



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning & Zoning Department

MEETING DATE: **October 6, 2026 – PUBLIC HEARING**

FILE(S) #: AZ-26064 Annexation and Zoning
DA-26-005 Development Agreement
PP-26066 Preliminary Plat for Jasper Ridge Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Applicant:

Sabrina Minshall
Hayden Homes
1020 N. Hickory, Ste. 100
Meridian, Idaho 83642

Owner:

All Saints Presbyterian Church
6154 N. Meeker, Ste. 225
Boise, Idaho 83713

Representative:

Mike Williams
South, Beck & Baird
2002 S. Vista Ave.
Boise, Idaho 83705

REQUEST

Request: The Applicant is requesting approval of an Annexation & Zoning (R-5), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 59 residential lots and common lots. The property is located on the east side of Can Ada Road in Star, Ada County, Idaho, and consists of 13.5 acres with a proposed density of 4.37 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located south of Joplin Road and north of Hwy 20/26. Ada County Parcel No. S0419325700.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT (Ada County)	South of the River Neighborhood Residential	Agriculture/Vacant Land
Proposed	Residential (R-5)	South of the River Neighborhood Residential	Single Family Residential
North of site	Residential (R-4)	South of the River Neighborhood Residential	Joplin Rim Subdivision
South of site	Residential (R-4)	South of the River Neighborhood Residential	Naismith Commons Subdivision
East of site	Residential (R-4)	South of the River Neighborhood Residential	Naismith Commons Subdivision
West of site	RR (Canyon County)	Mixed Use (MU)	Agriculture

Existing Site Characteristics: The property currently is vacant/bare ground.

Irrigation/Drainage District(s): Pioneer Irrigation District
P.O. Box 426
Caldwell, Idaho 83606

Flood Zone: This property is not located in a Special Flood Hazard Area.
Flood Zone: Zone X
FEMA FIRM Panel Number: 16001C0120J
Effective Date: 6/19/2020

Special On-Site Features:

- ★ Areas of Critical Environmental Concern – No known areas.
- ★ Evidence of Erosion – No evidence.
- ★ Fish Habitat – No.
- ★ Floodplain – No.
- ★ Mature Trees – None.
- ★ Riparian Vegetation – None.
- ★ 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.
- ★ Historical Assets – No historical assets have been observed.
- ★ Wildlife Habitat – No known sensitive wildlife habitat observed.

★

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	January 29, 2026
Neighborhood Meeting Held	June 30, 2026
Application Submitted & Fees Paid	July 21, 2026
Application Accepted	July 21, 2026
Residents within 300' Notified	September 14, 2026
Agencies Notified	September 3, 2026
Legal Notice Published	September 11, 2026
Property Posted	September 25, 2026

HISTORY

This property does not have any history of land use applications within the City of Star.

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1B-1: ANNEXATION AND ZONING; REZONE:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.
2. The city shall require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.
3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the

development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.

4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

C. Required Findings: The council shall review the application at the public hearing. In order to grant an annexation and zoning or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;
2. The map amendment complies with the regulations outlined for the proposed district;
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.
5. The annexation (as applicable) is in the best interest of city.

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:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front ⁽¹⁾	Rear	Interior Side	Street Side
R-5	35'	15' to living area 20' to garage face	15'	7.5' ⁽²⁾	20'

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 overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks 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 approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

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. Parkway 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:

1. Residential Elevations:

i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.

ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:

1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

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.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
- a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
 - b. **51 to 100 units = minimum of 7 architectural styles and/or floorplans**

- c. 101 and over units = minimum of 10 architectural styles and/or floorplans
3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
4. 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:

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:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- 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 subdivide in the future.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- 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.

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.

21.1 – South of the River Planning Area

Refer to the South of the River Area Document

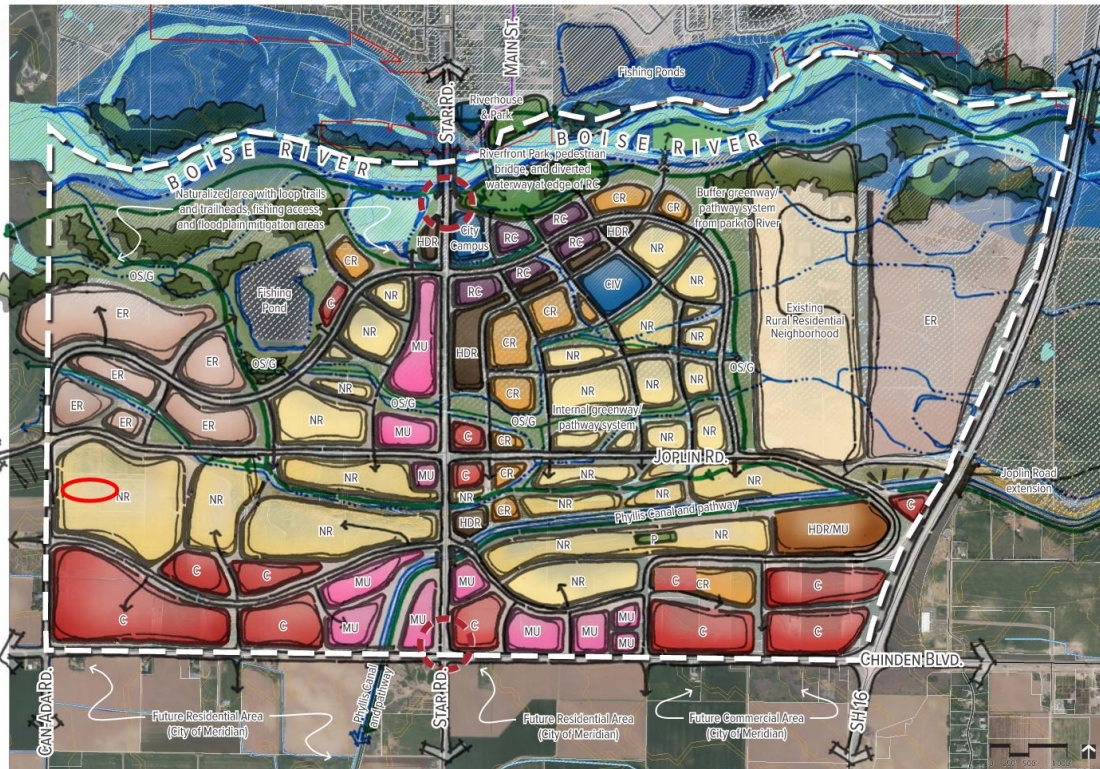
ILLUSTRATIVE VISION PLAN

The Illustrative Vision Plan highlights a visionary concept depicting the possible distribution of land uses, connectivity between neighborhoods and to arterials, and the level of amenities expected in regard to natural areas and open space, pathways and parks. The Vision Plan is illustrative in nature, and defines only one possible development option.

Map Legend:

- RR: Rural Residential
- ER: Estate Residential
- NR: Neighborhood Residential
- CR: Compact Residential
- HDR: High-Density Residential
- RC: Riverfront Center "Main Street"
- MU: Mixed-Use
- HDR/MU: High-Density Residential/Mixed-Use
- C: Commercial
- P: Parks
- CIV: Civic (School, City Facility)
- OS/G: Open Space/Greenway
- Greenway Gateway

Note: The Illustrative Vision Plan is conceptual in nature and distribution of land uses, road alignments, and park and school locations may change as development occurs.



The property is designated as Neighborhood Residential on the South of the River Plan, Chinden Blvd West Overlook Area. This designation is 3-5 dwelling units per acre. For reference, the following approved subdivisions in the Vision Area include:

- Joplin Rim Subdivision – 3.46 du/acre (R-4)
- Naismith Commons Subdivision – 3.92 du/acre (R-4)
- Starpointe Subdivision – 2.45 du/acre (R-3)
- Oaklawn Subdivision – 3.09 du/acre (R-4)

PROJECT OVERVIEW

ANNEXATION & REZONE:

The applicant is requesting approval of an annexation and rezone application on 13.5 acres from Rural Urban Transitional (RUT) to Neighborhood Residential (R-5). This zoning district would allow for a maximum residential density of 5 dwelling unit per acre. The property is located in an area that can be serviced with central sewer and water provided by Star Sewer and Water District. Star Sewer and Water will be extending services along Joplin Road from the new sewer lift station completing construction on the west side of Star Road. The zoning request includes a development agreement that will address future density and development requirements.

PRELIMINARY PLAT:

The Preliminary Plat submitted contains 59 single family residential lots and 8 common area lots on 13.50 acres. The proposed density would be 4.37 dwelling units per acre. The lots will have access and frontage from public streets. The residential lots range in size from 5,173 square feet to 12,155 square feet. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 2.11 acres (15.7%) of open space, and 1.88 acres (13.9%) of usable open space.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of one site amenity. The applicant is proposing a pergola with a picnic table and pedestrian pathway with benches. These amenities satisfy the code requirement for development amenities.

Unified Development Code Section 8-6B-2 states that Street Specifications: The design, location, and widths of all street and street intersections shall comply with the requirements of the transportation authority and Fire District, unless alternative standards are adopted by the city of Star. Public and private street widths shall be a minimum of thirty-six feet (36') unless specifically approved by Council.

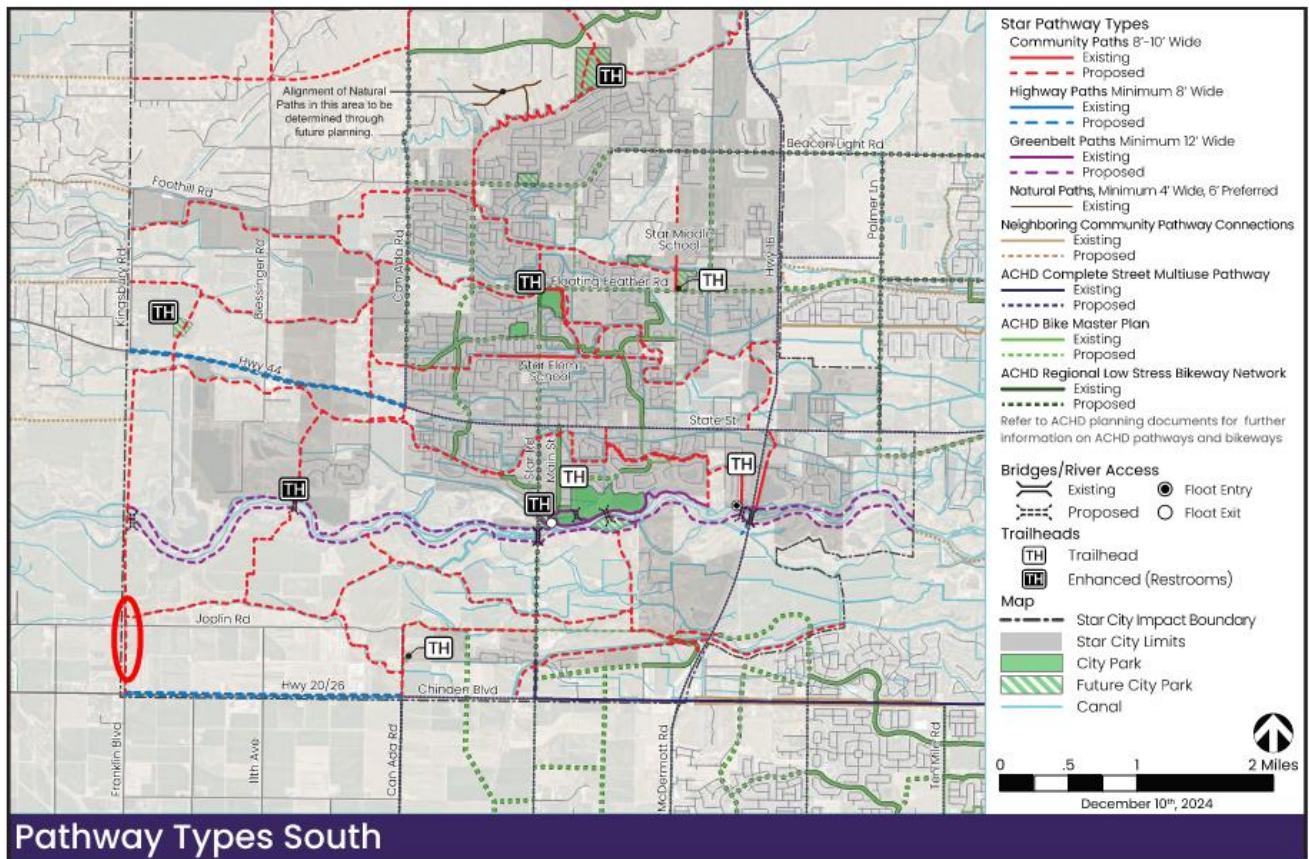
ADDITIONAL DEVELOPMENT FEATURES:

- 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 plan. All proposed light locations satisfy City code.
Applicant has not provided a streetlight design/cut sheet for City approval. This will be required at submittal 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 not provided documentation from Ada County that the subdivision name is acceptable and has been approved. This will be required at final plat.
- Setbacks – The applicant is not requesting any set back waivers and will adhere to the R-5 Residential Zone requirements outlined earlier in this report.

- Sidewalks

Sidewalk design submitted for the internal, local streets meet the requirements of the UDC. For the Can Ada Road sidewalk, the approved City of Star Pathway Master Plan requires this sidewalk to be a minimum of 8', as it is designated as a Community Pathway. **The applicant shall revise the Preliminary Plat to include this required width.**

City of Star Pathway Master Plan



- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common

area shall be provided. **The submitted landscape plan appears to satisfy these requirements. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until trees are verified in place per code.**

- Block lengths – W. Gneiss and W. Stepstone Street are longer than 750', however the preliminary plat does propose traffic calming measures. **Staff is supportive of a block length waiver. Any traffic calming shall be reviewed and approved by ACHD and Star Fire District.**
- Mailbox Cluster – Applicant has not provided approval documentation from the Meridian Postmaster for the proposed location for the mailbox cluster for the development. Mailbox clusters shall be covered and provided with lighting. **This approval will be required at Final Plat.**
- Phasing – The development is proposed to be completed in two phases.
- Mitigation fees – All future building permits shall be subject to emergency service mitigation fees, as determined by Council.
- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. **The applicant has not submitted building elevations for review by Staff and Council. An exhibit shall be submitted to Staff and Council prior to the public hearing.**

DEVELOPMENT AGREEMENT

Through the Development Agreement process, the applicant is proposing to work with the City and neighboring property owners to provide further insurances that the development will be built as presented and/or modified by the Council through the review process. Items that should be considered by the applicant and Council include the following:

- **Future Residential Building Elevations (to be submitted prior to public hearing)**
- **Sidewalk width along Can Ada Road**
- **Block length waiver**

AGENCY RESPONSES

Star Fire District	September 29, 2026
Ada County Development Services	September 19, 2026
DEQ	September 14, 2026
HD4	September 14, 2026
ACHD	September 18, 2026

PUBLIC RESPONSES

No public comments have been submitted.

STAFF RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request and associated applications including the preliminary plat meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed maximum allowed density of 4.37 dwelling units per acre is within the range of 3-5 dwelling units per acre allowed in the South of the River - Neighborhood Residential designation in the Comprehensive Plan. Staff is supportive of proposed diversity in lot sizes, housing sizes and density that the (R-5) zoning designation will provide.

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 applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date. A development agreement will also be brought back to the Council for review of proposed Conditions of Approval for the rezone.

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:

ANNEXATION/REZONE FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.
The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:
 - ✓ *Protection of property rights.*
 - ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
 - ✓ *Ensure the local economy is protected.*
 - ✓ *Encourage urban and urban-type development and overcrowding of land.*
 - ✓ *Ensure development is commensurate with the physical characteristics of the land.*

The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council must find compliance with the Comprehensive Plan.

2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.

The Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the Residential District is to provide for regulations and districts for various residential neighborhoods. 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.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

The Council must find that there is no indication from the material submitted by any political agency stating that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.

The Council must find that it has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.

5. The annexation is in the best interest of the city.

The Council must find that this annexation is reasonably necessary for the orderly development of the City.

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.

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for the Jasper Ridge Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **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. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**
3. **The applicant shall pay all required emergency services mitigation fees to the City, as determined by City Council.**
4. **Applicant shall submit a revised preliminary plat showing a minimum 8' sidewalk along Can Ada Road.**
5. All streets shall have a minimum street width of 36' and shall otherwise be constructed to ACHD standards, unless otherwise approved by Council and the Fire District.
6. **All sidewalks and planter strips shall be built to UDC standards, unless otherwise approved by Council.**
7. **The Applicant shall provide approval for all street names from the Ada County Street Naming Committee, and all names shall be correctly depicted on the final plat prior to signature.**
8. **The Applicant shall provide approval for the subdivision name from Ada County prior to signing the final plat.**
9. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
10. 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 submit a streetlight cut sheet prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**

11. Street trees along the private street shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees. If the trees will be installed by the builder, Certificate of Occupancy may be withheld until trees have been verified they are installed per code.
12. 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.
13. 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.
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.

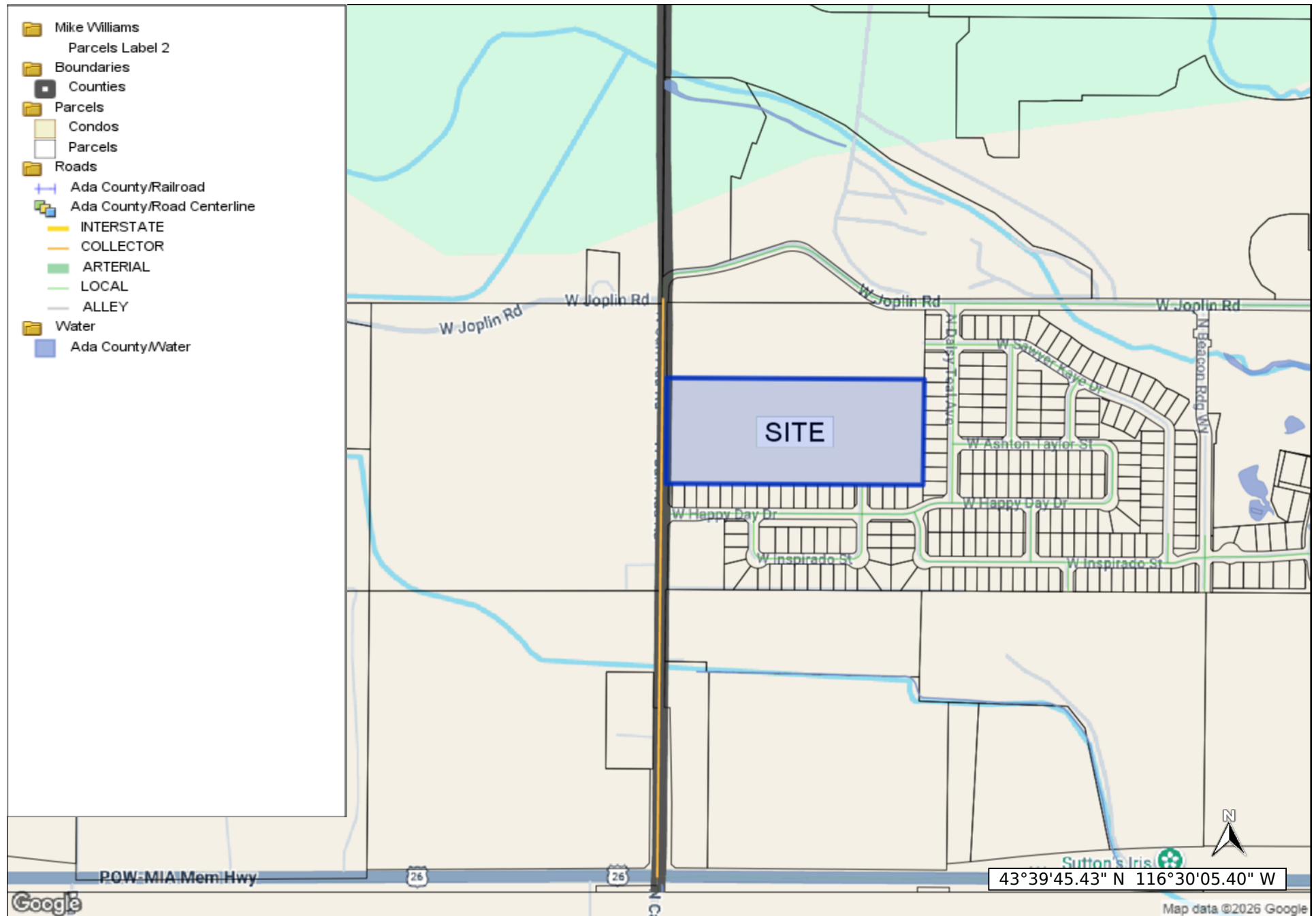
24. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File Number AZ-26064/DA-26-005/PP-26066 for Jasper Ridge Subdivision on _____, 2026.

Residential Subdivision

Vicinity Map





Hayden Homes is requesting annexation, zoning and preliminary plat approval for our newest proposed community in Star- Jasper Ridge. In business over 35 years, we have built over 28,000 homes in 80+ cities, throughout the Pacific Northwest (WA, OR, ID and MT.) Our goal is to offer homes to the area income wage earner. Hayden Homes support philanthropic efforts in the communities in which we build, and has contributed more than \$88 million in charitable donations, with the flagship of our giving through the 501(c)(3) nonprofit, First Story, founded in 1998. **As a community builder, we exist to Give As You Go, so together we build a strong community and lead fulfilled lives.**

Jasper Ridge Requests

- Annexation to the City of Star with a zoning designation of R5
- Proposed gross density of 4.37 units/acre
- 59 detached single-family residential lots
- Lot sizes range from 5,173 to 12,155 sq feet

Project Summary

- Parcel number: SO419325700
- Total acreage: 13.5 acres
- Existing zoning: Ada County RUT
- Comprehensive Plan designation:
 - City of Star Area of Impact
 - Star Neighborhood Residential

Existing Site Conditions

The subject property consists of approximately 13.5 acres located within unincorporated Ada County and designated Rural Urban Transition (RUT). The site is currently being tenant farmed for wheat, and bordered by residential subdivisions on three sides, with frontage along Can Ada Road. Municipal water and sewer infrastructure are available for extension to the site.

Surrounding Land Uses

Direction	Existing Use	Zoning
North	Future single-family residential	R-4 DA
South	Single-family residential	R-4 DA
East	Single-family residential	R-4 DA
West	Can Ada Road/Agriculture	Canyon Co. Ag

Comprehensive Plan Consistency

Jasper Ridge is consistent with Star's vision for the area, as outlined in the Comprehensive Plan and the South of the River Plan. It is designated as "*neighborhood residential*", with allowances for density ranging from *three to five dwelling units an acre*. Furthermore, the project supports a variety of goals and policies in the Comprehensive Plan including, "encouraging flexibility in site design and innovative land uses," "encouraging 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 to have “well planned, pedestrian friendly developments.”

The project site is contiguous to existing city limits and is logical expansion of city limits, eliminating a county pocket of land. It is surrounded on three sides by city development, has efficient extension of services, and implements the vision of the Comprehensive Plan and South of the River Plan. As proposed, Jasper Ridge complies with the regulations and dimensional standards as outlined for an R5 district and does not result in an adverse impact upon the delivery of services by any political subdivision or materially detrimental to the public health, safety or welfare. The proposed subdivision also supports the Comprehensive Plan goals related to efficient growth management, housing choice, interconnected neighborhoods, and coordinated infrastructure investment.

Zoning Request: Jasper Ridge proposes a density of 4.37 units/acre (R5)

Current Ada County Zoning: Residential Urban Transition (RUT): RUT zoning designation is used for transitioning from rural to more developed, urban or suburban settings. It is typically applied to parcels that are near established roads, utilities, or development. The Neighborhood Residential designation in the Star Comprehensive Plan allows for a housing density of 3 to 5 dwelling units an acre. Any residential density over 4.0 requires a zoning designation of R5.

Compatibility

Within Jasper Ridge, a diversity of housing is provided with lots ranging from 5,173 to 12,155 sq feet.

Compatible with surrounding Lennar developments (averaging approximately 3.96 units an acre, with lots ranging from 6,550 to 8,883 sq. feet,) lots on the north, south and east boundaries of the subdivision are proposed to be larger in size for alignment with adjacent lots, and interior lots have less square footage.

Efficient Infrastructure

The Star Sewer and Water District has been consulted and there are direct connections available for municipal water and sewer facilities. ACHD has determined that a Traffic Impact Study is not required for the proposed development, and written confirmation has been included with this application. The primary access for the community will be from Can Ada Road, with a secondary access point to the south, encouraging connectivity at N. Zachariah Avenue, stubbed from the Lennar Development.

Required Dimensional Standards

The project complies with all dimensional requirements of R5, including setbacks designated in code; 15' to living area/side load garage, 20' to garage face, Rear 15', 7.5' interior side, and 20' street side setbacks. With lot widths of both 45' and 55' lots; lots range from 5,173 to 12,155 sq feet. Parking for all homes will be provided with either two or three car garages and corresponding driveways.



Pedestrian Access

Pedestrian connectivity will be provided throughout the community, with additional pedestrian access to the subdivision to the south with sidewalks along the N. Zachariah Avenue connection, and to the north with a dedicated pedestrian pathway in the northeast of the site.

Preliminary Plat Summary

- Number of lots: 59 buildable, 8 common lots
- The project is anticipated to be constructed in two phases
- We are not requesting any variances, or deviations from code.
- Streets meet the ACHD requirement for local roads including sidewalks
- The community will have 15.7% total open space, and 13.9% qualified open space
- As a relatively small development, amenities provided include a pergola with picnic table and pedestrian pathways with benches.
- Installation of 154 new street and common area trees
- Common areas will be owned and maintained by a homeowner's association.
- Proposed elevations from Hayden Homes have also been provided and include single story and two-story homes with both two-car and three-car garages. Homes have a rear covered patio option, and Hayden Homes will require all homes along Can-Ada Road to include a rear covered patio to provide a variety of rear elevations (examples are attached to this application.)
- Stormwater detention is designed as a dual use facility including minimal slopes, grass and water percolation, and a second usable open space area.
- Property is not in a flood plain nor has any identified environmental constraints. Public health and safety are enhanced through public water and sewer service, Mid-Star Fire District protection, interconnected sidewalks, traffic improvements, stormwater detention, and compliance with applicable City and ACHD design standards.
- Subdivision fencing plan is provided illustrating fencing styles for all common areas and lots in accordance with the Star Unified Development Code.

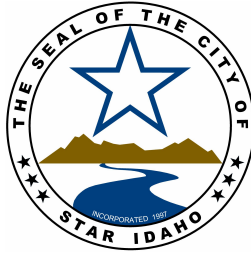
Public Facilities and Services:

- Water & Sewer: Star Sewer and Water District
- Fire: Mid-Star Fire District
- Police: Star Police (Ada County Sheriff's Department)
- School District: West Ada
- Solid Waste: Republic Services:
- Power: Idaho Power
- Natural Gas: Intermountain Gas
- Irrigation: Pioneer Irrigation District



Conclusion

Jasper Ridge represents a logical and orderly expansion of the City of Star. The project annexes an unincorporated parcel surrounded by existing city development, extends municipal services efficiently, provides attainable single-family housing, expands the City's tax base. Can Ada Road will be enhanced with landscaping. The community exceeds minimum open space requirements and complies with all applicable development standards without requesting variances. Accordingly, Hayden Homes respectfully requests approval of the annexation, R5 zoning designation, and preliminary plat.



AZ26064

Annexation/Zoning Application

Date: 07/15/2026

Applicant / Owner

Applicant Name: Sabrina Minshall
Address: 1020 N.Hickory Ste100
City, State, Zip: Meridian
Phone: 2089724649
Email: sabrina.minshall@hayden-homes.com
Applicant Type: Applicant

Owner Name: All Saints Presbyterian Church
Address: 6154 N. Meeker Suite 225
City, State, Zip: Boise, Idaho 83713
Phone: 2086580670
Email: swoods@allsaintspca..org

Representative Information

Contact Name: Mike Williams
Firm Name: South Bect & Baird
Address: 2002 S. Vista
City, State, Zip: Boise, Idaho 83705

Phone: (208) 369-1558
Email: mikewilliams@sbbgo.com

Property Info

Site Address: TBD Can Ada Drive
City, State, Zip: Meridian, Idaho 83697
Parcel #: S0419325700
Acres: 14
Flood Acres: 0
Areas of Concern: No
Evidence of Erosn.: No
Fish Habitat: No
Floodplain: No
Mature Trees: No
Riparian Vegetn.: No
Steep Slopes: No
Stream/Creek: No
Unique Animal Life: No
Unique Plant Life: No
Unstable Soils: No
Wildlife Habitat: No

Historical Assets: No

- ☐ A
- ☐ C-1
- ☐ C-2
- ☐ CBD
- ☐ IL
- ☐ LO
- ☐ MU
- ☐ PS
- ☐ R-1
- ☐ R-2
- ☐ R-3
- ☐ R-4
- ☒ R-5
- ☐ RC
- ☐ R-R

Proposed: R-5

I do hereby certify that the information contained herein is true and correct.

Sabrina C. Minshall

Name

07/15/2026

Date

Features

Concern: No
Erosion: No
Assets: No
Vegetation: No
Stream/Creek: No
Animal: No

Floodplain: No
Fish: No
Trees: No
Slopes: No
Soils: No
Plant Life: No

I do hereby certify that the information contained herein is true and correct.

Sabrina C. Minshall

Name

07/15/2026

Date



Preliminary Plat Application

Date: 07/15/2026

Applicant / Owner

Applicant Name: Sabrina Minshall
Address: 1020 N.Hickory Ste100
City, State, Zip: Meridian
Phone: 2089724649
Email: sabrina.minshall@hayden-homes.com
Applicant Type: Applicant

Owner Name: All Saints Presbyterian Church
Address: 6154 N. Meeker Suite
City, State, Zip: Boise, Idaho 83713
Phone: (208) 658-0670
Email: swoods@allsaintspca.org

Representative Information

Contact Name: Mike Williams
Firm Name: South Beck & Baird
Address: 2002 S. Vista Ave
City, State, Zip: Boise, Idaho 83705

Phone: (208) 369-1558
Email: mikewilliams@sbbgo..com

Property Info

Subdivision Name: Jasper Ridge
Site Location: TBD Can Ada Road
City, State, Zip: Meridian, Idaho 83687

Parcel #: S0419325700
Approved Zoning:

Project Information

Acreage: 13.5
Breakdown: 13.5
Flood Hazard: 0
Units: 4.37
Min Lot Size: 5173
Min Lot Width: 45'
Total Lots: 67
Residential: 59
Commercial: 0
Industrial: 0
Common: 8

Total Res Units: 59
Single Family: 59
Duplex: 0
Multi Family: 0
Common %: 15.7
Common Acres: 2.12
Open %: 13.9
Open Acres: 1.88
Open Drainage: see attached landscape plan
Public Streets: yes
Private Streets: no

Describe Common Space: pergola with picnic table, pedestrian path with benches, and additional open space in excess of 10%

Describe Walkways: see attached landscape plan

Describe Bike Paths:

Flood Zone

Total Acreage: 0
FEMA FIRM: 16001C0120J
FIRM Dates: 2026-07-15 - 2026-07-15
Flood Zones: X
AE: 2458.6
ETC: 2458.6

Potable Water: Star Sewer and Water district
Irrigation Water: Pioneer Irrigation
Sanitary Sewer: Star Sewer and Water district
Fire Protection: Mid-Star Fire District
Schools: West Ada Schools
Roads: ACHD

PRELIMINARY PLAT FOR JASPER RIDGE SUBDIVISION
SITUATED IN NW 1/4 OF THE SW 1/4 OF SECTION 19, T.4N, R.1W,
BOISE MERIDIAN, ADA COUNTY, IDAHO
2026

Legend

SS	EXISTING SEWER
W	EXISTING WATER
---	EXISTING CENTERLINE
- - -	EXISTING DITCH
EG	EXISTING EDGE OF GRAVEL
EP	EXISTING EDGE OF PAVEMENT
X	EXISTING FENCE
F/O	EXISTING FIBER OPTICS
GAS	EXISTING GAS
IRR	EXISTING GRAVITY IRRIGATION
JT	EXISTING JOINT TRENCH
OWP	EXISTING OVERHEAD POWER
PI	EXISTING PRESSURE IRRIGATION
T	EXISTING STORM
T	EXISTING TELEPHONE
T/F/O	EXISTING TELEPHONE & FIBER
TOC	EXISTING TOE OF SLOPE
TOS	EXISTING TOP OF BANK
UGP	EXISTING UNDERGROUND POWER
SS	PROPOSED SEWER
W	PROPOSED WATER
SD	PROPOSED STORM DRAIN
PI	PROPOSED PRESSURE IRRIGATION
IRR	PROPOSED GRAVITY IRRIGATION
EP	PROPOSED EDGE OF PAVEMENT
EG	PROPOSED EDGE OF GRAVEL
TOS	PROPOSED TOP OF BANK
TOC	PROPOSED TOE OF SLOPE
PUD EASEMENT	PUD EASEMENT
EXISTING TREE	EXISTING TREE
STREET LIGHT	STREET LIGHT
PROPOSED FIRE HYDRANT	PROPOSED FIRE HYDRANT

PROJECT DETAILS

EXISTING ZONING: RUT

PROPOSED ZONING: R-5

TOTAL ACERAGE:

588,155 SF
13.50 AC

OVERALL DEVELOPMENT LOT SUMMARY

RESIDENTIAL BUILDING LOT TOTAL	59 LOTS
COMMON LOT TOTAL	8 LOTS

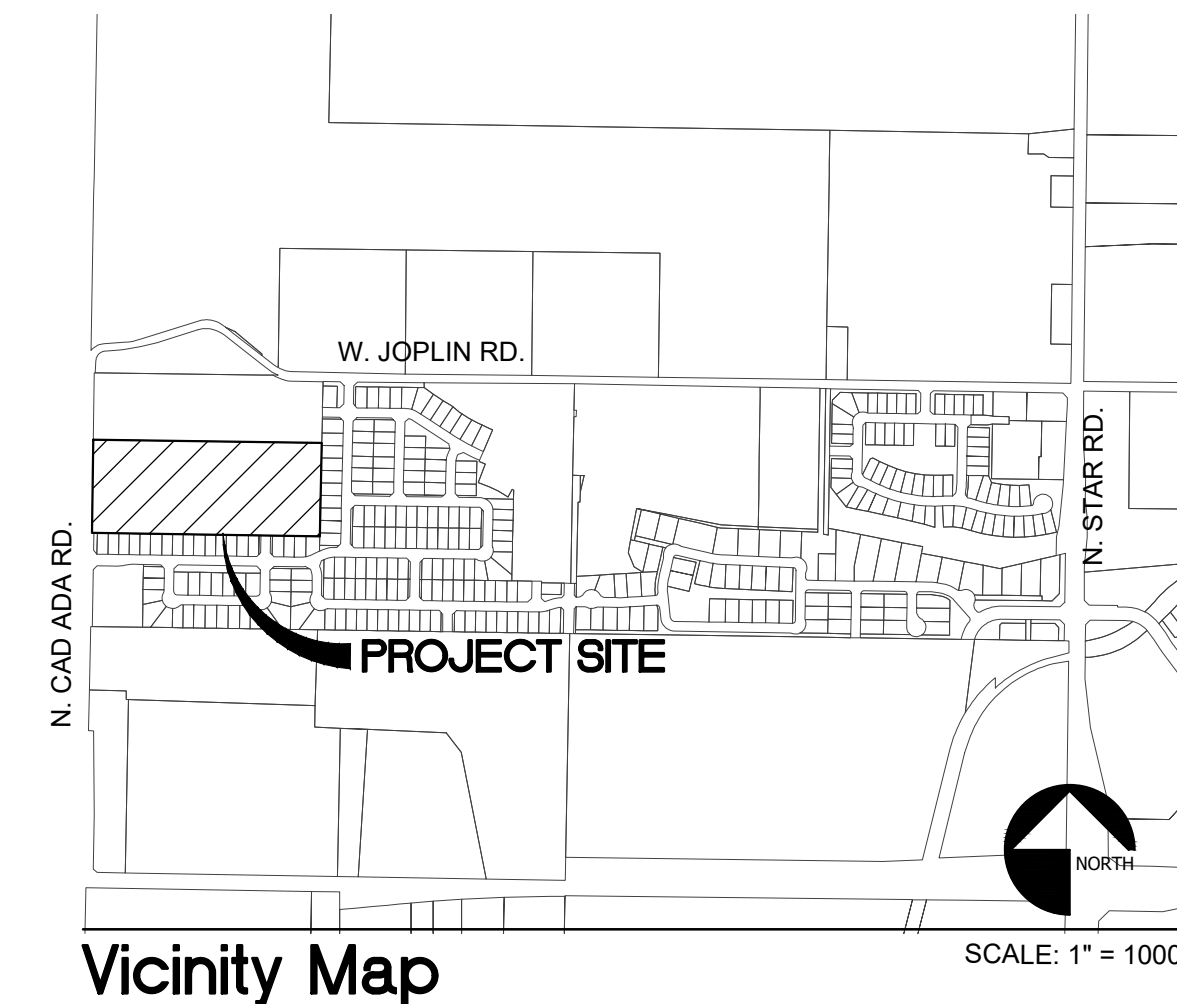
OVERALL DEVELOPMENT DENSITY SUMMARY:

TOTAL AREA =	13.50 AC
GROSS RESIDENTIAL BUILDING LOT DENSITY =	4.37 UNITS/AC
NET RESIDENTIAL BUILDING LOT DENSITY =	6.49 UNITS/AC
TOTAL RESIDENTIAL BUILDING LOTS =	59 LOTS
MINIMUM LOT SIZE =	5,173 SF
ROW AREA =	117,131 SF
BUILDING LOT AREA =	395,760 SF
COMMON LOT AREA =	75,264 SF

(1)	DETACHED SIDEWALK PLANTER AREA =	40,556 SF
(2)	DRIVEWAY AREA (59 LOTS X 26' X 8')=	12,272 SF
(1-2)	SIDEWALK PLANTER AREA QUALIFIED OPEN SPACE=	28,284 SF

Notes

- CURRENT ZONING: RUT; PROPOSED ZONING: R-5.
- SANITARY SEWER SERVICE TO BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- DOMESTIC WATER SERVICE TO BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- THE DEVELOPMENT OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE APPLICABLE CITY OF STAR ZONING AND BUILDING ORDINANCES.
- THIS PARCEL IS NOT LOCATED WITHIN A FEMA MAPPED FLOODPLAIN.
- IRRIGATION WATER HAS BEEN PROVIDED BY PIONEER IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 313805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES, TO BE PAID THROUGH FEES ASSESSED BY THE HOMEOWNER'S ASSOCIATION. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE (NAME OF SUBDIVISION) HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS WITHIN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR, OR AS SPECIFICALLY APPROVED.
- DRIVEWAYS ARE PROHIBITED ACROSS ALL COMMON LOTS.
- DIRECT BUILDING LOT ACCESS TO N. CAN ADA RD. IS PROHIBITED.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT INSTRUMENT NO. _____ AND ANY SUBSEQUENTLY APPROVED MODIFICATIONS TO THE DEVELOPMENT AGREEMENT.
- THIS DEVELOPMENT RECOGNIZES 22-4803 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 THEREOF."
- THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR (NAME OF SUBDIVISION) TO BE RECORDED IN CONJUNCTION WITH THIS PLAT AND AS SUBSEQUENTLY AMENDED FROM TIME TO TIME.
- LOTS (L-8) 1-1, 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 2-7, 2-8, 2-9, 2-10, 2-11, 2-12, 2-13, 2-14, 2-15, 2-16, 2-17, 2-18, 2-19, 2-20, 2-21, 2-22, 2-23, 2-24, 2-25, 2-26, 2-27, 2-28, 2-29, 2-30, 2-31, 2-32, 2-33, 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41, 2-42, 2-43, 2-44, 2-45, 2-46, 2-47, 2-48, 2-49, 2-50, 2-51, 2-52, 2-53, 2-54, 2-55, 2-56, 2-57, 2-58, 2-59, 2-60, 2-61, 2-62, 2-63, 2-64, 2-65, 2-66, 2-67, 2-68, 2-69, 2-70, 2-71, 2-72, 2-73, 2-74, 2-75, 2-76, 2-77, 2-78, 2-79, 2-80, 2-81, 2-82, 2-83, 2-84, 2-85, 2-86, 2-87, 2-88, 2-89, 2-90, 2-91, 2-92, 2-93, 2-94, 2-95, 2-96, 2-97, 2-98, 2-99, 2-100, 2-101, 2-102, 2-103, 2-104, 2-105, 2-106, 2-107, 2-108, 2-109, 2-110, 2-111, 2-112, 2-113, 2-114, 2-115, 2-116, 2-117, 2-118, 2-119, 2-120, 2-121, 2-122, 2-123, 2-124, 2-125, 2-126, 2-127, 2-128, 2-129, 2-130, 2-131, 2-132, 2-133, 2-134, 2-135, 2-136, 2-137, 2-138, 2-139, 2-140, 2-141, 2-142, 2-143, 2-144, 2-145, 2-146, 2-147, 2-148, 2-149, 2-150, 2-151, 2-152, 2-153, 2-154, 2-155, 2-156, 2-157, 2-158, 2-159, 2-160, 2-161, 2-162, 2-163, 2-164, 2-165, 2-166, 2-167, 2-168, 2-169, 2-170, 2-171, 2-172, 2-173, 2-174, 2-175, 2-176, 2-177, 2-178, 2-179, 2-180, 2-181, 2-182, 2-183, 2-184, 2-185, 2-186, 2-187, 2-188, 2-189, 2-190, 2-191, 2-192, 2-193, 2-194, 2-195, 2-196, 2-197, 2-198, 2-199, 2-200, 2-201, 2-202, 2-203, 2-204, 2-205, 2-206, 2-207, 2-208, 2-209, 2-210, 2-211, 2-212, 2-213, 2-214, 2-215, 2-216, 2-217, 2-218, 2-219, 2-220, 2-221, 2-222, 2-223, 2-224, 2-225, 2-226, 2-227, 2-228, 2-229, 2-230, 2-2



Legend

	FOUND BRASS/ALUMINUM CAP
	5/8" IRON PIN WITH PLASTIC CAP
	CALCULATED POINT
	FOUND 5/8" IRON PIN WITH PLASTIC CAP
	FOUND 1/2" IRON PIN WITH PLASTIC CAP
	SET 1/2" IRON PIN WITH PLASTIC CAP
— SS — SS	EXISTING SEWER
— W — W	EXISTING WATER
— — — — —	EXISTING CENTERLINE
— — — — —	EXISTING GUTCH
— EG — EG	EXISTING EDGE OF GRAVEL
— EP — EP	EXISTING EDGE OF PAVEMENT
— X —	EXISTING FENCE
— F ₂ O —	EXISTING FIBER OPTICS
— GAS — GAS	EXISTING GAS
— IRR —	EXISTING GRAVITY IRRIGATION
— JT — JT	EXISTING JOINT TRENCH
— OHP —	EXISTING OVERHEAD POWER
— PI — PI	EXISTING PRESSURE IRRIGATION
— — — — —	EXISTING STORM
— T —	EXISTING TELEPHONE
— T ₂ —	EXISTING TELEPHONE & FIBER
— TOC —	EXISTING TOE OF SLOPE
— TOB —	EXISTING TOP OF BANK
— UGP —	EXISTING UNDERGROUND POWER
— SS — SS	PROPOSED SEWER
— W — W	PROPOSED WATER
— SD —	PROPOSED STORM DRAIN
— PI —	PROPOSED PRESSURE IRRIGATION
— IRR —	PROPOSED GRAVITY IRRIGATION
— EP —	PROPOSED EDGE OF PAVEMENT
— EG —	PROPOSED EDGE OF GRAVEL
— TOB —	PROPOSED TOP OF BANK
— TOC —	PROPOSED TOE OF SLOPE
— — — — —	PUMP EASEMENT
 	EXISTING TREE
	STREET LIGHT
	PROPOSED FIRE HYDRANT

Contacts

OWNER	ALL SAINTS PRESBYTERIAN CHURCH, INC.
DEVELOPER	HAYDEN HOMES IDAHO, LLC C/O SABRINA MINSHALL 1020 N. HICKORY AVE., SUITE 100 MERIDIAN, ID 83642 T.208.972.4649
ENGINEER	ERICKSON CIVIL, INC. ROBERT ERICKSON, P.E. 6213 N. CLOVERDALE RD. STE E 125 BOISE, ID 83705 T.208.846.8955
PLANNER	HAYDEN HOMES IDAHO, LLC C/O SABRINA MINSHALL 1020 N. HICKORY AVE., SUITE 100 MERIDIAN, ID 83642 T.208.972.4649

Parcels Included

PARCEL #1	S0419325700 - 13.50 ACRES T.4N, R.1W, SEC. 19
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Keyed Notes

1. CENTRAL MAILBOX UNITS.
2. PRESSURE IRRIGATION PUMP STATION AND WEIR BOX.
3. 5-FOOT WIDE CONCRETE MICRO-PATHWAY.
4. SITE AMENITIES - SEE LANDSCAPE PLANS.

PROJECT DETAILS	
EXISTING ZONING:	RUT
PROPOSED ZONING:	R-5
TOTAL ACERAGE:	588,155 SF 13.50 AC

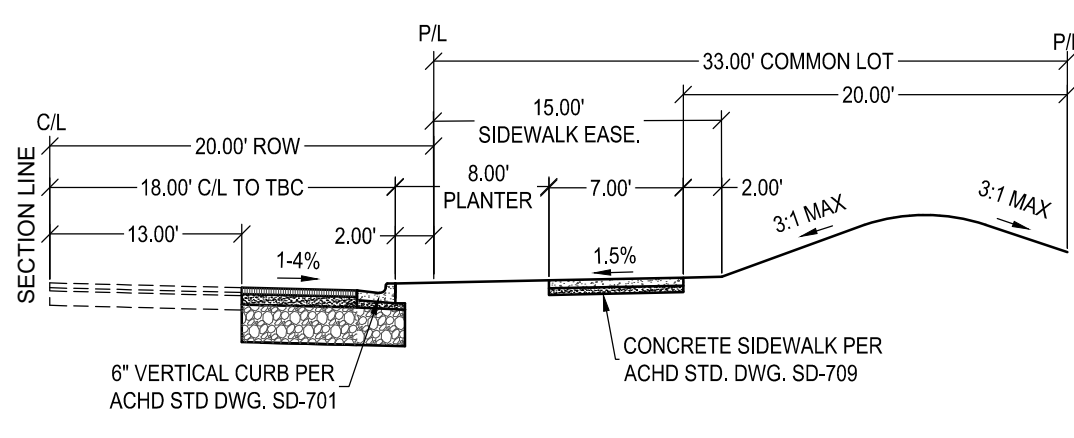
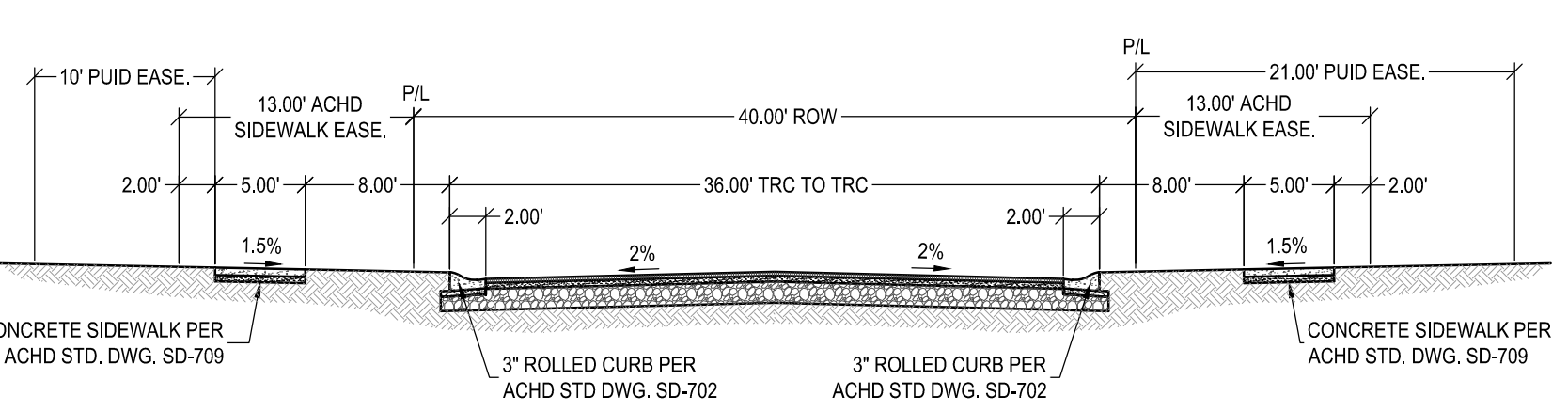
OVERALL DEVELOPMENT LOT SUMMARY

RESIDENTIAL BUILDING LOT TOTAL	59 LOTS
COMMON LOT TOTAL	8 LOTS
OVERALL DEVELOPMENT DENSITY SUMMARY:	
TOTAL AREA =	13.50 AC
GROSS RESIDENTIAL BUILDING LOT DENSITY =	4.37 UNITS/AC
NET RESIDENTIAL BUILDING LOT DENSITY =	6.49 UNITS/AC
TOTAL RESIDENTIAL BUILDING LOTS =	59 LOTS
MINIMUM LOT SIZE =	5,173 SF
ROW AREA =	117,131 SF
BUILDING LOT AREA =	395,760 SF
COMMON LOT AREA =	75,264 SF

- | | | |
|-------|---|-----------|
| (1) | DETACHED SIDEWALK PLANTER AREA = | 40,556 SF |
| (2) | DRIVEWAY AREA (59 LOTS X 26' X 8')= | 12,272 SF |
| (1-2) | SIDEWALK PLANTER AREA QUALIFIED OPEN SPACE= | 28,284 SF |

Notes

- | | | | |
|-----|--|-------|---|
| 1. | CURRENT ZONING; RUT; PROPOSED ZONING: R-5. | 11. | THIS DEVELOPMENT RECOGNIZES ZED-24503 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 NATURE OF THE OPERATION, OR ANY 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 OR DEVELOPED. THE SCOPE 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." |
| 2. | SANITARY SEWER SERVICE TO BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. | 12. | THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR (NAME OF SUBDIVISION) DEVELOPMENT IN CONJUNCTION WITH THIS PLAT AND AS SUBSEQUENTLY AMENDED FROM TIME TO TIME. |
| 3. | DOMESTIC WATER SERVICE TO BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. | 13. | LOTS (L-1) 1-1, 2-1, 2-1, 2-2, 1-2, 1-3, 5-3 AND 1-4 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. |
| 4. | THE DEVELOPMENT OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE APPLICABLE CITY OF STAR ZONING AND BUILDING ORDINANCES. | 14. | PUBLIC UTILITY, IRRIGATION, AND DRAINAGE EASEMENTS ARE AS FOLLOWS: |
| 5. | THIS PARCEL IS NOT LOCATED WITHIN A FEMA MAPPED FLOODPLAIN. | 14.1. | ALL COMMON LOTS ARE HEREBY DESIGNATED AS HAVING A BLANKET EASEMENT FOR ALL PUBLIC UTILITY, IRRIGATION, AND DRAINAGE. |
| 6. | IRRIGATION WATER HAS BEEN PROVIDED BY PIONEER IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31389S(1)(B). LOTS WITHIN THE SUBDIVISION ARE HEREBY TITLED TO IRRIGATION WATER SHARED BY INDIVIDUAL LOTS AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES, TO BE PAID THROUGH FEES ASSESSED BY THE HOMEOWNER'S ASSOCIATION. | 14.2. | ALL BUILDING LOT FRONTS TO PUBLIC STREETS HAVE A 21-FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE, MEASURED FROM THE PROPERTY LINE. |
| 7. | UNAUTHORIZED IRRIGATION OR DRAINAGE SHALL NOT BE MAINTAINED BY THE (NAME OF SUBDIVISION) HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. | 14.3. | ALL INTERIOR LOT LINES HAVE A 5-FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE. |
| 8. | BUILDING SETBACKS AND DIMENSIONAL STANDARDS WITHIN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR. | 14.4. | ALL REAR LOT LINES HAVE A 10-FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE. |
| 9. | DRIVEWAYS ARE SPECIFICALLY PROHIBITED FROM THE COMMON LOTS. | 14.5. | A 10-FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE, IS DESIGNATED ADJACENT TO THE SUBDIVISION BOUNDARY. |
| 10. | DIRECT BUILDING LOT ACCESS TO N. CANA RD. IS PROHIBITED. | | |
| 11. | ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF DEVELOPMENT WITHIN THE DEVELOPMENT AGREEMENT (INSTRUMENT NO. _____) AND ANY SUBSEQUENTLY APPROVED MODIFICATIONS TO THE DEVELOPMENT AGREEMENT. | | |



LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
- ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3" IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" BARK MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
- ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
- ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
- PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
- SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
- IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
- ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND

- SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
- COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
 - ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
 - NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
 - STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
 - ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
 - TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
- POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

DEVELOPER

HAYDEN HOMES IDAHO, LLC
SABRINA MINSHALL
1020 N. HICKORY AVE., SUITE 100
MERIDIAN, IDAHO 83642
208-972-4649

PLANNER

HAYDEN HOMES IDAHO, LLC
SABRINA MINSHALL
1020 N. HICKORY AVE., SUITE 100
MERIDIAN, IDAHO 83642
208-972-4649

LANDSCAPE ARCHITECT

SOUTH BECK & BAIRD
JOHN ROTERS
2002 S VISTA AVENUE
BOISE, ID 83705
208-342-2999

ENGINEER

ERICKSON CIVIL, INC.
ROSS ERICKSON, P.E.
6213 N. CLOVERDALE RD. STE 125
BOISE, IDAHO 83705
208-846-8955

JASPER RIDGE SUBDIVISION
A PARCEL OF LAND; LOCATED IN NW 1/4
OF THE SW SECTION 19, T.4N., R.1W.,
BOISE MERIDIAN, ADA COUNTY IDAHO
JULY 2026



VICINITY MAP

SCALE: NTS

SITE DEVELOPMENT FEATURES

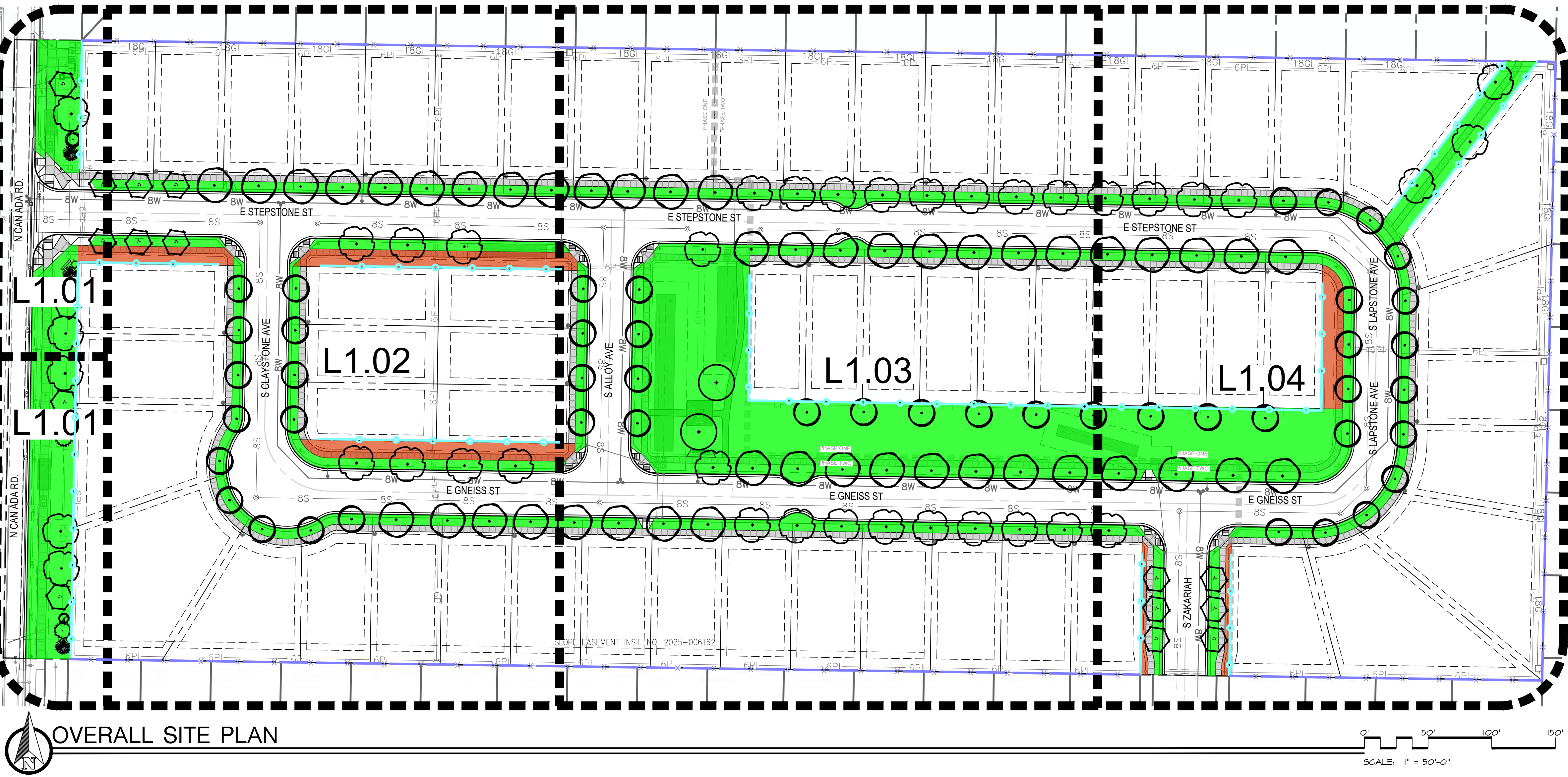
TOTAL PRELIMINARY PLAT ACRES..... 13.5 ACRES (588,155 SF)
TOTAL OPEN SPACE..... 2.07 ACRES (90,372 SF)
*Not including driveway curb cuts @ 208 sf x 59 lots.
% OF TOTAL AREA..... 15.3%
PROPERTY ZONE..... R-5

QUALIFIED OPEN SPACE:..... 1.84 ACRES (80,073 SF)
% OF TOTAL AREA..... 13.6%
COLLECTOR BUFFERS..... 25 ACRES
COMMON AREAS..... 1.59 ACRES

NON- QUALIFIED OPEN SPACE 23 ACRES (10,299 SF)

LANDSCAPING INFORMATION

- ROADWAY LANDSCAPE BUFFERS (8-8D-J.4):
 - N CAN ADA RD (COLLECTOR)* (Minus vision triangles):
 - 20' STREET BUFFER: 451 LF STREET BUFFER (*Minus drives & vision triangles)
 - SHADE TREES @ 2/100' = 9 REQUIRED, 9 PROPOSED
 - EVERGREENS @ 2/100' = 9 REQUIRED, 9 PROPOSED
 - SHRUBS = 81 PROPOSED
 - 5' HIGH BUFFER/ SCREEN REQUIRED
 - 6' VINYL FENCE PROVIDED
- PARKWAY STRIPS / STREET TREES:
 - 1 TREE / 35' @ 4,384 LF / 35 (*Minus vision triangles) = 125 REQUIRED, 125 PROPOSED
- TOTAL COMMON LOT AREA: 42,622 SF = 11 REQUIRED, 11 PROVIDED
- CLASS II TREES @ 1/4000 SF = 310 PROPOSED
- SHRUBS
- NOTE: CONIFERS AND ORNAMENTAL TREES WHEN NOT REQUIRED ARE SUBSTITUTED AT 2:1 PER SHADE TREE (when used in common areas and commercial landscape buffers).
- OPEN SPACE (8-8D-2-C, 8-4E-2):
 - TOTAL OPEN SPACE: = 15% REQUIRED, 15.3% PROVIDED
 - TOTAL QUALIFIED OPEN SPACE: = 10% REQUIRED, 13.9% PROVIDED
- SITE AMENITIES (8-4E-2):
 - 1 + 1/20 ACRES + 1/75 BUILDING LOTS = 1 REQUIRED, 3 PROVIDED
 - PERGOLA WITH PICNIC TABLE
 - PEDESTRIAN PATH
 - ADDITIONAL OPEN SPACE IN EXCESS OF 10%



DISCLAIMER:

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OPEN SPACE LEGEND

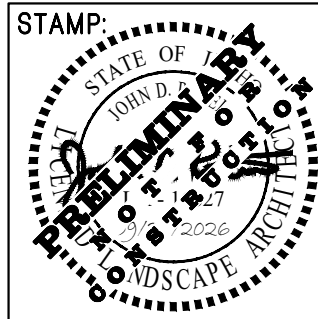
- QUALIFIED USABLE OPEN SPACE (80,073 SF)
- NON-QUALIFIED USABLE OPEN SPACE (10,299 SF)

FENCING LEGEND

- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.00
- EXISTING 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.00

LANDSCAPING SHEET INDEX:

SEE SHEET L1.01-L1.05 FOR DETAILED LANDSCAPE PLAN,
SEE SHEET L2.00 FOR LANDSCAPE NOTES AND DETAILS.



DATE: 07/15/2026



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South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description
1	09.23.26	CITY COMMENTS

OVERALL SITE PLAN
JASPER RIDGE SUBDIVISION
STAR, ID

DRAWN BY: SCM

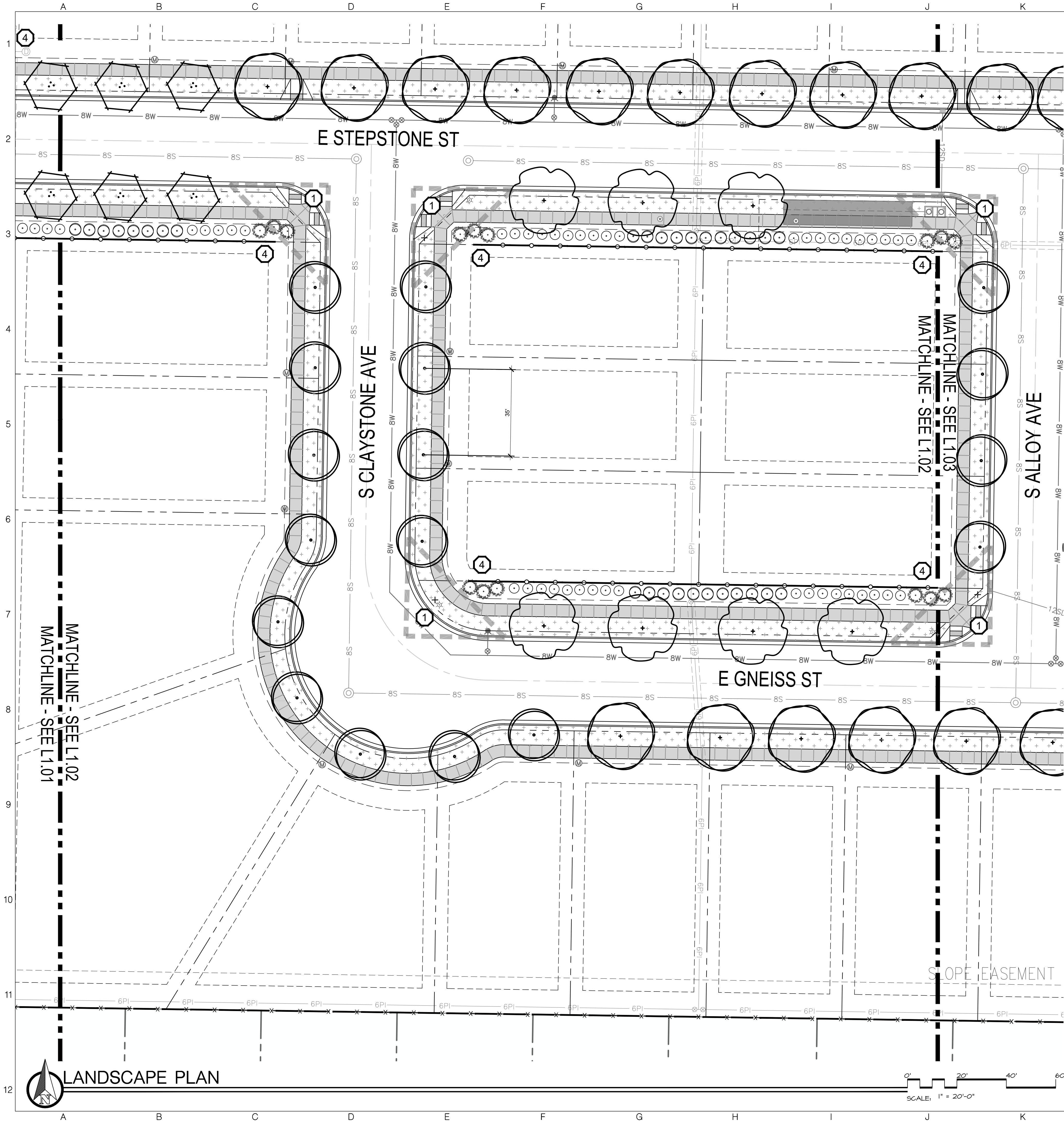
CHECKED BY: JDR/AWJ

PROJECT NUMBER
26-255

SHEET:

L1.00

PRELIMINARY PLAT



LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L2.00
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 8/L2.00
- EXISTING 6" SOLID TAN VINYL FENCE TO REMAIN
- PHASE LINE
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- STORM RETENTION AREA, PER CIVIL
- PERENNIAL BULBS, BY OWNER
- NATIVE BASALT BOULDERS, 2'-3' DIAMETER, SEE DETAIL 6/L2.00

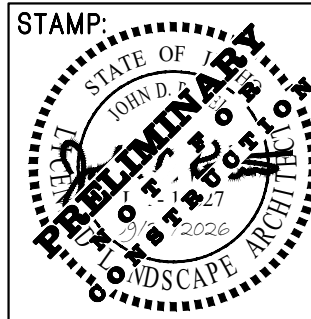
PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L2.00		
	Acer platanoides	'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Acer truncatum	Truncatum Maple	2" B&B	35' hgt. 25' w	CLASS II
	Cercis canadensis	'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Plantanus x acerifolia	'Morton Circle' Exclamation! London Plane Tree	2" B&B	55' hgt. 35' w	CLASS II
	Tilia cordata x mongolica	'Harvest Gold' Harvest Gold Linden	2" B&B	40' hgt. 30' w	CLASS II
	Ulmus 'Frontier'	Frontier Elm	2" B&B	40' hgt. 30' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 2/L2.00		
	Picea pungens	'Bacheri' Bacheri Spruce	6" B&B	15' hgt. 8' w	CONIF.
	Picea pungens	Layered Spruce	6" B&B	50' hgt. 17' w	CONIF.
	Picea glauca	'Densata' Black Hills Spruce	6" B&B	18' hgt. 15' w	CONIF.
	Pinus flexilis	'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	25' hgt. 15' w	CONIF.
	Pinus strobus	'Fastigiata' Fastigate White Pine	6" B&B	30' hgt. 10' w	CONIF.
SHRUBS			SEE DETAIL 3/L2.00		
	Buxus microphylla japonica	'Winter Gem' Winter Gem Boxwood	2 Gal.	4' hgt. x 4' wide	
	Cornus stolonifera	'Farrow' Arctic Fire Red Twig Dogwood	2 Gal.	5' hgt. x 5' wide	
	Forsythia x 'Courtasol'	Gold Tide Forsythia	2 Gal.	3' hgt. x 4' wide	
	Potentilla fruticosa	'Farreni' Gold Drop Potentilla	2 Gal.	3' hgt. x 3' wide	
	Juniperus horizontalis	'Wiltoni' Blue Rug Juniper	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata	'Autumn Amber' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa 'Radtko'	Double Knock Out Rose	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica	'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
GRASSES			SEE DETAIL 4/L2.00		
	Miscanthus sinensis	'Fire Dragon' Fire Dragon Maiden Grass	2 Gal.	6' hgt. x 3' wide	
	Pennisetum alopecuroides	'Hamelin' Hamelin Fountain Grass	2 Gal.	3' hgt. x 3' wide	
	Hemerocallis x 'Stella De Oro'	Stella De Oro Daylily	2 Gal.	18" hgt. x 2' wide	
	Hypericum frondosum	'Sunburst' Sunburst St. John's Wort	2 Gal.	2' hgt. x 4' wide	

CALLOUT LEGEND

- 1 40' AND ACHD VISION TRIANGLES
- 2 CLUSTER MAILBOX, PER CIVIL
- 3 20' X 20' SHADE STRUCTURE WITH PICNIC TABLE, SEE DETAILS 7,9, & 10/L2.00
- 4 START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS GREATER.
- 5 5' ASPHALT WALKING PATH
- 6 MONUMENT SIGN, BY OWNER



DATE: 07/15/2026



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REVISIONS:		
No.	Date	Description
1	09.23.26	CITY COMMENTS

LANDSCAPE PLAN
JASPER RIDGE SUBDIVISION
STAR, ID

DRAWN BY: SCM

CHECKED BY: JDR/AWJ

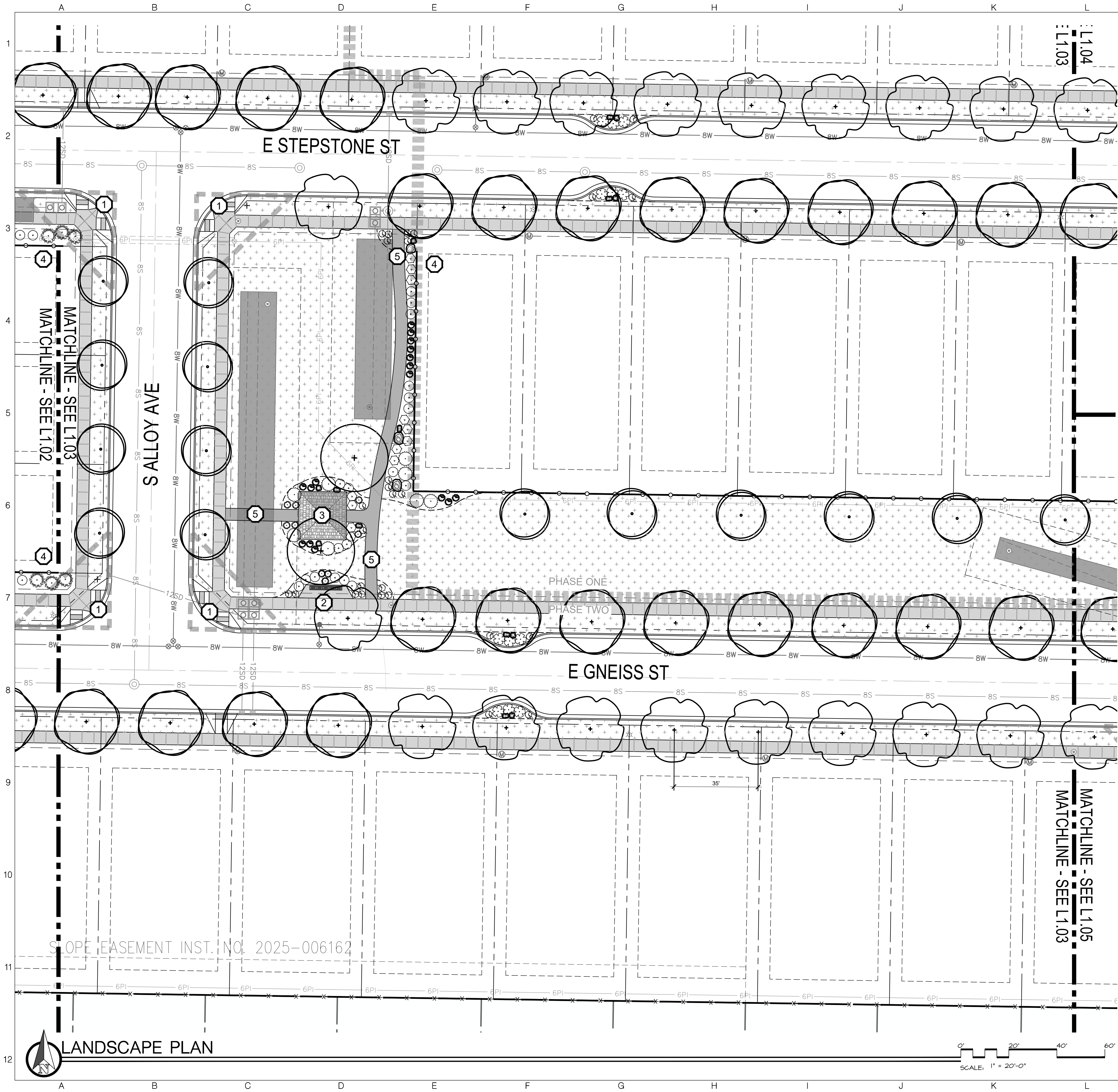
PROJECT NUMBER
26-255

SHEET:

L1.02

PRELIMINARY PLAN

USER:RCKED\N LOCATION:PROJECTS\2025\26-255 ALL SAINTS SUB\CD\SHEETS\26-255 LANDSCAPE PLANS\CD PRINT DATE:9/24/2026 9:23 AM



LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L2.00
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 8/L2.00
- EXISTING 6" SOLID TAN VINYL FENCE TO REMAIN
- PHASE LINE
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- STORM RETENTION AREA, PER CIVIL
- PERENNIAL BULBS, BY OWNER
- NATIVE BASALT BOULDERS, 2'-3' DIAMETER, SEE DETAIL 6/L2.00

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L2.00		
	<i>Acer platanoides</i>	'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	<i>Acer truncatum</i>	Truncatum Maple	2" B&B	35' hgt. 25' w	CLASS II
	<i>Cercis canadensis</i>	'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	<i>Platanus x acerifolia</i>	'Morton Circle' Exclamation! London Plane Tree	2" B&B	55' hgt. 35' w	CLASS II
	<i>Tilia cordata x mongolica</i>	'Harvest Gold' Harvest Gold Linden	2" B&B	40' hgt. 30' w	CLASS II
	<i>Ulmus</i>	'Frontier' Frontier Elm	2" B&B	40' hgt. 30' w	CLASS II

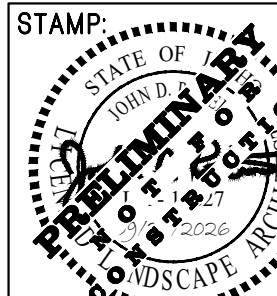
CONIFEROUS TREES			SEE DETAIL 2/L2.00		
	<i>Picea pungens</i>	'Bacheri' Bacher Spruce	6' B&B	15' hgt. 8' w	CONIF.
	<i>Picea pungens</i>	Layered Spruce	6' B&B	50' hgt. 17' w	CONIF.
	<i>Picea glauca</i>	'Densata' Black Hills Spruce	6' B&B	18' hgt. 15' w	CONIF.
	<i>Pinus flexilis</i>	'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	<i>Pinus strobus</i>	'Fastigiata' Fastigate White Pine	6' B&B	30' hgt. 10' w	CONIF.

SHRUBS			SEE DETAIL 3/L2.00		
	<i>Buxus microphylla japonica</i>	'Winter Gem' Winter Gem Boxwood	2 Gal.	4' hgt. x 4' wide	
	<i>Cornus stolonifera</i>	'Farrow' Arctic Fire Red Twig Dogwood	2 Gal.	5' hgt. x 5' wide	
	<i>Forsythia x 'Courtasol'</i>	Gold Tide Forsythia	2 Gal.	3' hgt. x 4' wide	
	<i>Potentilla fruticosa</i>	'Farreni' Gold Drop Potentilla	2 Gal.	3' hgt. x 3' wide	
	<i>Juniperus horizontalis</i>	'Wiltoni' Blue Rug Juniper	2 Gal.	2' hgt. x 6' wide	
	<i>Rhus trilobata</i>	'Autumn Amber' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	<i>Rosa 'Radtko'</i>	Double Knock Out Rose	2 Gal.	4' hgt. x 4' wide	
	<i>Spiraea japonica</i>	'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	

GRASSES			SEE DETAIL 4/L2.00		
	<i>Miscanthus sinensis</i>	'Fire Dragon' Fire Dragon Maiden Grass	2 Gal.	6' hgt. x 3' wide	
	<i>Pennisetum alopecuroides</i>	'Hamelin' Hamelin Fountain Grass	2 Gal.	3' hgt. x 3' wide	
	<i>Hemerocallis x 'Stella De Oro'</i>	Stella De Oro Daylily	2 Gal.	18" hgt. x 2' wide	
	<i>Hypericum frondosum</i>	'Sunburst' Sunburst St. John's Wort	2 Gal.	2' hgt. x 4' wide	

CALLOUT LEGEND

- 1 40' AND ACHD VISION TRIANGLES
- 2 CLUSTER MAILBOX, PER CIVIL
- 3 20' X 20' SHADE STRUCTURE WITH PICNIC TABLE, SEE DETAILS 7,9, & 10/L2.00
- 4 START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS GREATER.
- 5 5' ASPHALT WALKING PATH
- 6 MONUMENT SIGN, BY OWNER



DATE: 07/15/2026



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SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description
1	09.23.26	CITY COMMENTS

LANDSCAPE PLAN

JASPER RIDGE SUBDIVISION

STAR, ID

DRAWN BY: SCM

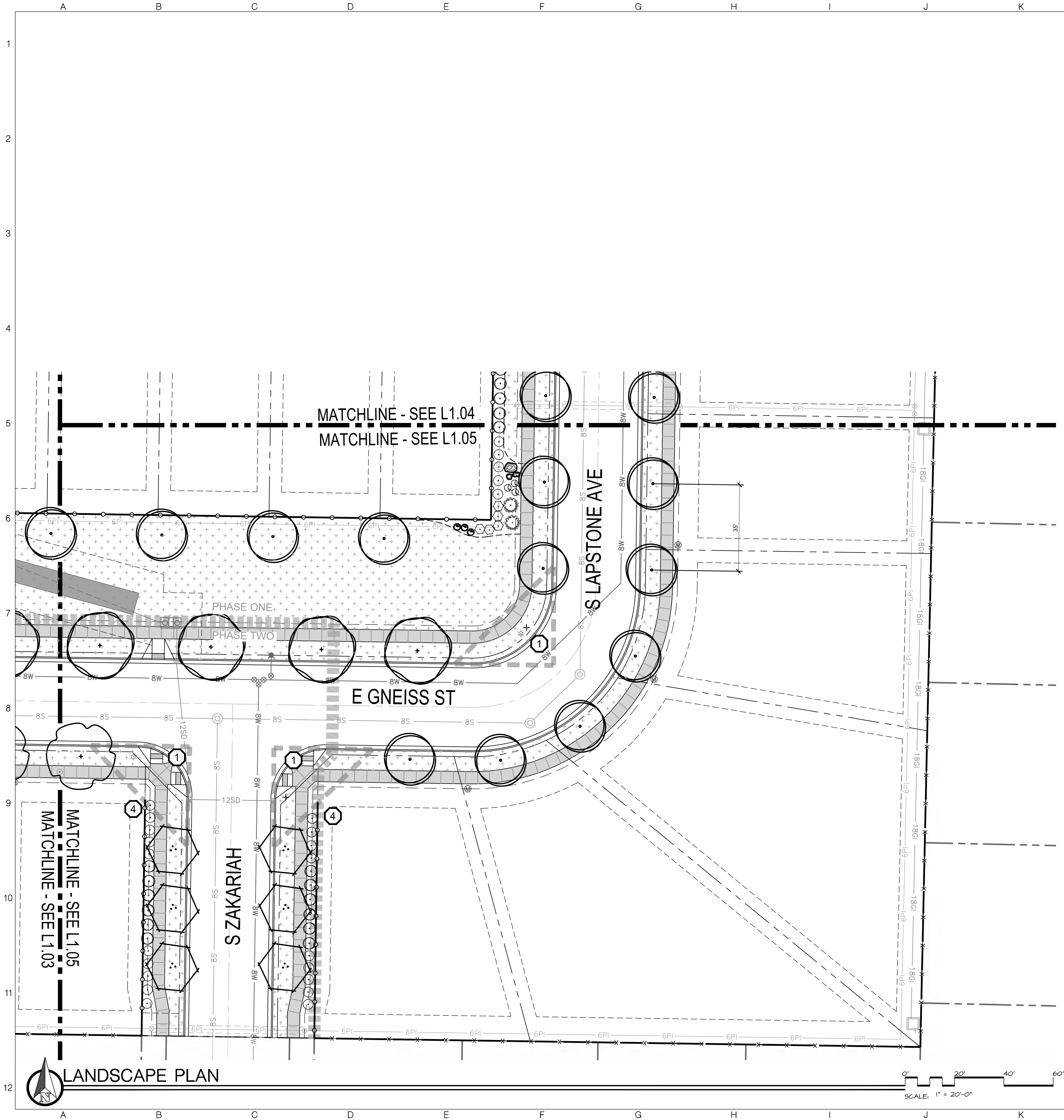
CHECKED BY: JDR/AWJ

PROJECT NUMBER 26-255

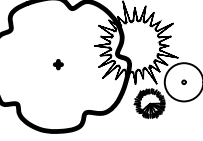
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L1.03

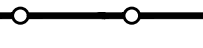
PRELIMINARY PLAT



LANDSCAPE LEGEND

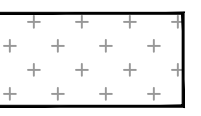
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PLANTS TO BE INSTALLED
- 

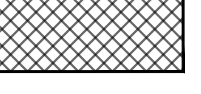
CUT EDGE, SEE DETAIL 5/L2.00
- 

6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 8/L2.00
- 

EXISTING 6" SOLID TAN VINYL FENCE TO REMAIN
- 

PHASE LINE
- 

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- 

STORM RETENTION AREA, PER CIVIL
- 

PERENNIAL BULBS, BY OWNER
- 

NATIVE BASALT BOULDERS, 2'-3' DIAMETER, SEE DETAIL 6/L2.00

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES		SEE DETAIL 1/L2.00		
	Acer platanoides 'Columnarbrood' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Acer truncatum Truncatum Maple	2" B&B	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Plantanus x acerifolia 'Morton Circle' Exclamation! London Plane Tree	2" B&B	55' hgt. 35' w	CLASS II
	Tilia cordata x mongolica 'Harvest Gold' Harvest Gold Linden	2" B&B	40' hgt. 30' w	CLASS II
	Ulmus 'Frontier' Frontier Elm	2" B&B	40' hgt. 30' w	CLASS II
CONIFEROUS TREES		SEE DETAIL 2/L2.00		
	Picea pungens 'Bachet' Bachet Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Picea pungens Layered Spruce	6' B&B	50' hgt. 17' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	18' hgt. 15' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus strobus 'Fastigiata' Fastigate White Pine	6' B&B	30' hgt. 10' w	CONIF.
SHRUBS		SEE DETAIL 3/L2.00		
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	2 Gal.	4' hgt. x 4' wide	
	Cornus stolonifera 'Farrow' Arctic Fire Red Twig Dogwood	2 Gal.	5' hgt. x 5' wide	
	Forsythia x 'Courtasol' Gold Tide Forsythia	2 Gal.	3' hgt. x 4' wide	
	Potentilla fruticosa 'Farreni' Gold Drop Potentilla	2 Gal.	3' hgt. x 3' wide	
	Juniperus horizontalis 'Wiltoni' Blue Rug Juniper	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
	Rosa 'Radtko' Double Knock Out Rose	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
GRASSES		SEE DETAIL 4/L2.00		
	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	2 Gal.	6' hgt. x 3' wide	
	Pennisetum alopecuroides 'Hamelin' Hamelin Fountain Grass	2 Gal.	3' hgt. x 3' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	2 Gal.	18" hgt. x 2' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	2 Gal.	2' hgt. x 4' wide	

CALLOUT LEGEND

- 

40' AND ACHD VISION TRIANGLES
- 

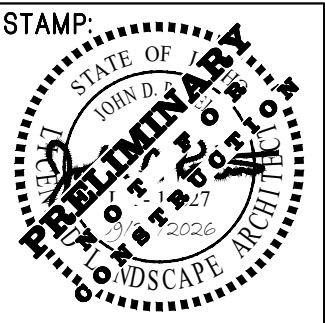
CLUSTER MAILBOX, PER CIVIL
- 

20' X 20' SHADE STRUCTURE WITH PICNIC TABLE, SEE DETAILS 7,9, & 10/L2.00
- 

START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS GREATER.
- 

5' ASPHALT WALKING PATH
- 

MONUMENT SIGN, BY OWNER



DATE:
07/15/2026



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Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:		
No.	Date	Description
1	09.23.26	CITY COMMENTS

LANDSCAPE PLAN
JASPER RIDGE SUBDIVISION
STAR, ID

DRAWN BY:
SCM

CHECKED BY:
JDR/AWJ

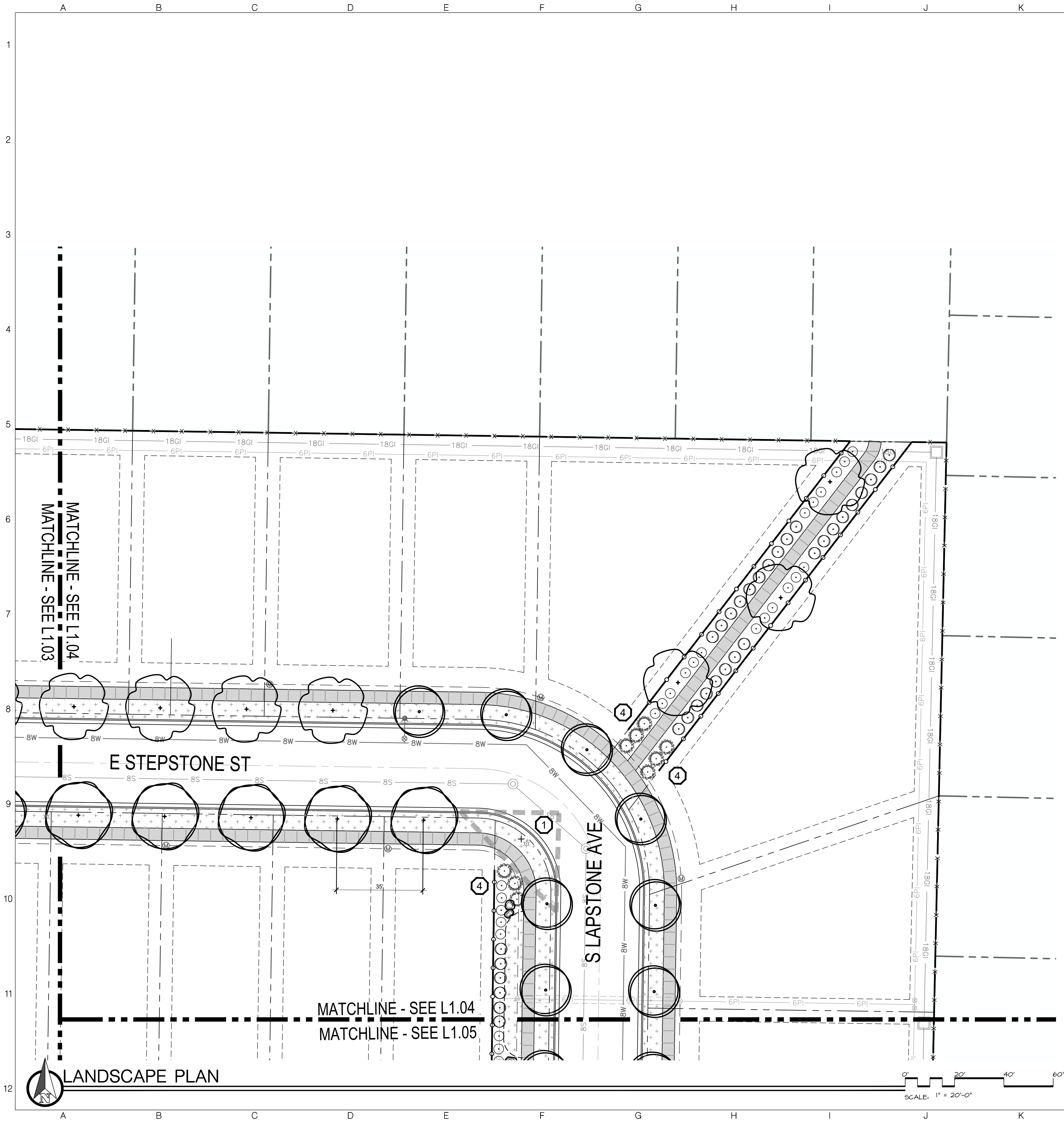
PROJECT NUMBER
26-255

SHEET:

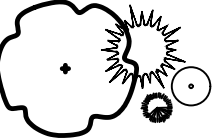
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PRELIMINARY PLAT

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LANDSCAPE LEGEND



PLANTS TO BE
INSTALLED

CUT EDGE, SEE
DETAIL 5/L2.00

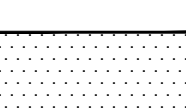
6" SOLID TAN VINYL
PRIVACY FENCE, SEE
DETAIL 8/L2.00

EXISTING 6" SOLID TAN
VINYL FENCE TO
REMAIN

PHASE LINE



RTF TURF TYPE TALL
FESCUE SOD OVER
APPROVED TOPSOIL AS
SPECIFIED



STORM RETENTION AREA,
PER CIVIL



PERENNIAL BULBS, BY
OWNER



NATIVE BASALT BOULDERS,
2'-3' DIAMETER,
SEE DETAIL 6/L2.00

PLANT SCHEDULE

NOTE: All trees to be grade #1
(Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES		SEE DETAIL 1/L2.00		
1	Acer platanoides 'Columnarbrood' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
2	Acer truncatum Truncatum Maple	2" B&B	35' hgt. 25' w	CLASS II
3	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
4	Plantanus x acerifolia 'Morton Circle' Exclamation! London Plane Tree	2" B&B	55' hgt. 35' w	CLASS II
5	Tilia cordata x mongolica 'Harvest Gold' Harvest Gold Linden	2" B&B	40' hgt. 30' w	CLASS II
6	Ulmus 'Frontier' Frontier Elm	2" B&B	40' hgt. 30' w	CLASS II

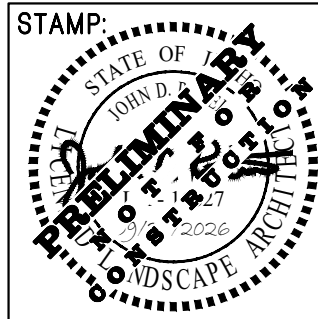
CONIFEROUS TREES		SEE DETAIL 2/L2.00		
7	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
8	Picea pungens Layered Spruce	6' B&B	50' hgt. 17' w	CONIF.
9	Picea glauca 'Densata' Black Hills Spruce	6' B&B	18' hgt. 15' w	CONIF.
10	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
11	Pinus strobus 'Fastigiata' Fastigate White Pine	6' B&B	30' hgt. 10' w	CONIF.

SHRUBS		SEE DETAIL 3/L2.00		
12	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	2 Gal.	4' hgt. x 4' wide	
13	Cornus stolonifera 'Farrow' Arctic Fire Red Twig Dogwood	2 Gal.	5' hgt. x 5' wide	
14	Forsythia x 'Courtasol' Gold Tide Forsythia	2 Gal.	3' hgt. x 4' wide	
15	Potentilla fruticosa 'Farreni' Gold Drop Potentilla	2 Gal.	3' hgt. x 3' wide	
16	Juniperus horizontalis 'Wiltoni' Blue Rug Juniper	2 Gal.	2' hgt. x 6' wide	
17	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
18	Rosa 'Radtko' Double Knock Out Rose	2 Gal.	4' hgt. x 4' wide	
19	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	

GRASSES		SEE DETAIL 4/L2.00		
20	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	2 Gal.	6' hgt. x 3' wide	
21	Pennisetum alopecuroides 'Hamelin' Hamelin Fountain Grass	2 Gal.	3' hgt. x 3' wide	
22	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	2 Gal.	18" hgt. x 2' wide	
23	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	2 Gal.	2' hgt. x 4' wide	

CALLOUT LEGEND

- 40' AND ACHD VISION TRIANGLES
- CLUSTER MAILBOX, PER CIVIL
- 20' X 20' SHADE STRUCTURE WITH
PICNIC TABLE, SEE DETAILS 7,9, &
10/L2.00
- START FENCE LINE AT 20' BUILDING
SETBACK OR VISION TRIANGLE
WHICHEVER IS GREATER.
- 5' ASPHALT WALKING PATH
- MONUMENT SIGN, BY OWNER



DATE:
07/15/2026



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any other person involved in the project.

REVISIONS:	No.	Date	Description
1	09.23.26		CITY COMMENTS

LANDSCAPE PLAN JASPER RIDGE SUBDIVISION STAR, ID

DRAWN BY:
SCM

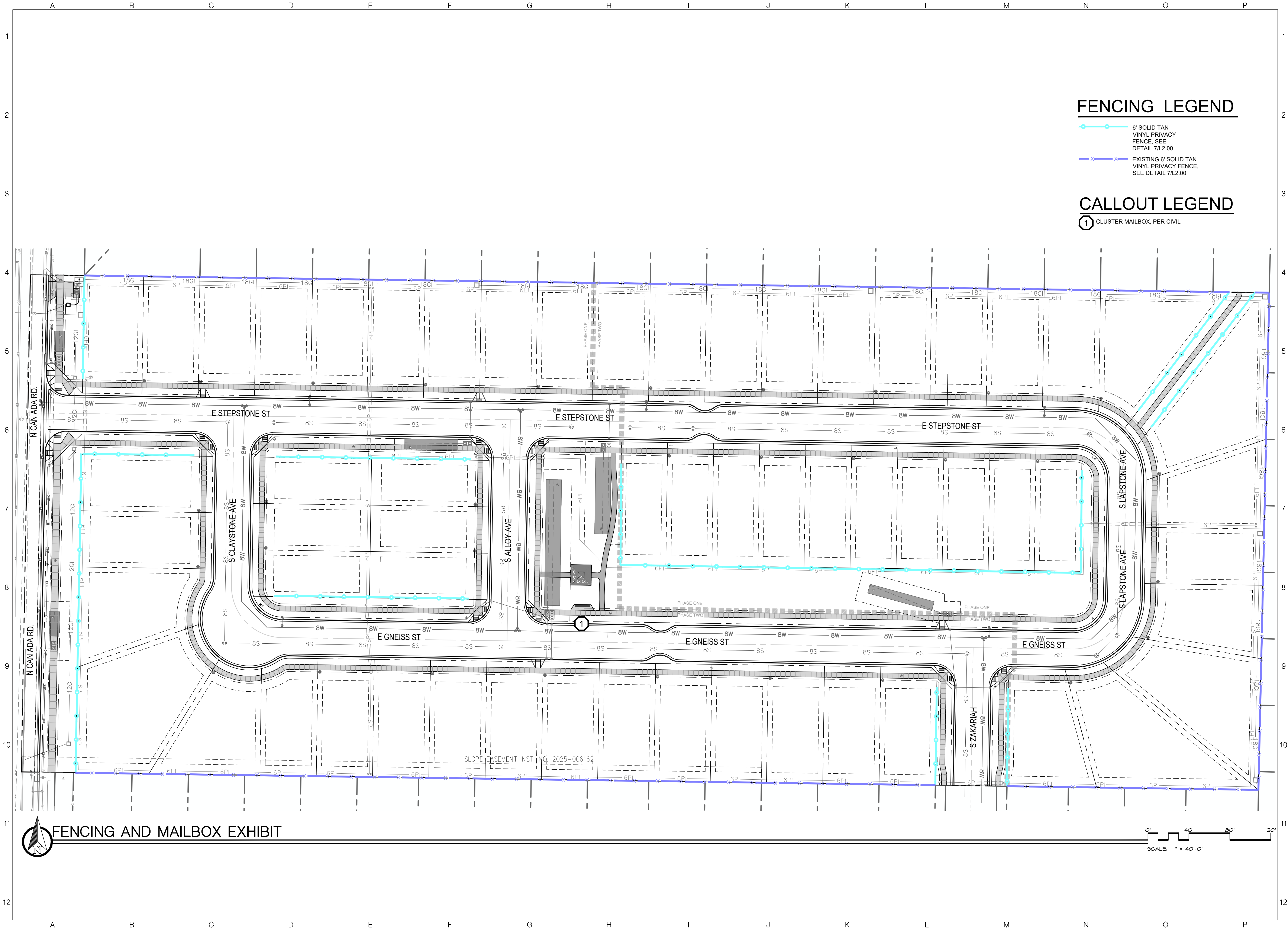
CHECKED BY:
JDR/AWJ

PROJECT NUMBER
26-255

SHEET:

L1.05

PRELIMINARY PLAT

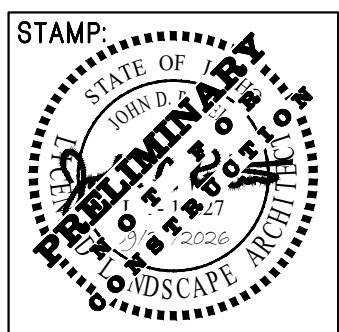


FENCING LEGEND

- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.00
- EXISTING 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.00

CALLOUT LEGEND

- 1 CLUSTER MAILBOX, PER CIVIL



DATE: 07/15/2026



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REVISIONS:		
No.	Date	Description
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FENCING & MAILBOX EXHIBIT JASPER RIDGE SUBDIVISION STAR, ID

DRAWN BY: SCM

CHECKED BY: JDR/AWJ

PROJECT NUMBER
26-255

SHEET:

L1.06

PRELIMINARY PLAT



September 14, 2026

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

Subject: Agency Transmittal - Jasper Ridge Subdivision

Dear Shawn:

Thank you for the opportunity to respond to your request for comments. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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

1. AIR QUALITY

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

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. IDAPA 58.01.25 addresses discharge permits. Please review these rules to determine whether this or future projects will require DEQ approval.
- IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects, subsurface disposal projects, and discharge projects require separate permits as well.
- DEQ recommends that projects be served by existing wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at 208-373-0459.

3. DRINKING WATER

- DEQ recommends using an existing drinking water system whenever possible. Please contact DEQ to discuss this project and to explore options to both best serve this project and provide for protection of groundwater resources.
- When connecting to an existing system, DEQ recommends verifying there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>).
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- For non-regulated systems and/or private wells, DEQ recommends testing for total coliform bacteria, nitrate, and nitrite prior to use and retested at least annually thereafter.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Brandon Lowder, Drinking Water Compliance Supervisor, at 208-373-0568.

4. SURFACE WATER

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at 208-373-0510.

6. ADDITIONAL NOTES

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith". The signature is stylized with a large, sweeping initial "T" and "G".

Troy Smith
Regional Administrator



HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

September 14, 2026

City of Star
10769 W. State Street
Star, Idaho 83669
Attention: Shawn Nickel, City Planner

Hayden Homes
1020 N Hickory Way, Suite 100
Meridian, Idaho 83642
Attention: Sabrina Minshal

**RE: Jasper Ridge Subdivision AZ-26064 Annexation,
PP-26066 Preliminary Plat**

Dear Shawn:

Highway District No. 4 (HD4) has reviewed the application for annexation to the City of Star, and for rezone and preliminary plat of Jasper Ridge Subdivision, and offers the following comments:

Jurisdiction

By agreement with the Ada County Highway District (Exchange Maintenance Agreement December 29, 2005) HD4 maintains Can Ada Rd between US 20/26 and Joplin Rd. This maintenance responsibility includes permitting of access and utility work, and traffic operations. Under this agreement, HD4 is granted opportunity to review and comment on development projects which affects roads maintained by HD4, and to issue permits for temporary traffic controls, new access, and utility or other work within the public right-of-way. ACHD has jurisdiction over the development; HD4 provides comment to them regarding operation and maintenance of the affected roadways.

General

Can Ada Rd along the west boundary of the subject property is classified as a collector road on the functional classification maps adopted by ACHD and HD4. The ACHD Master Street Map shows Can Ada Rd north of US 20/26 as a residential typology. HD4 recommends this classification be reviewed, as the City of Star comprehensive plan north of US 20/26 includes significant commercial and residential land uses. Both Joplin Rd and Can Ada Rd adjacent to the subject property are likely to require classifications higher than residential uses to accommodate projected growth in the vicinity. No capital improvement projects are included for Joplin Rd or Can Ada Rd adjacent to the subject property on the 2040 ACHD Capital Improvement Project Map. The 36-foot half-width roadway and 20' east half right-of-way proposed for Can Ada Rd appears consistent with the typical ACHD collector street section.

Traffic Impacts

The application indicates approximately 59 residential lots proposed for the 13.5 acre site. HD4 requests opportunity to comment on the scope and results of any traffic impact study prepared for the project.

Development Review

In accordance with the Exchange Maintenance Agreement with ACHD, HD4 requests opportunity to review and provide comment on improvement drawings for the project that affect the Can Ada Rd right-of-way maintained by HD4. We recommend the developer submit plans to HD4 at the same time any submittal are made to ACHD to promote parallel review paths.

Please feel free to contact me with any questions on this matter.

Respectfully,

A handwritten signature in blue ink that reads "Kraig Wartman". The signature is fluid and cursive, with the first name "Kraig" and last name "Wartman" clearly legible.

Kraig Wartman
Senior Engineering Tech.
Highway District No. 4

File:



STAR FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

DATE: September 29, 2026

TO: City of Star – Planning and Zoning

CC: Hayden Homes – Sabrina Minshall

FROM: Victor Islas, Deputy Chief  
Star Fire Protection District
Victor Islas, Deputy Chief

SUBJECT: Fire District Comment
FD Permit 2026-0358

PROJECT: Jasper Ridge Subdivision
AZ-26064 Annexation
DA-26-05 Development Agreement
PP-26066 Preliminary Plat

The Star Fire Protection District has reviewed the documents provided by the Applicant and the City of Star related to the proposed Jasper Ridge Subdivision.

The Applicant is requesting approval of an Annexation & Zoning (R-5), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 59 residential lots and common lots. The property is located on the east side of Can Ada Road in Star, Ada County, Idaho, and consists of 13.5 acres with a proposed density of 4.37 dwelling units per acre.

The Star Fire Protection District does not oppose the application, subject to the following conditions of approval:

1. Codes and Standards

- 1.1. The development shall comply with the currently adopted International Fire Code (IFC) and all applicable codes adopted by the City of Star, Idaho.
- 1.2. The IFC establishes minimum requirements for life safety and property protection from fire, explosion, and other hazards in new and existing buildings and premises and provides a reasonable level of safety for firefighters and emergency responders during emergency operations.
- 1.3. The absence of comments regarding any hazardous condition or code violation shall not be construed as approval of such condition or violation under the International Building Code or International Fire Code.
- 1.4. The Star Fire Protection District is the Authority Having Jurisdiction (AHJ) for fire code enforcement and fire and life safety review within the proposed development.
- 1.5. This review is limited to preliminary plat and land development considerations and does not constitute approval of building permits, construction plans, fire protection systems, or final occupancy requirements. Additional Fire District review and approval shall be required during subsequent development phases.



STAR FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

2. Level of Service / Fire Coverage / Response Time

- 2.1. This development will be primarily served by Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669.
- 2.2. Station 51 is approximately 3 roadway miles from the proposed development. Based upon the existing roadway network and available response routes, estimated travel time to the entrance of the development is anticipated to be at or greater than five (5) minutes under ideal driving conditions.
- 2.3. The Star Fire Protection District maintains a target emergency response level of service (LOS) of approximately five (5) minutes. Based upon current station location, roadway access, and available response routes, portions of the proposed development may be located at or beyond the District's targeted five-minute response time.
- 2.4. Actual emergency response times may vary based upon unit availability, staffing, concurrent emergency incidents, weather, roadway conditions, traffic, system demand, and other operational factors.
- 2.5. Emergency incidents are dispatched based upon the closest appropriate available Fire District resource. Station 51 is anticipated to provide primary service to this development; however, responding resources may originate from other Fire District stations or mutual/automatic-aid agencies depending upon unit availability and incident conditions.

3. Side Setbacks

- 3.1. Zone R-5: Side setbacks shall be maintained at 7.5 feet in accordance with City of Star Code. No reduction or modification to the required side setback is proposed or supported under this application.

4. Water Supply

- 4.1. Fire hydrants and water mains capable of delivering the required fire flow shall be provided throughout the development in accordance with IFC Section 507 and Appendix C.
- 4.2. The development is anticipated to be served by the Star Sewer and Water District.
- 4.3. Hydrant spacing, location, and installation shall comply with applicable Star Sewer and Water District standards and IFC Appendix C.
- 4.4. Hydrant placement and available fire flow shall be verified and approved during Civil Construction Drawing and Final Plat review.

5. Adequate Fire Flow

- 5.1. Required fire flow shall be determined based upon the applicable fire area and construction type in accordance with IFC Appendix B.
- 5.2. Fire flow calculations and verification of available water supply shall be provided during future review phases.
- 5.3. Where adequate fire flow is unavailable, the Applicant shall coordinate with the Fire District and water provider to implement approved mitigation measures or alternative water supply methods acceptable to the AHJ.

6. Fire Apparatus Access

- 6.1. Fire apparatus access roads shall comply with IFC Section 503 and Appendix D, including required width, vertical clearance, turning radii, grades, turnarounds, and other applicable access requirements.
- 6.2. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capability.
- 6.3. Access road grades, turning radii, intersections, and other geometric design features shall be reviewed during Civil Construction Drawing review.
- 6.4. Fire apparatus access shall be designed and maintained to facilitate emergency response while accommodating the evacuation of occupants from the development.



STAR FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

6.5. Developments Containing More Than 30 Dwelling Units

- 6.5.1. In accordance with IFC Appendix D107.1, developments containing more than thirty (30) dwelling units shall be provided with two separate and approved fire apparatus access roads unless an applicable exception is approved by the Fire Code Official.
- 6.5.2. The proposed Jasper Ridge Subdivision contains 59 residential lots and is therefore subject to the secondary fire apparatus access requirements of IFC Appendix D107.
- 6.5.3. The preliminary plans appear to provide two points of access consistent with the intent of IFC Appendix D107. Final compliance, including access location, separation, geometry, and construction, shall be verified during Civil Construction Drawing and Final Plat review.
- 6.5.4. Both required fire apparatus access points shall be constructed, available, and maintained as required by the approved phasing and construction plans. Any proposed phasing, temporary access, or delayed construction of a required secondary access shall require prior approval of the Fire Code Official.

6.6. Traffic Calming – Bulb-Outs

- 6.6.1. The Applicant is proposing bulb-outs along W. Stepstone St. and W. Gneiss St. as traffic-calming measures. The Star Fire Protection District does not oppose the proposed use of bulb-outs as shown on the preliminary plans.
- 6.6.2. The Fire District recognizes that the proposed bulb-outs create short, localized reductions in the available roadway width. Based upon the limited length of the narrowed sections, the proposed configuration is acceptable provided the bulb-outs do not prevent the safe passage or operation of fire apparatus.
- 6.6.3. Parking shall be prohibited within and immediately adjacent to the narrowed portions of the roadway where parked vehicles could further restrict fire apparatus access.
- 6.6.4. Appropriate signage, curb markings, and/or pavement markings shall be provided as necessary to clearly identify the traffic-calming features and areas where parking is prohibited.
- 6.6.5. The bulb-outs shall not interfere with required fire apparatus turning movements, access to fire hydrants, or other required emergency access features.
- 6.6.5.1. Final dimensions, clear roadway width, signage, pavement markings, and traffic-calming design shall be reviewed and approved by the Star Fire Protection District as part of the Civil Construction Drawing review.

7. Addressing and Street Identification

- 7.1. Addressing and street identification shall comply with IFC Section 505 and applicable City of Star standards.
- 7.2. Final address assignment and street naming approval shall be coordinated with the applicable agencies prior to Final Plat approval.

8. Construction Phase Requirements

- 8.1. Approved fire apparatus access roads and an approved water supply for fire protection shall be installed and made serviceable prior to and during the time of construction as required by IFC Chapter 33.
- 8.2. Required fire apparatus access shall be maintained throughout construction and shall remain unobstructed and capable of supporting Fire District apparatus.
- 8.3. Temporary, phased, or alternative fire apparatus access arrangements shall require prior approval by the Star Fire Protection District.
- 8.4. Construction phasing shall not result in occupied portions of the development being served without the required approved fire apparatus access or water supply.



STAR FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

9. Additional Review and Future Submittals

- 9.1. Additional Fire District review and approval shall be required during Final Plat, Civil Construction Drawing, amenity center design, Building Permit, and applicable fire protection system permitting phases.
- 9.2. Approval of the Preliminary Plat shall not be construed as approval of future construction details, fire protection systems, fire apparatus access modifications, water supply, or other fire and life safety requirements.
- 9.3. Modifications to the approved Preliminary Plat that affect fire apparatus access, street configuration, lot layout, water supply, hydrant placement, development phasing, or other fire and life safety features shall be submitted to the Star Fire Protection District for additional review.



Star Fire Protection District

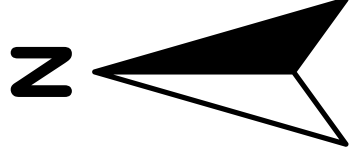
STATION 51 SERVICE MAP 5 - 10 MINUTE RESPONSE TIME

Project: Jasper Rdige Subdivision

BY: VICTOR ISLAS, DEPUTY CHIEF 9/29/2026

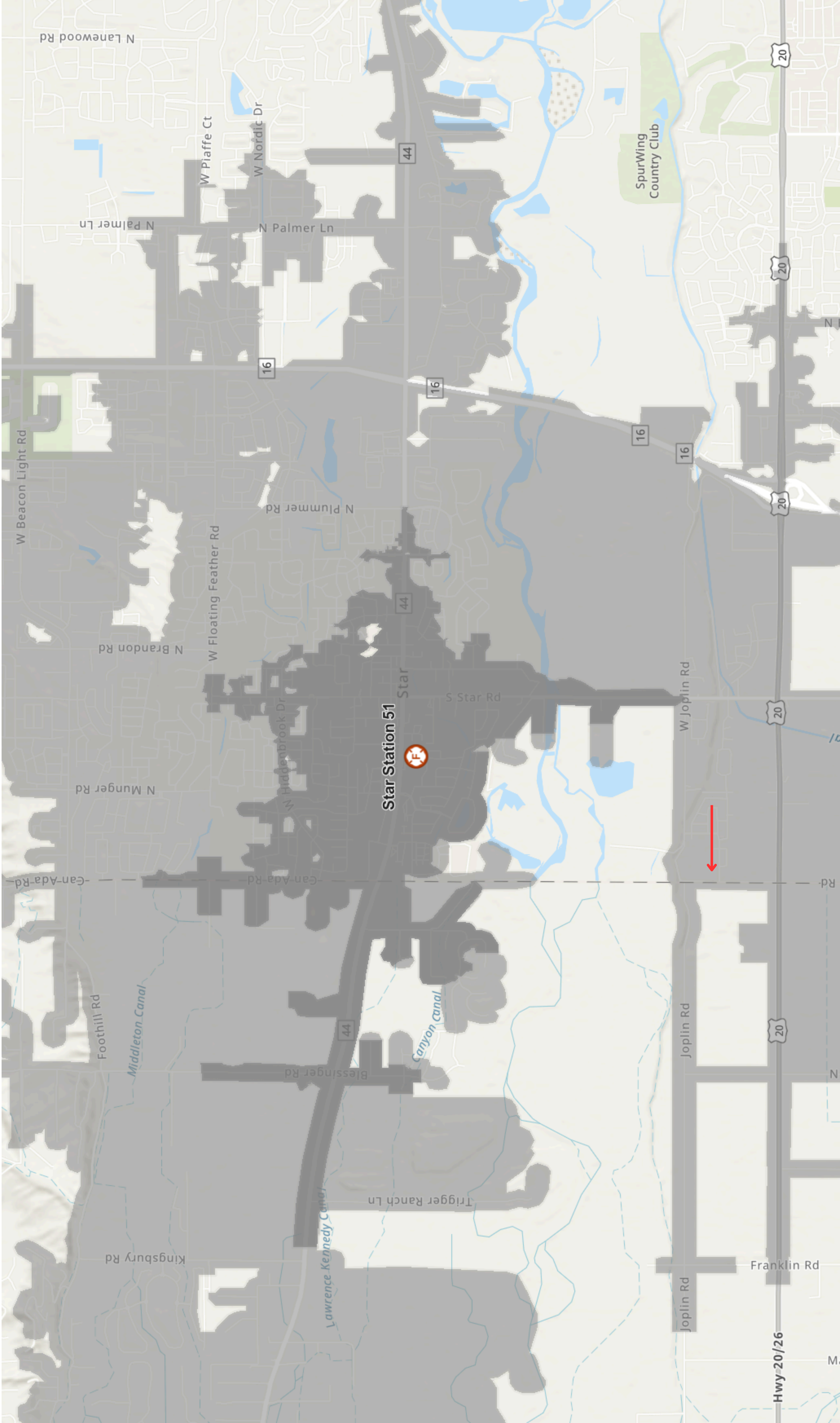
PARCEL #: S0419325700

CURRENT RESPONSE



Key

5 Min Response
10 Min Response



Shawn Nickel

From: Nathan Blank <Nathan.Blank@itd.idaho.gov>
Sent: Thursday, September 17, 2026 11:11 AM
To: Shawn Nickel
Subject: RE: Agency Transmittal - Jasper Ridge Subdivision

Shaw,

After reviewing the Jasper Ridge transmittal, ITD has no further comment. If a TIS is required as a condition from the City of Star, ITD would appreciate a chance to look at that upon completion.

Thank you

Nate Blank | Development Services Senior Planner
Idaho Transportation Department| District 3
Email: Nathan.Blank@itd.idaho.gov

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Thursday, September 3, 2026 3:44 PM
To: sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; sjenkins@idahopower.com; Lbadigian@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; rbeck@adacounty.id.gov; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file <file@idwr.idaho.gov>; data@landprodata.com; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@starpathways.org>; jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; rbeck@adacounty.id.gov; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file <file@idwr.idaho.gov>; data@landprodata.com; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Paul Brooks <pbrooks@staridaho.org>; Kerry.schmidt@intgas.com; Chris Todd <ctodd@starpathways.org>; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; Brian Duran <Brian.Duran@itd.idaho.gov>; gmprdcclerk@gmail.com; carson.miranda@westada.org; reinhart.david@westada.org; RKlein@republicservices.com; Bcopes@cdh.idaho.gov; Dunn, Taylor <TDunn@idahopower.com>; Tammy.middletonirrigation@gmail.com; file <file@idwr.idaho.gov>; JMaffuccio@idahopower.com



Miranda Gold, President
Alexis Pickering, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

Date: September 18, 2026

To: Sabrina Minshall, Hayden Homes

Staff Contact: Sam Standal, Assistant Traffic Engineer

Project Description: Jasper Ridge Subdivision

Trip Generation: This development is estimated to generate 536 vehicle trips per day, 55 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 12th edition.

Proposed Development Meets	
All ACHD Policies	X
Requires Revisions to meet ACHD Policies	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	X
No	

Traffic Impact Study	
Yes	
No	X
If yes, is mitigation required	

ACHD Planned Improvements	
FYP	
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS 2
Cyclist	LTS 3

Is Transit Available?	
Yes	
No	X

Comments:

connecting you to more



Project/File: **Jasper Ridge Subdivision / SPP26-0004 / AZ-26064 DA-26-05 PP-26066**
This annexation, zoning, and preliminary plat application is to allow for the construction of a 67 lot subdivision, consisting of 59 single-family residential lots and 8 common lots on 13.5 acres. This application includes a development agreement with the City of Star.

Lead Agency: City of Star

Site address: East of Can Ada Road, between Happy Day Drive and W Joplin Road

Staff Approval: September 18, 2026

Applicant: Sabrina Minshall
Hayden Homes
1020 N Hickory Ave
Meridian, ID 83642

Representative: Mike Williams
South Beck and Baird
2002 S Vista Avenue
Boise, ID 83705

Staff Contact: Sam Standal
Phone: 208-387-6384
E-mail: sstandal@achdidaho.org

Report Summary:

ACHD Planned Improvements 2

Level of Service Planning Thresholds 2

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Request for Appeal of Staff Decision 13

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- Star Road is listed in the CIP to be widened to 5-lanes from Chinden Boulevard/US20-26 to State Street/SH-44 between 2031 and 2035.

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Can Ada Road	485-feet	Collector	N/A	N/A
Joplin Road (East of Can Ada Road)	0-feet	Collector	45	Better than "D"

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

2. Average Daily Traffic Count (VDT)

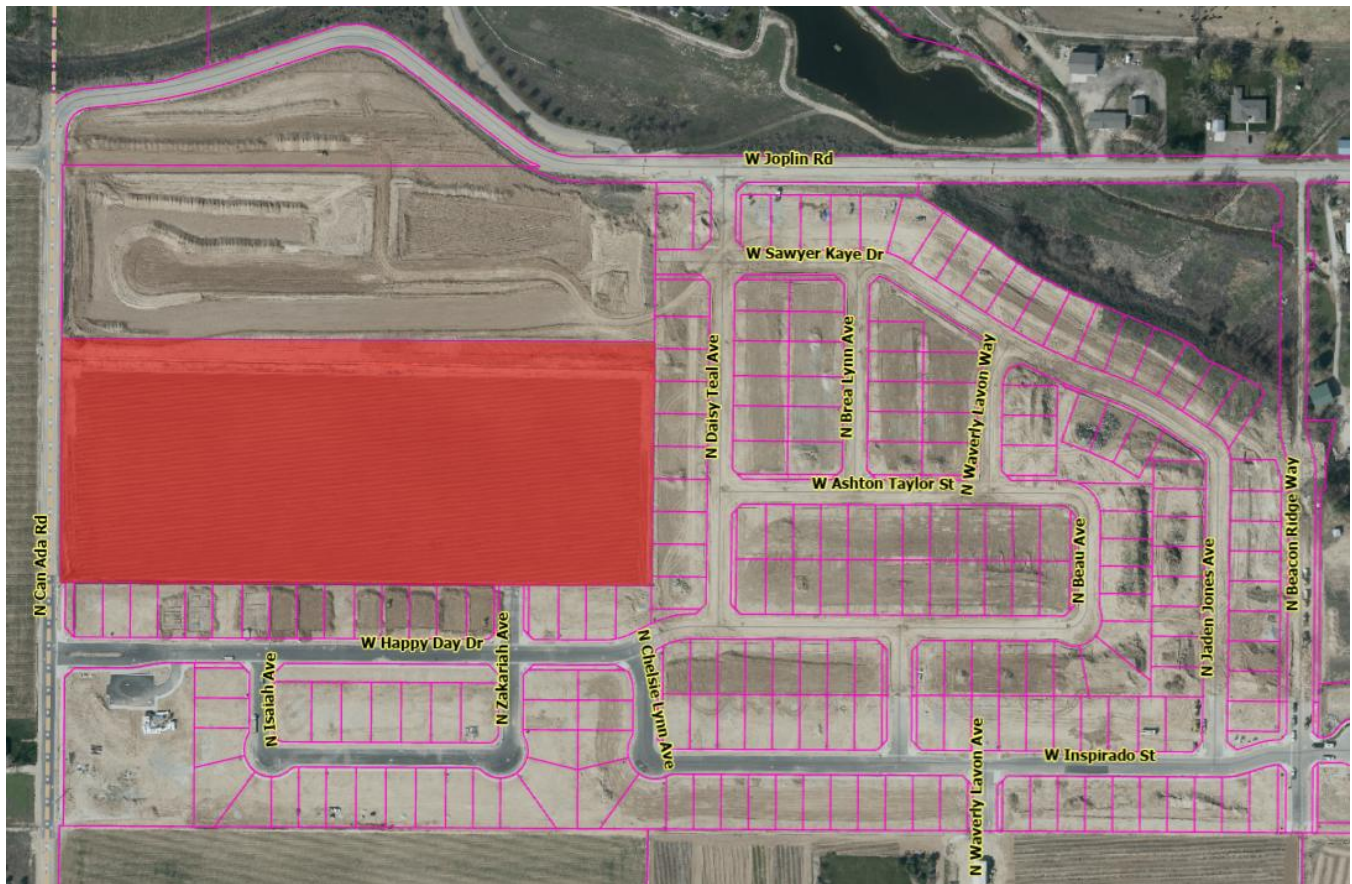
Average daily traffic counts are based on ACHD's most current traffic counts.

- There are no current ACHD traffic counts for Can Ada Road.
- The average daily traffic count for Joplin Road east of Can Ada Road was 779 on February 26, 2026.

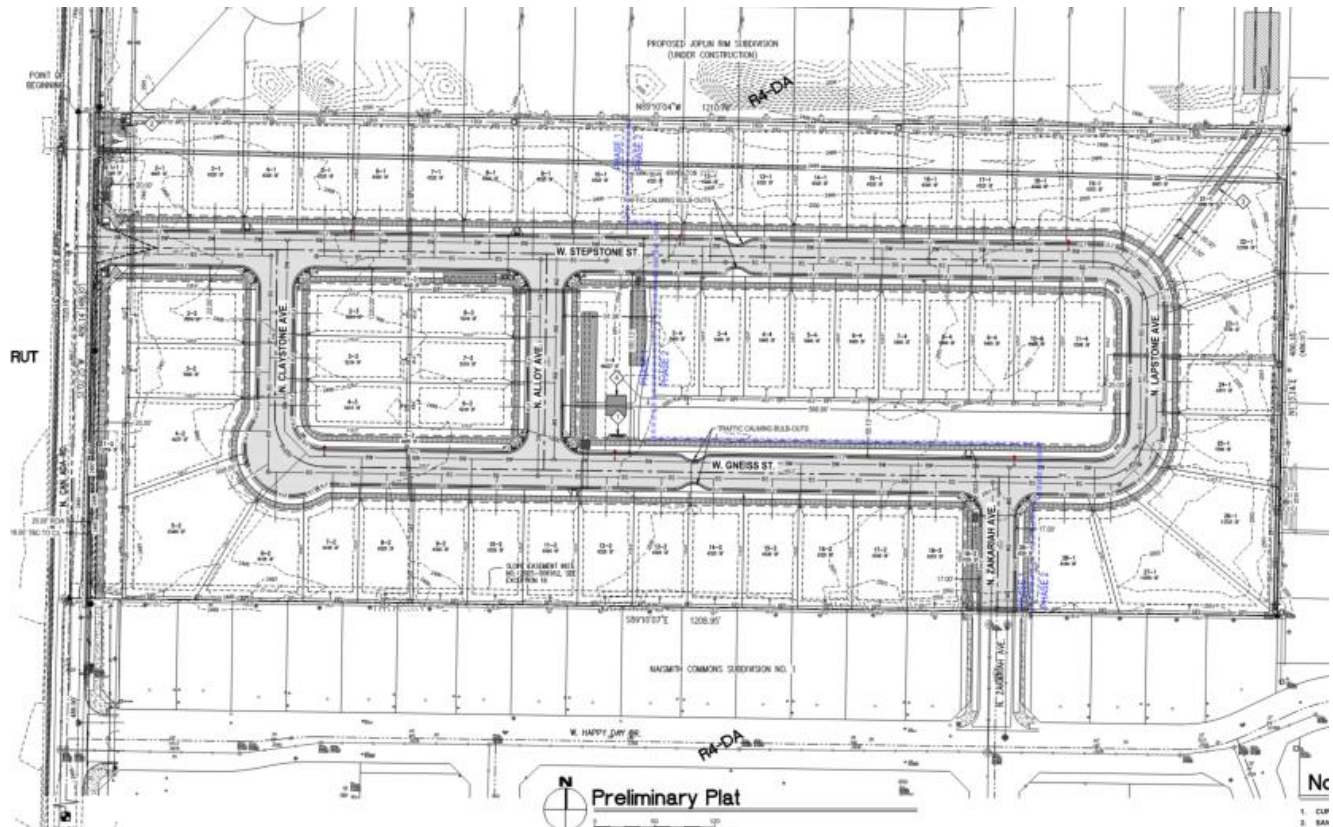
A. Site Specific Conditions of Approval

1. Construct Can Ada Road abutting the site as half of a 36-foot-wide collector street section with vertical curb, gutter, and 7-foot-wide detached concrete sidewalk with an 8-foot-wide planter strip.
2. Dedicate right-of-way on Can Ada Road abutting the site extending to 2-feet behind the back of curb. Provide a permanent right-of-way easement from the edge of right-of-way to 2-feet behind the back of sidewalk.
3. Extend Zakariah Avenue into the site and construct all internal local streets as 36-foot-wide local street sections with curb, gutter, 8-foot-wide planter strip, and 5-foot-wide detached concrete sidewalk.
4. Dedicate right-of-way for all local streets extending to 2-feet behind the back of curb and provide a permanent right-of-way easement from the edge of right-of-way extending to 2-feet behind the back of sidewalk.
5. Construct one knuckle within the site.
6. Construct one local road, Stepstone Avenue, to intersect Can Ada Road located 490-feet north of Happy Day Drive (measured centerline-to-centerline).
7. Obtain approval from ACHD Traffic Services for the proposed passive traffic calming elements.
8. Construct bulb-outs on Stepstone Street and Gneiss Streets as proposed. Design the bulb-outs to provide a minimum of 24-feet of pavement from face of curb to face of curb. The design and location of the bulb-outs will be required and during plan review. Provide written fire department approval for use of a reduced street section.
9. Other than access specifically approved with this application, direct lot access is prohibited to Can Ada Road and should be noted on the final plat.
10. If a multi-use pathway is to be constructed within or adjacent to the site, then the design of those facilities shall be consistent with ACHD's Multi-Use Path & Raised Bike Lane Tool Kit. Additional right-of-way dedication may be required at all intersections (streets and driveways) to accommodate setbacks. Contact Development Review with questions prior to plan submittal.
11. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
12. There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
13. Comply with all Standard Conditions of Approval.

B. Vicinity Map



C. Site Plan



D. Findings for Consideration

1. Can Ada Road

- a. **Existing Conditions:** Can Ada Road is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 20-feet of right-of-way for Can Ada Road (20-feet from centerline). This section of Can Ada Road is on the county line, with the east side of the roadway in Ada County and the west side of the road in Canyon County.
- b. **Applicant Proposal:** The applicant is proposing to construct Can Ada Road abutting the site as half of a 36-foot-wide collector street section with vertical curb, gutter, and 7-foot-wide detached concrete sidewalk with an 8-foot-wide planter strip.

The applicant is proposing to dedicate right-of-way on Can Ada Road abutting the site extending to 2-feet behind the back of curb and to provide a permanent right-of-way easement from the edge of right-of-way to 2-feet behind the back of sidewalk.

- c. **Staff Comments/Recommendations:** The applicant's proposal exceeds District Policy, is consistent with improvements constructed directly south of the site and approved directly north of the site, and should be approved, as proposed.

2. Internal Local Roads

- a. **Existing Conditions:** There are no existing local roads within the site. Zakariah Avenue stubs to the site's south property line.
- b. **Applicant's Proposal:** The applicant is proposing to extend Zakariah Avenue into the site and to construct all internal local streets as 36-foot-wide local street sections with curb, gutter, 8-foot-wide planter strip, and 5-foot-wide detached concrete sidewalk.

The applicant is proposing to dedicate right-of-way for all local streets extending to 2-feet behind the back of curb and to provide a permanent right-of-way easement from the edge of right-of-way extending to 2-feet behind the back of sidewalk.

The applicant is proposing to construct one knuckle within the development.

- c. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed.

3. Roadway Offsets

- a. **Existing Conditions:** There are no roadways within the site.
- b. **Applicant's Proposal:** The applicant is proposing to construct one local street, Stepstone Avenue, to intersect Can Ada Road located 490-feet north of Happy Day Drive (measured centerline-to-centerline).
- c. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed.

4. Traffic Calming

- a. **Applicant's Proposal:** The applicant is proposing to construct two streets, Stepstone Street and Gneiss Street, to exceed 750-feet in length. To provide traffic calming on both streets the applicant is proposing to construct a bulb-out on each roadway.
- b. **Staff Comments/Recommendations:** The applicant's proposal to provide traffic calming meets District Policy and should be approved. The bulb-outs should be designed to provide a minimum of 24-feet from face of curb to face of curb and the design and location of the bulb-outs will be reviewed during the plan review process. The applicant should be required to provide written fire department approval for use of a reduced street section.

5. Other Access

Can Ada Road classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

E. Policy

1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, <https://www.access-board.gov/prowag> and <https://www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf> for additional information).

2. Minor Improvements

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

3. Livable Street Performance Measures

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

4. Can Ada Road

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk or multi-use path and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk or multi-use path is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 47-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathways and buffers.

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-foot), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the top back of curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian Facilities: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-feet wide. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian facilities should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line when authorized by Development Review staff to meet site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

Can Ada Road ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Can Ada is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 66-feet of right-of-way.

5. Internal Local Streets

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

6. Roadway Offsets

Collector Offset Policy: District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

7. Traffic Calming

Speed Control and Traffic Calming Policy: District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

Speed Control and Traffic Calming Policy: District policy 7206.3.8 states that collector streets should be designed to discourage speeds above 35 MPH and in a residential area, collector streets should be designed to discourage speeds above 30 MPH. The design of collector street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require a maintenance and/or license agreement.

8. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

9. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

10. Pathway Crossings

United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

F. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISWPC, or ACHD requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

G. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

Request for Appeal of Staff Decision

To request an appeal of a staff level decision, see District policy 7101.6.7 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

Request for Reconsideration of Commission Action

To request reconsideration of a Commission Action, see District policy 1006.11 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>