



CITY OF STAR

LAND USE STAFF REPORT

MEMO

TO: Mayor & Council

FROM: City of Star – Planning & Zoning

MEETING DATE: **October 6, 2026**

FILE(S) #: TE-26-05 Time Extension Stargazer Subdivision # 2

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative:

Derek Rush
Sterling Land Development, Inc.
1159 E. Iron Eagle Drive, Suite 170
Eagle, ID 83616

REQUEST

Request: The Applicant is seeking approval of a time extension for Stargazer Subdivision Phase 2, consisting of 64 remaining residential lots and multiple common lots. The property is located at the northwest corner of the intersection of N. Brandon Road and W. New Hope Road in Star, Idaho.

SUMMARY

The original preliminary plat was approved by Council on November 16, 2021. An administrative time extension was approved by the Zoning Administrator on August 23, 2023 for one year. On July 24, 2024, the applicant filed a time extension for an additional year to submit a final plat for the development. City Council approved the second one-year time extension on August 20, 2024. Phase 1 was signed by the City Engineer on March 20, 2025, giving the applicant 12 months to submit the next phase final plat. The applicant is hereby requesting an additional 2-year time extension that must be approved by the City Council. The new expiration date for signature of the next phase of the final plat by the City Engineer will be September 20, 2028.



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

EXTENSION OF TIME APPLICATION

Applicant Information:

PRIMARY CONTACT IS Owner ☐ Representative ☒

Applicant Name: Star 40, LLC - Representative: Derek Rush
Address: 1159 E. Iron Eagle Dr., Suite 170, Eagle Zip: 83616
Phone: 208-944-5398 Fax: N/A Email: dr@sterlinghomes.us

Project Number(s): TE-24-07 - Cherished Estates Subdivision

Phase 2 - 64 Buildable Lots

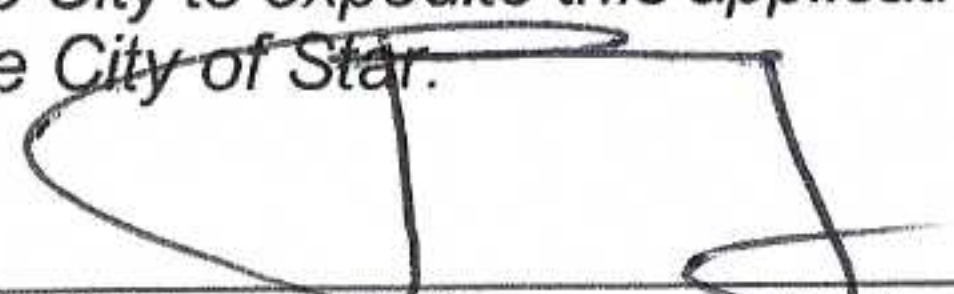
Parcel S0408212400

All applicants are required to submit the following:

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

APPLICANT ACKNOWLEDGEMENT:

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


Applicant / Representative Signature

Date 8.20.26

Cherished Estates Subdivision - Phase 2

Narrative in Support of a 24-Month Extension of Time

Applicant / Owner	Star 40, LLC	Prior File	TE-24-07
Representative	Derek Rush, Sterling Land Development, Inc.	Parcel	S0408212400
Original Approval	October 5, 2021	Current Expiration	September 20, 2026
Extension Requested	Twenty-four months	Requested Expiration	September 20, 2028

REQUEST

Star 40, LLC respectfully requests a twenty-four-month extension of the approval period for Cherished Estates Subdivision Phase 2, extending the current September 20, 2026 expiration through September 20, 2028.

APPROVAL HISTORY

The Cherished Estates preliminary plat was originally approved by the Star City Council on October 5, 2021. A prior time extension was approved under City file TE-24-07. The Phase 1 final plat was signed by the City Engineer on March 20, 2025. City staff subsequently confirmed that Phase 2 must be recorded in September 2026.

REASON FOR EXTENSION

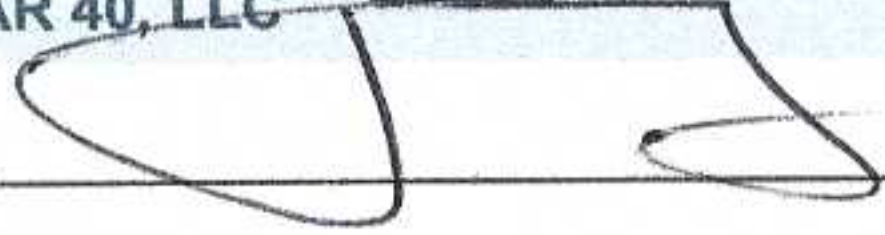
The applicant is actively advancing Phase 2 and is currently finalizing contractor proposals, construction pricing, utility coordination and the land-development schedule. Phase 2 land-development work is expected to begin in early fall 2026.

Although work is expected to begin shortly, the remaining grading, utility, roadway, drainage, concrete and related improvements, together with required inspections, agency coordination, final-plat signatures and recording, cannot reasonably be completed before the current expiration date. The requested extension will preserve the existing approval while the applicant completes the approved development in an orderly manner.

The request does not propose a change to the approved preliminary plat or the approved land uses. It is limited to additional time to complete Phase 2 improvements and record the final plat.

TIME PERIOD REQUESTED

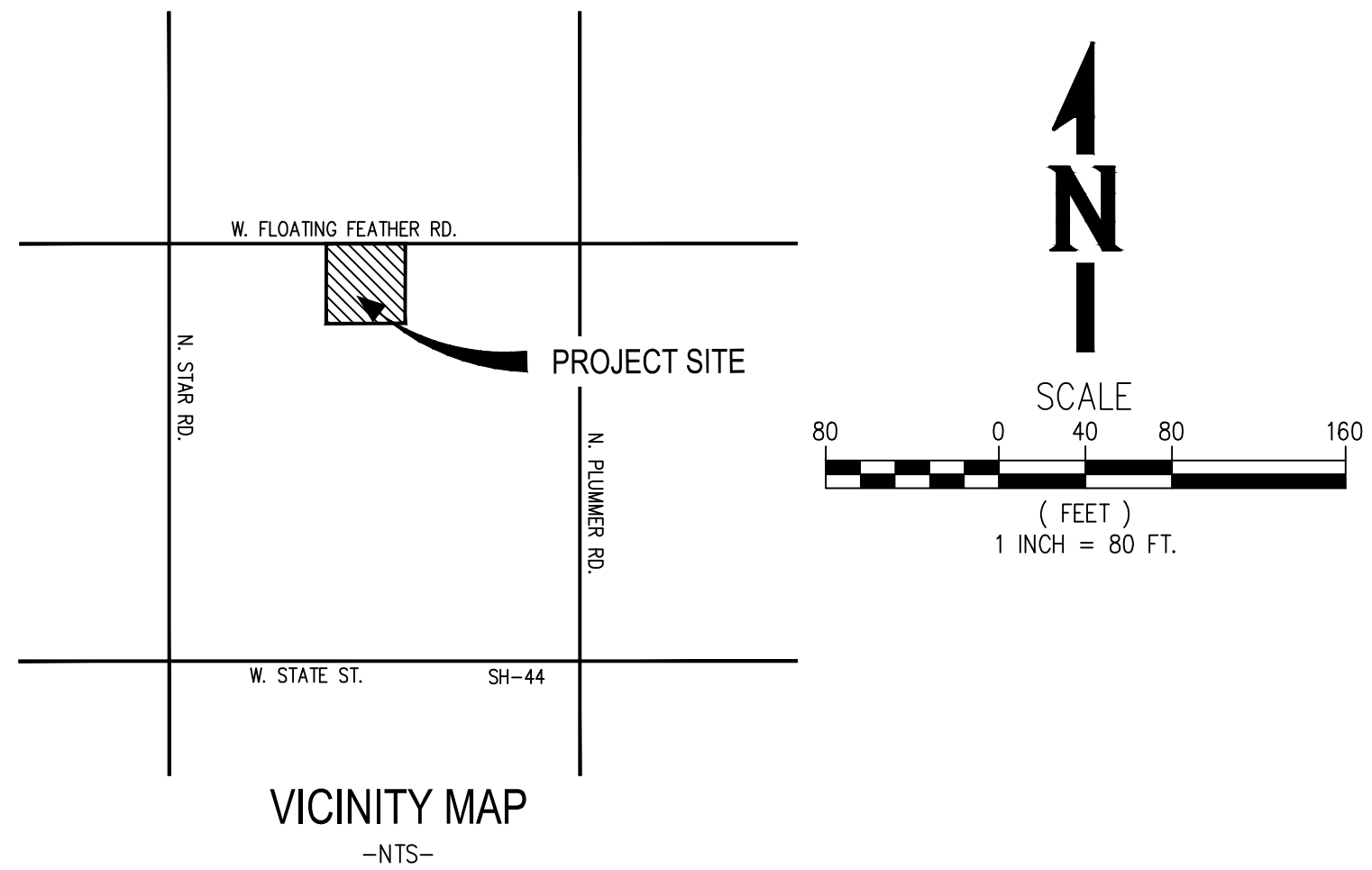
The applicant requests the full twenty-four-month extension permitted by the City, through September 20, 2028.

STAR 40, LLC		
By: 		Date: <u>8-20-26</u>
Jim Zubillaga, Manager		

Prepared August 20, 2026



A PRELIMINARY PLAT OF
CHERISHED ESTATES SUBDIVISION
SITUATED ENTIRELY IN THE
NW¹₄ OF SECTION 8, T.4N.,
R.1W., B.M. CITY OF STAR,
ADA COUNTY, IDAHO



VICINITY MAP
-NTS-

LEGEND

---	EXISTING FENCE
---	PROPERTY BOUNDARY
---	RIGHT OF WAY LINE
---	EXISTING ROAD CENTERLINE
---	EDGE OF PAVEMENT
---	EXISTING LOT LINE
---	EXISTING SEWER LINE W/ MANHOLE
---	EXISTING WATER MAIN
---	EXISTING WATER VALVE
---	EXISTING WATER WELL
---	EXISTING STORM CATCH BASIN
---	EXISTING LIGHT POLE
---	EXISTING SIGN
---	PROPOSED ROAD CENTERLINE
---	PROPOSED ROAD RIGHT OF WAY
---	PROPOSED LOT LINE
---	BLOCK AND LOT NUMBER
---	PROPOSED REVERSE LIP ROLLED CURB, GUTTER & SIDEWALK
---	PROPOSED SANITARY SEWER W/ MANHOLE
---	PROPOSED 8" WATER MAIN
---	PROPOSED PRESSURE IRRIGATION
---	PROPOSED FIRE HYDRANT
---	PROPOSED DOWNWARD FACING LED STREETLIGHT W/ FLUSH FACE
---	PROPOSED UTILITY EASEMENT

DEVELOPMENT FEATURES

TOTAL ACRES.....	40.22 ACRES
TOTAL LOTS.....	113 LOTS
COMMON LOTS.....	13 LOTS
BUILDING LOTS.....	100 LOTS
AVERAGE BUILDING LOT SIZE.....	9990 SF
MINIMUM BUILDING LOT SIZE.....	8454 SF
RESIDENTIAL DENSITY (GROSS).....	2.49 UNITS/AC.
EXISTING ZONING.....	R-2
PROPOSED ZONE.....	R-3
TOTAL OPEN SPACE.....	7.90 AC. (19.64% MEETS CODE)
QUALIFIED OPEN SPACE.....	6.43 AC. (16.0% MEETS CODE GREATER THAN 10% OF TOTAL)

SEWER

STAR SEWER AND WATER DISTRICT

WATER

STAR SEWER AND WATER DISTRICT

IRRIGATION

MIDDLETON MILL DITCH CO.

SCHOOL

WEST ADA COUNTY SCHOOL DISTRICT

EMERGENCY SERVICES

FIRE - STAR FIRE DISTRICT

POLICE - CITY OF STAR

NOTES:

- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY SHALL HAVE A 10' UTILITY EASEMENT.
- 2) ALL SANITARY SEWER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 3) ALL WATER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 4) DRAINAGE SHALL BE DETAINED ON SITE VIA SURFACE AND/OR SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF STAR AND ACHD.
- 5) POTABLE WATER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- 6) SANITARY SEWER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- 7) BLOCK 1 LOTS 1 & 19, BLOCK 2 LOTS 1 & 8, BLOCK 3 LOT 13, BLOCK 4 LOT 1 & 16, BLOCK 5 LOT 7, BLOCK 6 LOT 7, 8, & 15, BLOCK 7 LOT 1 & BLOCK 8 LOT 7 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- 8) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. SANITARY SEWER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.

APPLICANT

BRIAN SINDERHOFF
STERLING LAND DEVELOPMENT, INC.
1159 E. IRON EAGLE DRIVE, STE 170-K
EAGLE, ID 83616
(949) 226-4482

ENGINEER

RYAN YOUNG, P.E.
NV5
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342-5400

PLANNER

BONNIE LAYTON
NV5
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342-5400

SURVEYOR

TRAVIS FOSTER, PLS, CFedS
NV5
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342-5400

PRELIMINARY PLAT

STERLING LAND DEVELOPMENT, INC.
CHERISHED ESTATES SUBDIVISION

PROJECT NUMBER B000196.00
DRAWING FILE NAME B000196.00-C-PPLT03

SHEET NUMBER

PP1

NV5

690 Industry Way, Suite 10
Meridian, ID 83642
208-342-5400 www.nv5.com



REVISIONS

NO.	BY	DATE	REMARKS
1	LAG	05/24/21	ADDRESSED KELLER ASSOCIATES' COMMENTS 1-6
2	LAG	05/24/21	CREATED STREET LIGHT DETAIL SHEET PP3
3	KVP	06/07/21	LOT ADJ. & FLOATING FEATHER IMPROVEMENTS
4	KVP	08/03/21	LOT ADJ.
5	KVP	08/10/21	LOT ADJ. ADD DRAINAGE LOTS
6	KVP	10/13/21	LOT ADJ. ADD COMMON LOTS MOVE PARK

SHEET INFO

		SCALE		AS NOTED	

SCALE AS NOTED