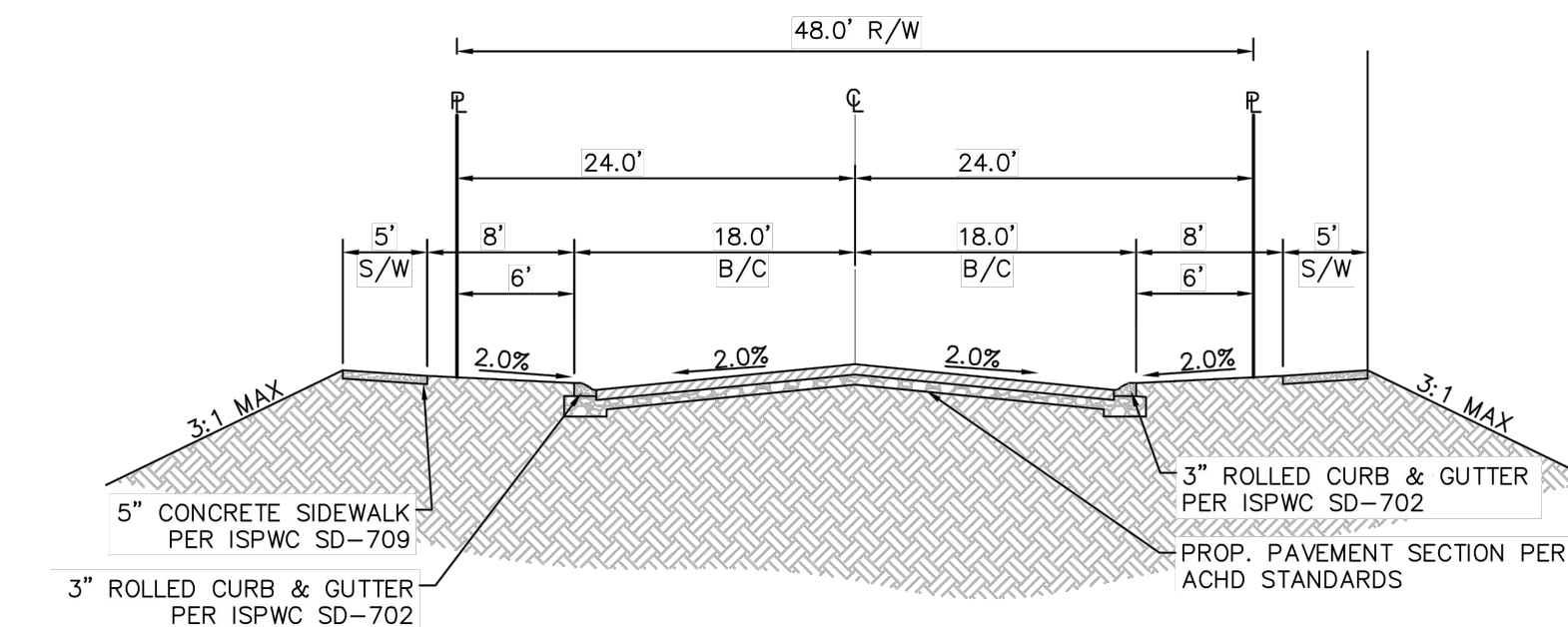
GARY MADENFORD  
3605 N POLLARD LANE  
STAR, ID 83669

### DEVELOPER

BRAD CANDAU  
349 N STORY BOOK WAY  
EAGLE, ID 83616

### ENGINEER

ANTONIO CONTI  
7661 WEST RIVERSIDE DR., STE 102  
GARDEN CITY, ID 83714



CRESTA DEL SOL SUBDIVISION  
No. 4  
(UNDER CONSTRUCTION)  
OWNER: TOLL SOUTHWEST LLC.

W TRIDENT  
RIDGE DRIVE

W TRIDENT  
RIDGE COURT

LOT 1  
MADENFORD ESTATES SUBDIVISION  
OWNER: GARY A MADENFORD

CRESTA DEL SOL SUBDIVISION No. 2  
(UNDER CONSTRUCTION)  
OWNER: TOLL SOUTHWEST, LLC.



MADENFORD ESTATES UNIT 2  
PRELIMINARY PLAT

DRAWN BY: KES  
CHECKED BY: AMC

DATE: 09/30/2022

# --/--  
# --/--  
# --/--

PRELIMINARY  
PLAT

1.0

ACKERMAN  
ESTVOLD

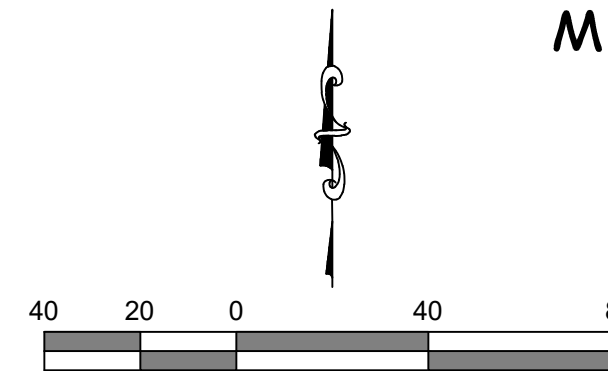
7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714  
208.853.6470 · www.ackerman-estvold.com  
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

# MADENFORD ESTATES UNIT 2 SUBDIVISION

A RESUBDIVISION OF LOT 2 BLOCK 1 MADENFORD ESTATES SUBDIVISION BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, T.5N., R. 1 W., BOISE MERIDIAN, ADA COUNTY, IDAHO.

SEPTEMBER 2023 SCALE: 1" = 40' SHEET 1 OF 3

ALUM DISK  
W 1/4 SEC 33  
CP&F 2015005617



GRAPHIC SCALE:

ATTENTION IS DRAWN TO THE FACT THAT DRAWING SCALES MAY BE ALTERED DURING REPRODUCTION PROCESSES. SCALES SHOWN HEREON ARE BASED ON A FULL SCALE SHEET SIZE OF 18" X 27".

SCALE: 1" = 40'

### REFERENCES

R1 MADENFORD ESTATES SUBDIVISION, BOOK 126, PAGE 20269-20271

### LEGEND:

● SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 18350

▲ FOUND MONUMENT AS NOTED

B.O.B. BASIS OF BEARING

M MEASURED DISTANCE

--- SUBJECT PARCEL

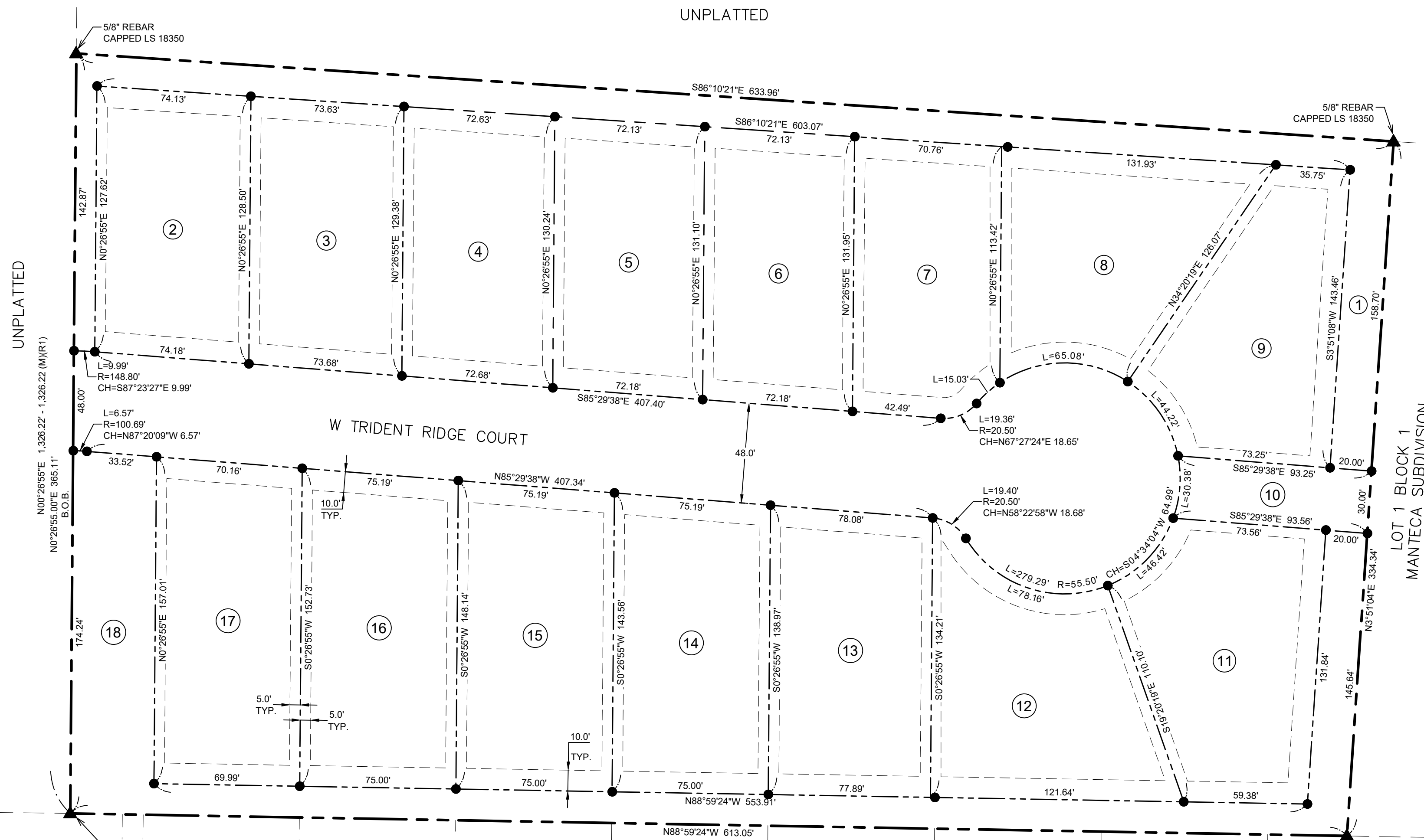
--- PROPERTY LINE

--- REFERENCE BOUNDARIES

--- EASEMENT LINE

### NOTES:

1. BASIS OF BEARING: WEST LINE SW 1/4 OF SECTION 33 SHOWN AS N00°26'55"E.
2. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF THE ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
3. EASEMENTS TO BE PROVIDED PER CITY OF STAR STANDARDS.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF RE-SUBDIVISION.
5. LOTS 1, 10, AND 18 ARE COMMON AREA LOTS HAVING A BLANKET EASEMENT FOR ACCESS, PUBLIC UTILITIES, PRESSURE IRRIGATION AND DRAINAGE, AND WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
6. THE OWNER HAS PROVIDED IRRIGATION WATER TO EACH LOT THROUGH A PRESSURE IRRIGATION SYSTEM TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WILL BE SUBJECT TO ASSESSMENTS FROM THE HOMEOWNERS ASSOCIATION.
7. ALL LOT LINES COMMON TO ANY PRIVATE ROADS, REAR LOT LINES, EXTERIOR BOUNDARY LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT TEN FOOT WIDE (10') EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE. INTERIOR LOT LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT FIVE FOOT WIDE (5') EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
8. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR ALL STORMWATER AND DRAINAGE FACILITIES TO CONTAIN ALL WATER TO THE PROPERTY. NO DISCHARGE SHALL ENTER THE RIGHT-OF-WAY DITCHES.
9. DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE EFFECTIVE BUILDING AND ZONING REQUIREMENTS AT TIME OF BUILDING PERMIT ISSUANCE.
10. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION, WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."



UNPLATTED

UNPLATTED

LOT 1 BLOCK 1  
MANTECA SUBDIVISION

CRESTA DEL SOL SUBDIVISION No. 2  
BOOK 125 PAGE 19623-19625



## Shawn Nickel

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**From:** Ryan Morgan  
**Sent:** Tuesday, October 24, 2023 1:44 PM  
**To:** Barbara Norgrove; Shawn Nickel  
**Cc:** Ryan Field  
**Subject:** RE: Agency Transmittal - Madenford Estates Subdivision No. 2 Final Plat

I have no comments from City or SSWD.

**Ryan V. Morgan, PE, CFM**  
**City Engineer**  
City of Star  
P.O. Box 130  
Star, ID 83669  
Office: 208-908-5458  
Mobile: 208-440-1534



*"The brightest jewel in the Gem State"*

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**From:** Barbara Norgrove <bnorgrove@staridaho.org>  
**Sent:** Tuesday, October 24, 2023 1:33 PM  
**To:** jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3Development.Services@itd.idaho.gov; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; bryce@sawtoothlaw.com; gtiminsky@starfirerescue.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@starfirerescue.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; gmprdjulie@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@staridaho.org>; Kerry.schmidt@intgas.com; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Vincent.Trimboli@itd.idaho.gov; zsmith@adacounty.id.gov; CalahanH <CalahanH@landproDATA.com>; Brian.Duran@itd.idaho.gov; Saran Becker <Saran.Becker@itd.idaho.gov>  
**Cc:** Shawn Nickel <snickel@staridaho.org>  
**Subject:** FW: Agency Transmittal - Madenford Estates Subdivision No. 2 Final Plat

## Shawn Nickel

---

**From:** Saran Becker <Saran.Becker@itd.idaho.gov>  
**Sent:** Wednesday, October 25, 2023 12:47 PM  
**To:** Barbara Norgrove; Shawn Nickel  
**Subject:** RE: Agency Transmittal - Madenford Estates Subdivision No. 2 Final Plat

Hi Barbara and Shawn,

ITD does not object to the proposed application as presented at this time.

Thank you,

Saran J Becker  
District 3 - Development Services Coordinator

8150 W Chinden Blvd, Garden City, ID 83714  
Phone: (208) 334-8377  
Email: [saran.becker@itd.idaho.gov](mailto:saran.becker@itd.idaho.gov)



**Your Safety • Your Mobility**  
**Your Economic Opportunity**

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**From:** Barbara Norgrove <bnorgrove@staridaho.org>  
**Sent:** Tuesday, October 24, 2023 1:33 PM  
**To:** jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; bryce@sawtoothlaw.com; gtiminsky@starfirerescue.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@starfirerescue.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; gmprdjulie@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; Cheryl.Implach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@staridaho.org>; Kerry.schmidt@intgas.com; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; CalahanH <CalahanH@landproDATA.com>; Brian Duran <Brian.Duran@itd.idaho.gov>; Saran Becker <Saran.Becker@itd.idaho.gov>  
**Cc:** Shawn Nickel <snickel@staridaho.org>  
**Subject:** FW: Agency Transmittal - Madenford Estates Subdivision No. 2 Final Plat

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