



CITY OF STAR

LAND USE STAFF REPORT

MEMO

TO: Mayor & Council

FROM: City of Star – Planning & Zoning 

MEETING DATE: July 21, 2026

FILE(S) #: TE-26-03 Time Extension Rivermoor Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

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

REQUEST

Request: The Applicant is seeking approval of a time extension for Rivermoor Subdivision, consisting of 252 residential lots and 22 common lots, and Private Streets. The property is located at 7290 N. Stonebriar Lane in Star, Idaho and consists of 130.51 acres with a proposed density of 1.93 dwelling units per acre. The subject property is generally located on the north side at the east end of W. Joplin Road. Ada County Parcel No's. S0416347100, S0421212600 & S0421234110.

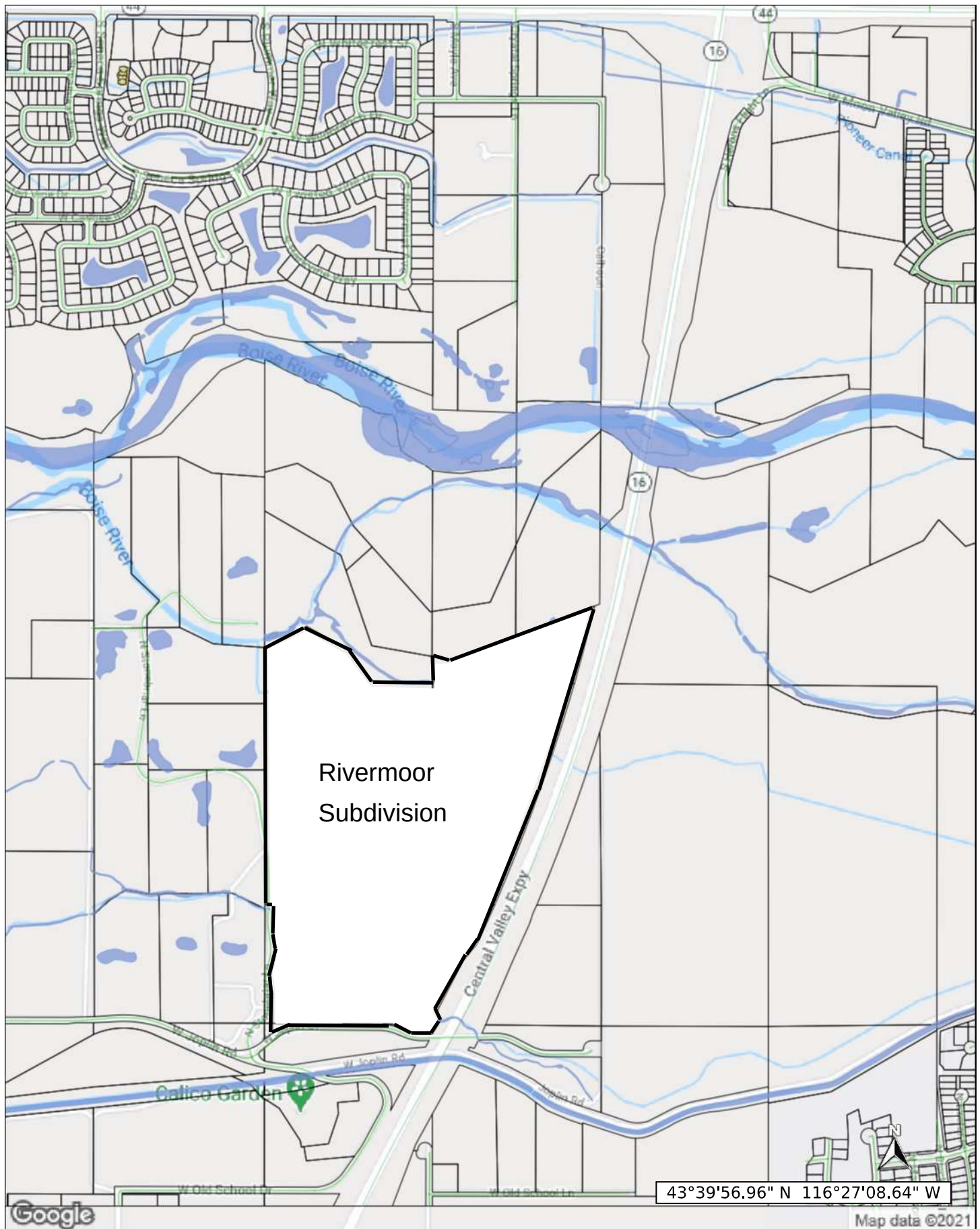
SUMMARY

The original preliminary plat was approved by Council on July 20, 2021. An administrative time extension was approved by the Administrator on July 10, 2023 for one year. On May 22, 2024, the applicant filed a time extension for an additional year to submit a final plat for the development. The applicant has requested an additional 1-year time extension that must be approved by the City Council. The Administrator recommended a two (2) year extension, as allowed in Section 8-6A-8C of the UDC. Council approved the new expiration date for signature of the final plat by the City Engineer is July 20, 2026. On June 14, 2026, the applicant requested an additional time extension for the development.

The applicant has stated that the project engineer is still working on approval of the 404 permit from Army Corp of Engineers. Therefore, the applicant is requesting a one-year time extension. The Administrator is hereby recommending another two (2) year extension, as allowed in Section 8-6A-8C of the UDC. The new expiration date for signature of the first phase of the final plat will be July 20, 2028.

Rivermoor Subdivision

VICINITY MAP



KENT BROWN PLANNING SERVICES

July 14, 2026

Star City Council
PO Box 130
Star, ID 83669

RE: Time Extension for the Final Plat of Rivermoor Subdivision

Dear Shawn:

On behalf of R-A Land LLC, please accept this request for a one-year time extension for Rivermoor Subdivision. Preliminary plat (PP-21-09) for Rivermoor Subdivision was originally approved on July 20, 2021. Staff approved an administrative time extension on August 6, 2024. The City Council approved a two-year extension with the plat expiring on July 20, 2026. The Project engineers have been working with the Amry Corp Engineers for their approval of 404 permit, so they begin the work on the site.

We therefore have approval of one year time extension. Thank you for your consideration requesting, if you have any questions please call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Brown". The signature is stylized with a large, prominent "K" and "B".

Kent Brown, Planner



City of Star
P.O. Box 130
Star, ID 83669
P: 208-286-7247

EXTENSION OF TIME APPLICATION

Applicant Information:

PRIMARY CONTACT IS Owner ☐ Representative ☒

Applicant Name: Kent Brown

Address: 3161 E Springwood Drive Meridian Idaho Zip: 83642

Phone: 208-871-6842 Fax: Email: kentlkb@gmail.com

Project Number(s): S0421234110; S0421223110; S0421212600 & S0416347100

All applicants are required to submit the following:

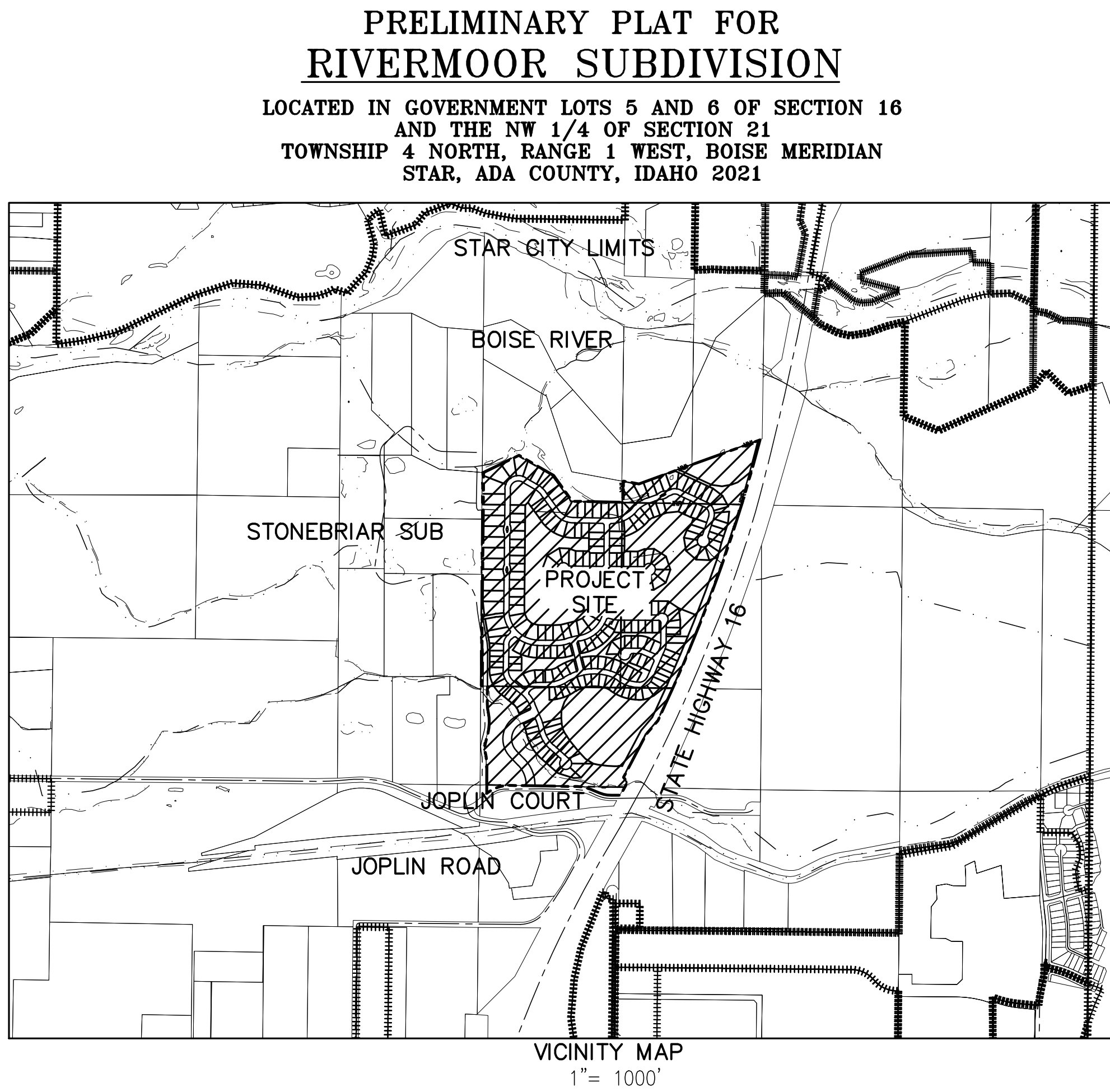
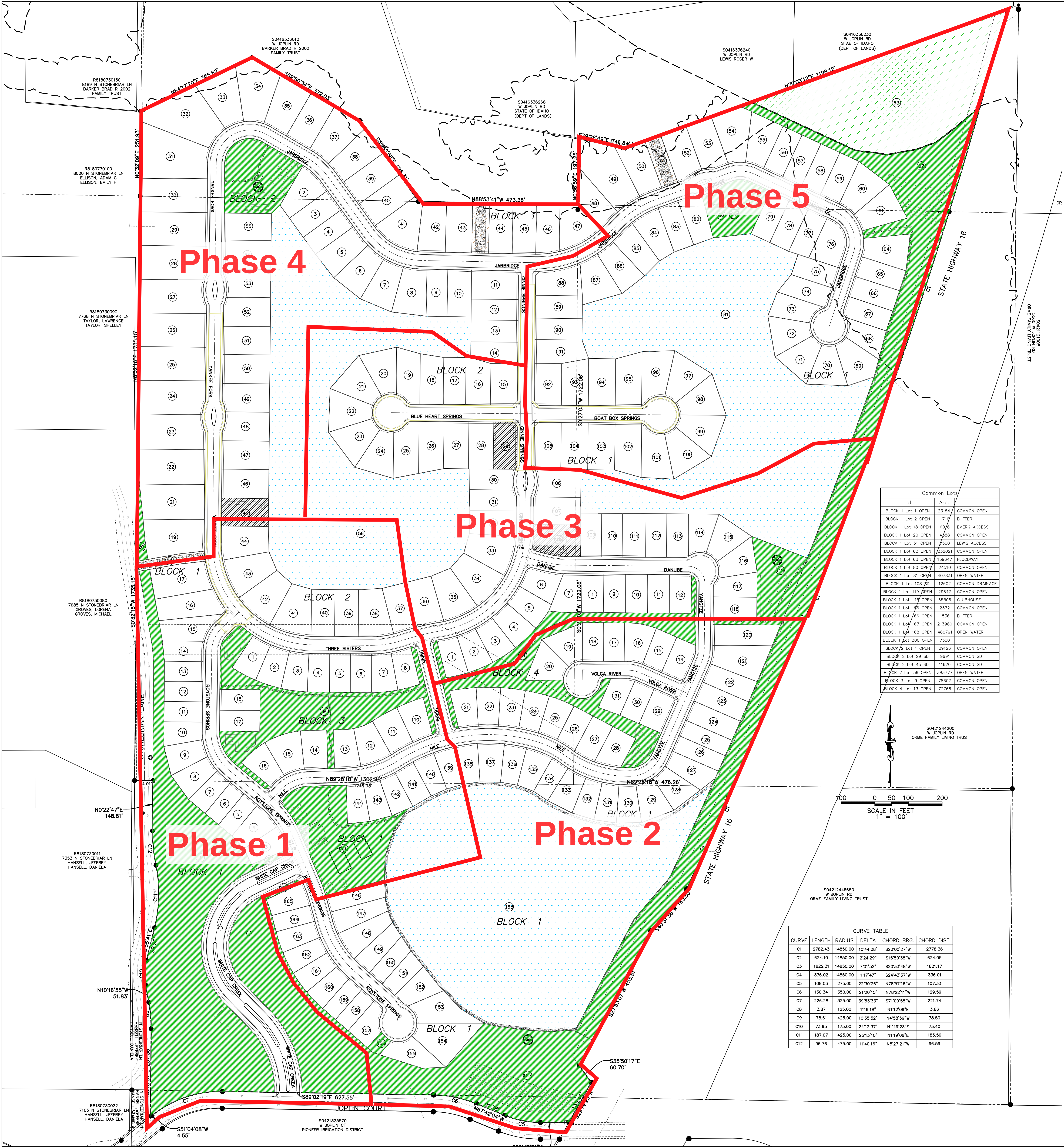
Description
Completed and signed Mod Application
Fee Paid
Narrative fully describing the proposed request, including but not limited to the following: • Date of original approval • Date the Approval will expire. • Reason for requesting extension of time. • Time period requested for an extension. (Narrative must be included with this form)
11"X17" Vicinity map showing the location of the subject property
Copy of Deed
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 is authorized to submit this application.

APPLICANT ACKNOWLEDGEMENT:

*** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architects, engineers, 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 June 15, 2026



PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	COVER SHEET, INDEX, COMMON LOT TABLE, NOTES & VICINITY MAP
PP-2	PRELIMINARY PLAT & STREET DETAILS
PP-3	CONCEPTUAL ENGINEERING PLAN, STREET DETAILS & CURVE TABLES
PP-4	CONCEPTUAL SEWER PROFILES & PARCEL TABLE

NOTES

- EAGLE CITY WATER AND STAR SEWER DISTRICT SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
- THE SUBJECT PROPERTY DOES NOT FALLS WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0140J EFFECTIVE JUNE 18, 2020.
- ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 12 (TWELVE) FEET ADJACENT TO ANY PUBLIC STREET. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 12 (TWELVE) FEET ADJACENT TO THE REAR LOT LINE. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 6 (SIX) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF STAR AT THE TIME OF SUBDIVISION APPROVAL.
- THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE HOA. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE NEW DRY CREEK DITCH COMPANY.
- THERE IS A 30' ITD EASEMENT ADJACENT TO HIGHWAY 16 AS SHOWN.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE DRAINAGE PONDING AND/OR SUBSURFACE INFILTRATION FACILITIES AS APPROVED BY ACDH.
- COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.
- DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH STAR CITY CODE OR AS PURSUANT TO THE DEVELOPMENT AGREEMENT ASSOCIATED WITH RZ-XX-20 OR ANY SUBSEQUENT MODIFICATIONS.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN, OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF STAR ZONING CODE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.

PLAT LEGEND

- PROPOSED FIRE HYDRANT
- STREET LIGHT
- EXISTING CONTOUR
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- ROAD CENTERLINE
- ROLLED CURB/GUTTER AND SIDEWALK
- LOT NUMBER
- LOT AREA
- BLOCK NUMBER
- STREET NAME
- HANDICAP RAMP

SURVEY LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION LINE

Common Lots	Area
BLOCK 1 Lot 1 OPEN	231547 COMMON OPEN
BLOCK 1 Lot 2 OPEN	17717 BUTTER
BLOCK 1 Lot 18 OPEN	6056 EMERG ACCESS
BLOCK 1 Lot 20 OPEN	4558 COMMON OPEN
BLOCK 1 Lot 51 OPEN	7500 LEWIS ACCESS
BLOCK 1 Lot 62 OPEN	232021 COMMON OPEN
BLOCK 1 Lot 63 OPEN	158647 FLOODWAY
BLOCK 1 Lot 80 OPEN	24510 COMMON OPEN
BLOCK 1 Lot 81 OPEN	407831 OPEN WATER
BLOCK 1 Lot 100 OPEN	12602 COMMON DRAINAGE
BLOCK 1 Lot 119 OPEN	29847 COMMON OPEN
BLOCK 1 Lot 145 OPEN	65506 CLUBHOUSE
BLOCK 1 Lot 156 OPEN	2372 COMMON OPEN
BLOCK 1 Lot 166 OPEN	1536 BUFFER
BLOCK 1 Lot 167 OPEN	213980 COMMON OPEN
BLOCK 1 Lot 168 OPEN	460791 OPEN WATER
BLOCK 1 Lot 300 OPEN	7500 COMMON OPEN
BLOCK 2 Lot 1 OPEN	39126 COMMON OPEN
BLOCK 2 Lot 29 SD	9691 COMMON SD
BLOCK 2 Lot 45 SD	11620 COMMON SD
BLOCK 2 Lot 56 OPEN	53777 OPEN WATER
BLOCK 3 Lot 9 OPEN	78607 COMMON OPEN
BLOCK 4 Lot 13 OPEN	72766 COMMON OPEN

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	2782.43	14850.00	1044°08'	S20°00'27"W	2778.36
C2	624.10	14850.00	224°29'	S15°50'38"W	624.05
C3	1822.31	14850.00	701°52'	S20°33'48"W	1821.17
C4	336.02	14850.00	117°47'	S24°43'37"W	336.01
C5	108.03	275.00	22°30'26"	N78°57'16"W	107.33
C6	130.34	350.00	21°20'15"	N78°22'11"W	129.59
C7	226.28	325.00	39°53'33"	S71°00'55"W	221.74
C8	3.87	125.00	146°18'	N11°20'06"E	3.86
C9	78.81	425.00	103°50'52"	N48°58'59"W	78.50
C10	73.95	175.00	241°23'37"	N149°23'37"E	73.40
C11	187.07	425.00	251°31'07"	N119°06'17"E	185.56
C12	96.76	475.00	11°40'16"	N52°27'21"W	96.59

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 130.51 ACRES
TOTAL LOTS - 274
TOTAL DWELLING UNITS - 251
BUILDABLE LOTS - 87
87 RESIDENTIAL - 252
COMMON LOTS - 22
DINITY DURORE - 192
MINIMUM LOT SIZE: 7,300 sf
AVERAGE LOT SIZE: XXXX sf

OPEN SPACE REQUIRED: 15%
TOTAL OPEN SPACE PROVIDED: 53.76 ac - 41%

ZONING
EXISTING: R-1
PROPOSED: R-2

SEWAGE DISPOSAL
STAR SEWER AND WATER DISTRICT

WATER SUPPLY
STAR SEWER AND WATER DISTRICT

CITY
STAR CITY

SCHOOL DISTRICT

WEST ADA

FIRE DISTRICT

STAR

IRRIGATION DISTRICT

EUREKA WATER CO

OWNERS
RAMA GROUP, LLC
1590W GAYLUSE CREEK DR
MERIDIAN, ID 83646

BOBAK FAMILY TRUST T36
PUERTO REAL CT
LAS VEGAS NV 89138

DEVELOPER

KEVIN AMAR
BALTIMORE COMPANY
9410 GAYLUSE CREEK
MERIDIAN ID 83646

ENGINEER
DAVID A. BAILEY, P.E.
DALEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE, ID 83616
208-696-0013

PLANNER/CONTACT
KEVIN BROWN
PLANNING SERVICES
3161 SPRINGWOOD DR
MERIDIAN, ID 83647
208-871-6842