

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Michael Keyes
David Hershey

March 9, 2021

**CITY OF STAR
NOTICE OF PUBLIC HEARING**

Dear Agency Representative:

You have been identified as an agency having jurisdiction on the following matter, which will come before the Star City Council on **May 4, 2021**, at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

Application: East Star River Ranch Subdivision
Files #'s RZ-20-12 Rezone
DA-20-28 Development Agreement
PP-21-03 Preliminary Plat
CU-21-01 Conditional Use Permit
PR-21-02 Private Street

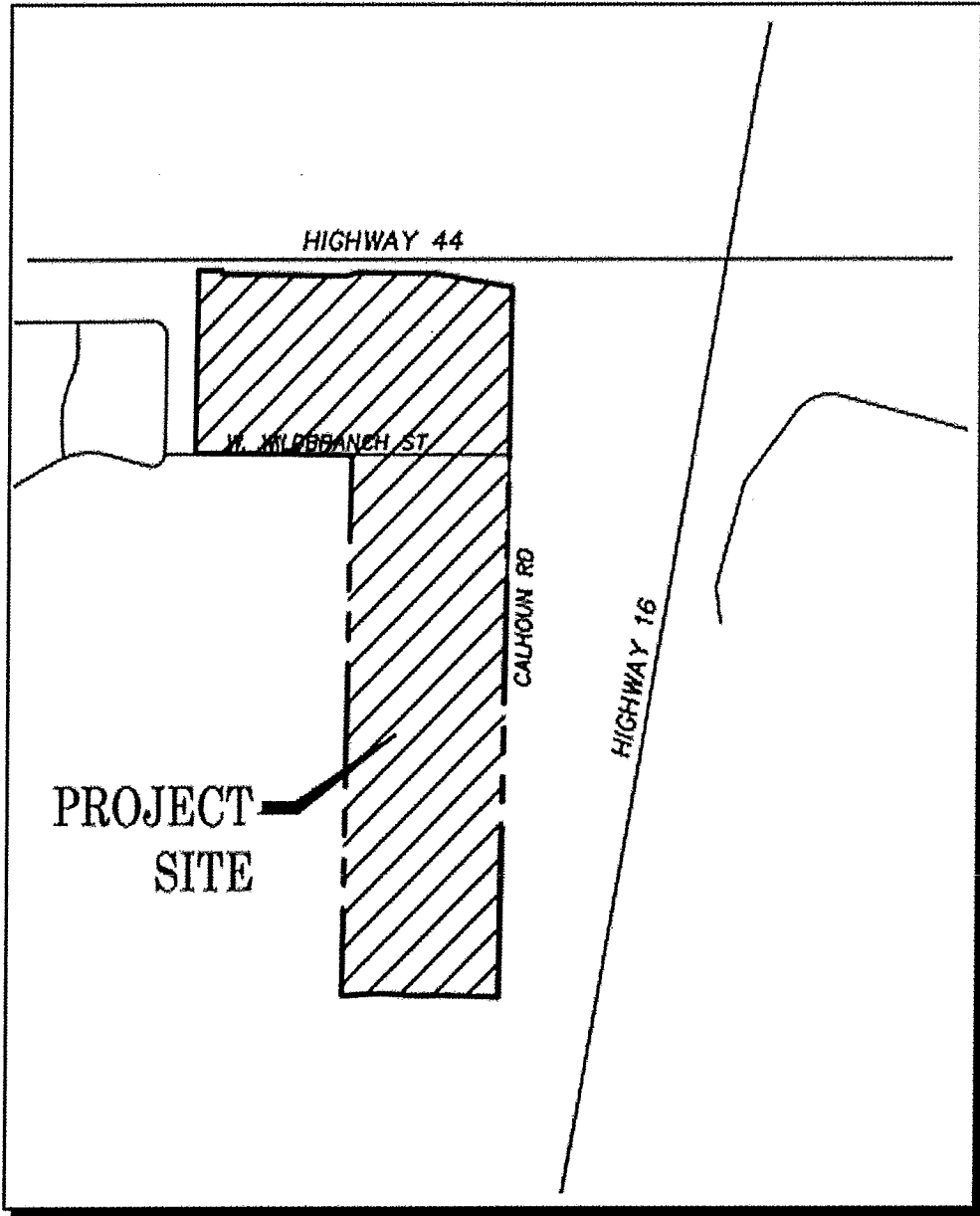
Applicant/Owner: Paul & Vicki Larson, Star River Development, LLC, 855 S. Calhoun Pl, Star, ID 83669

Action: The Applicant is seeking approval of a Rezone (R-8 & C-2), a Development Agreement, a Preliminary Plat for a proposed residential and commercial subdivision consisting of 266 residential lots, 21 commercial lots and multiple common lots, a Conditional Use Permit for a Senior Living Facility and Private Streets. The property is located at 8874 W. Wildbranch Street and 855 S. Calhoun Place in Star, Idaho, and consists of a total of 59.29 acres.

Property Location: The subject property is generally located on the south side of W. State Street between S. Moyle Avenue and Highway 16. Ada County Parcel No's. S0416212640, S0416212620, S0416212422, S0416212470, S0416212660, S0416212552, S0416212580 & S0416244220.

Information/Comments: Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 **a minimum of 7 days prior to the day of the hearing**, or your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Shawn L. Nickel
Planning Director and Zoning Administrator



VICINITY MAP

1" = 800'



PRELIMINARY PLAT APPLICATION

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

FILE NO.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative _____

Applicant Name: Star River Development, LLC (Paul & Vicki Larson)
Applicant Address: 855 S. Calhoun Place Star, ID Zip: 83669
Phone: (925) 922-9201 Email: Paul@pdlarson.com

Owner Name: - SAME -
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):

Contact: Jay Walker Firm Name: AllTerra Consulting, LLC
Address: 849 E. State St. #104 Eagle, ID Zip: 83616
Phone: (208)-484-4479 Email: jwalker@allterraconsulting.com

Property Information:

Subdivision Name: Star River Ranch (East)
Site Location: 855 S. Calhoun Place, Star, ID 83669
Approved Zoning Designation of Site: C-1, L-0, R-8
Parcel Number(s): #5041644220, #R8079960013, #50416212640, #50416212660, #50416212620, #50416212422, #50416212470, #50416212552, #50416212580

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	<u>C-1, L-0, R-8</u>	<u>Mu Comm. along SH44</u>	<u>Commercial</u>
Proposed	<u>C-2, R-8 WDA</u>	<u>Residential @ river</u>	<u>Residential</u>
North of site	<u>C-1/2/SH44</u>	_____	_____
South of site	<u>River/Rut</u>	_____	_____
East of site	<u>R-16, C-1, L-0</u>	_____	_____
West of site	<u>R-4</u>	_____	_____

SITE DATA:

Total Acreage of Site - 54.87 (52.29 excluding public Pd.)
 Breakdown of Acreage of Land in Contiguous Ownership - _____
 Total Acreage of Site in Special Flood Hazard Area - 0.69 ac of 24.02 ac - Floodway;
 Dwelling Units per Gross Acre - _____ 23.33 - AE Flood Zone of 30.85 ac
 Minimum Lot Size - 1,500 sq ft
 Minimum Lot Width - 22.0 ft

Total Number of Lots - 290
 Residential - 266
 Commercial - 21
 Industrial - N/A
 Common - 3+

Total Number of Units - 266
 Single-family - 266
 Duplex - N/A
 Multi-family - N/A

Percent of Site and Total Acreage of Common Area - 15 % / 5.08 acres
 Percent of Common Space to be used for drainage - 35%
 Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____
3 pond areas, park, 2 picnic areas, walking path at central pond, event center, open grass areas, pathways
 Proposed Dedicated Lots & Acreage (school, parks, etc): 5.16 ac

Public Streets - 5 (Moyle, Wildbranch, Crystal Spring, Calhoun, Chestnut) Private Streets - 4 (C West, A East, D North, B South)
 Describe Pedestrian Walkways (location, width, material) - 5' Concrete Sidewalks along private/public roads, 5-6 sidewalk in park; pond areas, 8' regional asphalt pathway
 Describe Bike Paths (location, width, material) - The 8' Regional asphalt pathway is multi-modal. All other sidewalks on frontages and park connectivity will also support multi-modal.

FLOOD ZONE DATA:

- Total Acreage of Site in Special Flood Hazard Area - 0.69 ac of 24.02 ac - Floodway; 23.33 - AE Flood Zone of 30.85 ac
- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
 - b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 160010130H, 160010140H
 FIRM effective date(s): mm/dd/year 6/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone AE
 Base Flood Elevation(s): AE 2485.0 ft., etc.: _____
 - c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

- d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>.
- e. All maps will delineate flood plain lines.

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer & Water District
 Irrigation Water- Star River Development, LLC COA & MOA
 Sanitary Sewer- Star Sewer & Water District
 Fire Protection - Star Fire Protection District
 Schools - West Ada School District
 Roads - S Moyle Ave, W Wiklbranch St., Crystal Spring Ln, S Calloway Pl, Hwy 44

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - NO Floodplain - yes - Floodway
 Evidence of Erosion - NO Fish Habitat - NO
 Historical Assets - NO Mature Trees - yes, only around owner's residence
 Riparian Vegetation - None/only along River Steep Slopes - NO
 Stream/Creek - NO Unstable Soils - NO
 Unique Animal Life - NO Unique Plant Life - NO

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)

Applicant (✓)	Description	Staff (✓)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
✓	Completed and signed Preliminary Plat Application	
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Narrative explaining the project. (must be signed by applicant)	
✓	Legal description of the property (word.doc and pdf version with engineer's seal)	
✓	Recorded warranty deed for the subject property	
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
✓	Approval of the proposed subdivision name from Ada County Surveyor's office.	
✓	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
✓	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
✓	Electronic copy in pdf. format of Preliminary Plat	
✓	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
✓	Electronic copy in pdf. format of landscape plan	
✓	Electronic copy in pdf. format of preliminary site grading & drainage plans	
✓	Phasing plan shall be included in the application if the project is to be phased.	

✓	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
✓	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
✓	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by Engineer)	
✓	Special Flood Information – Must be included on Preliminary Plat and Application form.	
✓	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
✓	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on two (2) thumb drives only (no discs) with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.</u>	
✓	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
✓	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

**** 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 architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**

 Applicant/Representative Signature

2/19/21

 Date



February 24, 2021

Shawn L. Nickel – Planning Director & Zoning Administrator
City of Star - Planning & Zoning Department
10769 West State Street • P.O. Box 130
Star, ID 83669
Phone: 286-7247
Fax: 286-7569

Re: East Star River Ranch Development Star, Ada County, Idaho – Development Agreement,
Rezone, Preliminary Plat, Private Road and Conditional Use Entitlement Applications

Shawn and City Staff,

We have appreciated meeting with you and staff over the past months. We have patiently waited to meet with the neighbors and surrounding citizens in a safe environment with caution due to COVID-19. It has certainly been an interesting year and appreciated your direction in these specific areas of caution. Also, the Six Mile Final Report (SH-44, Star Road to SH-16: Traffic Signal Study) dated October 7th, 2020 and subsequent November 17th, 2020 resolving letter from J. Caleb Lakey in response to Mayor Chadwick of Six Mile's final report provided the final, necessary direction on access. These report and response results are incorporated into the details of the plan and use of this project. Your continual help and direction in the entitlement application process with the City of Star is very much appreciated for the East Star River Ranch (ESRR) Development in behalf of Paul Larson.

Paul & Vicki Larson, owners of approximately 54.87 acres located at/around 855 S. Calhoun Place near W. Wildbranch Str. located off S. Moyle/SH44, Star, Idaho 83669 in Ada County are desirous to entitle their parcel properties. With annexation into the City complete on all parcels with zoning assigned in previous entitlement efforts, they are seeking, in coordination with Star City Staff, to memorialize a Development Agreement on the entire 54.87 acres, Rezone specific parcels as discussed and directed with City Staff, and establish a conditional use permit for several specific uses. All proposes entitlement conforms to Star City's Comprehensive and Land Use Master Plans. Also, applications are also consistent with the SH44 Commercial Corridor Plan and conform to ITD's and ACHD's approved traffic, corridor and signal studies, both recent and past, master street map and policies/standard drawings. Parcels S0416244220, S0416212580, S0416212552, S0416212470, S0416212422, R807996013, S0416212620, S0416212640 and S0416212660 located south of SH44 and just west of SH16 next to Heron River Estates in Star, Idaho are associated with this application. Entitlement applications includes Paul's & Vicki's personal residence from which they enjoy Boise River views and amenities nearby. They are desirous to protect their river views, create an additional single-family dwelling unit (SFDU) for their son, and create additional development opportunities of consistent with the surrounding Star City growth. Recent applications have been made and development is occurring all around them. Development of their beautiful property is imminent. They see growth in the City of Star all around them as people move into this great community. This well-developed plan attached accomplishes their short- & long-term goals preserving their lifestyle, protecting the river frontage, buffering them from the encroaching growth and, yet, being part of the growing Star City with its changes to parcels developing around them benefitting the community with beautiful products, services and infrastructure.

Below describe the specifics of the entitlement sought with these Entitlement Applications:

1) Area A:

- a. **C-1 zoning changed to C-2 zoning (Parcels S0416212470, S0416212422, R807996013, S0416212620, S0416212640 and S0416212660).** ESRR will limit the uses of the west C-2 parcels that back to the Heron River subdivision and request several uses on the balance of the C-2 site. **See Exhibit A below.** ESRR will plat approximately 20 commercial building lots and a total of 20 residential SFDU lots for consistency and traffic buffering to the Heron River Development per **Final Preliminary Plat and accompanying plan sheets attached to this application.**
- b. Area A per **Final Preliminary Plat and accompanying plan sheets** road system is subject to ACHD approval with additional concept plans as options.
- c. Lot lines, unit locations and road locations are subject to minor changes based on these agency approvals, market needs and design conditions and may change as needed without public hearing.

2) Area B:

- a. R-8 (**Parcels S0416212580, S0416212552**) rezoning to include 80 units as shown on Concept Plan and the HOA 'Community Center/Health Club/Event Center' with allowable DA height as depicted in architectural renderings per **Final Preliminary Plat and accompanying plan sheets.**
- b. Lot lines, unit locations and road locations are subject to change based on market and design conditions and may change as needed without public hearing.
- c. HOA 'Community Center/Health Club/Event Center' which can be used for public or private use. **See Exhibit B below.**
- d. The internal road system to be private with security gates.
- e. HOA maintenance agreement for all roads, security gates, landscaping, trail system and exercise stations, etc.

3) Area C:

- a. R-8 (**Parcel S0416244220**) existing zoning to include 180 platted/lots, which includes 2 = SFDU, lots, 177 = Townhomes lots, and 1 = Retirement Home lot. **See Final Preliminary Plat and accompanying plan sheets** for details.
- b. Height allowance maximum for the Retirement Home from 35' to 38'-6" as stated in the Development Agreement (DA) submitted as described below.
- c. Private internal driveway width of 28', with a minimum garage setback of 4' for interior pond facing units and alley load homes. **No** on street or driveway parking with a development signage program stating 'No Parking', signs to be placed throughout the site. **See Plat & Plans.** No parking rule to be enforced by HOA. Requirement of .25 per unit or 45+ parking stalls will be provided for this development.
- d. Lot lines, unit locations and road locations are subject to change based on market and design conditions and may change as needed without public hearing.
- e. The internal road system to be private with security gates. **See Final Preliminary Plat and accompanying plan sheets**
- f. HOA maintenance agreement for all roads, security gates, landscaping, trail system and exercise stations, etc.

- g. Amenities to include 15%+ open space; trail system with exercise stations, pond w/ fountains & creeks, park benches, and a recreation center etc.
- h. HOA/Community Center to be finalized more or less by phase 3 of construction.

4) **'Development Agreement'** shall include **(Parcels S0416244220, S0416212580, S0416212552, S0416212470, S0416212422, R807996013, S0416212620, S0416212640 and S0416212660)** all approved zoning uses, setbacks, and construction requirements at the time of this approval. See **Exhibit C**

- a. SRD agrees to financially participate, on a percentage basis, regarding traffic study, signal, and collector road improvements on South Moyle Rd & Hwy 44 less any direct charges paid directly from SRD to ITD or ACHD for related work.
- b. Provide a 10' wide public access to the future trail system as noted on the **Final Preliminary Plat and accompanying plan sheets.**

Exhibit # A

C-2 Zoning modifications:

Area = West boundary C-2 parcels that border the Heron River development. In the 'DA' we are requesting the following zoning uses be deleted for these lots.

Remove zoning uses:

- Auto Repair & Maintenance
- Bar Tavern/Lounge
- Building Materials and Equipment
- Equipment Rental
- Gas Station
- Green House
- Hospital
- Hotel/Motel
- Mortuary
- Shopping Center
- Storage Facility
- Car Wash
- Woodworking Shop

Area = All other C-2 parcels. In the 'DA' we are requesting the following zoning uses be added to these lots.

Add zoning uses:

- Childcare 7 – 12, 12 and more
- Pre-School/Early Learning
- Event Center
- Farmers Market

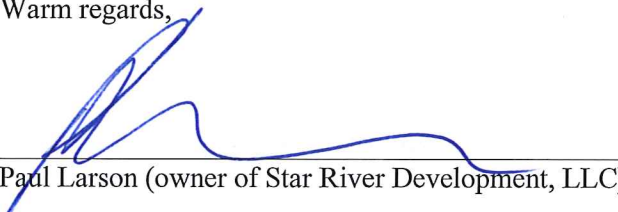

Entitlement requirements with the City of Star include a Development Agreement, Rezoning, Preliminary Platting, Private Road and Conditional Use Permit applications as stated above for the indicated parcels. The Mayor and Staff directed this alignment of zoning for clarity purposes on the C-1 to C-2 zoning due to 2020 changes in the City Code/Ordinances. Access is planned off SH44 through ITD SH-44 provided infrastructure to ACHD roadways (i.e. Moyle, Wildbranch and Calhoun) and then private roads. The development team will work with City and other agencies on master planning of infrastructure needs for this area in coordination with other area development growth. Adjacent east developments have extended and stubbed sewer and water mains to all parcels within these applications and annexation applications have been filed and signed by both SSWD and owner parties. We have met with Irrigation Districts and representatives commencing the property designing of the irrigation facilities such as the Lawrence-Kennedy Lateral.

Power, fiber, gas and other dry utilities also exist and will be designed with Joint Trench teams to insure complete and efficient availability of all utilities. Conversations with Idaho Power and joint trench have indicated there is capacity and connectivity as needed. Owners commit to provide regional path connectivity and landscape with amenities as provided in concept on submitted exhibits. Flood zone areas are acknowledged, known, shown; and base flood elevation (BFE) information has been researched, analyzed and provided by Karl Gephardt, Hydrologist/Environmental Engineer of Resource Systems, Inc. to ensure correct FEMA grading and mapping. Permits have already been filed. Other engineering and construction BMPs will be employed providing sound knowledge of the annexed and zoned property.

Other agency requirements will be met and appropriately addressed as applications are submitted for your review. Meetings have been held not only with you but also with the DEQ, Central Health District, Ada County Highway District, ITD and Ada County for preliminary review of the property in directing this application process. The owners/applicants and consultant teams will meet future requirements, conditions, and reasonable requests of these agencies. Also, as attached and shown, a neighborhood meeting with proper notification was held Thursday, October 1st, 2020. From the neighborhood meeting and subsequent meetings, we spoke collectively and individually with several adjacent property owners modifying the proposed layouts and providing the needed buffers per their input. Many neighbors requested a signal at Moyle for their safety, access disconnect to Heron River on W. Wildbranch Str and the safety of this growing area. These improvements to plans and the plat are shown in the **Final Preliminary Plat and accompanying plan sheets**.

The Owners, as well as, the development consultant team will use best engineering, architectural, and construction practices in creating infrastructure and products that enhances these parcels and grow the future of the Star City Community. Thank you again for your attention and review of these submitted applications. We are available at the contact information below to meet and/or discuss our applications, final concept plans and plats. We are excited to meet with you and look forward to a scheduled hearing in the coming months.

Warm regards,

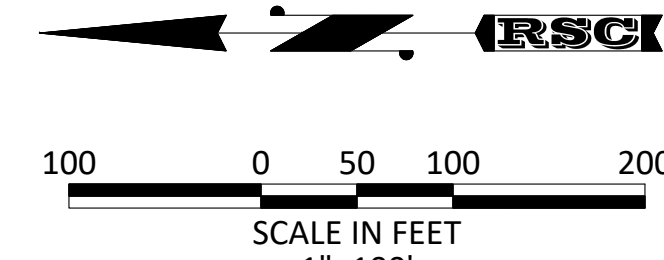
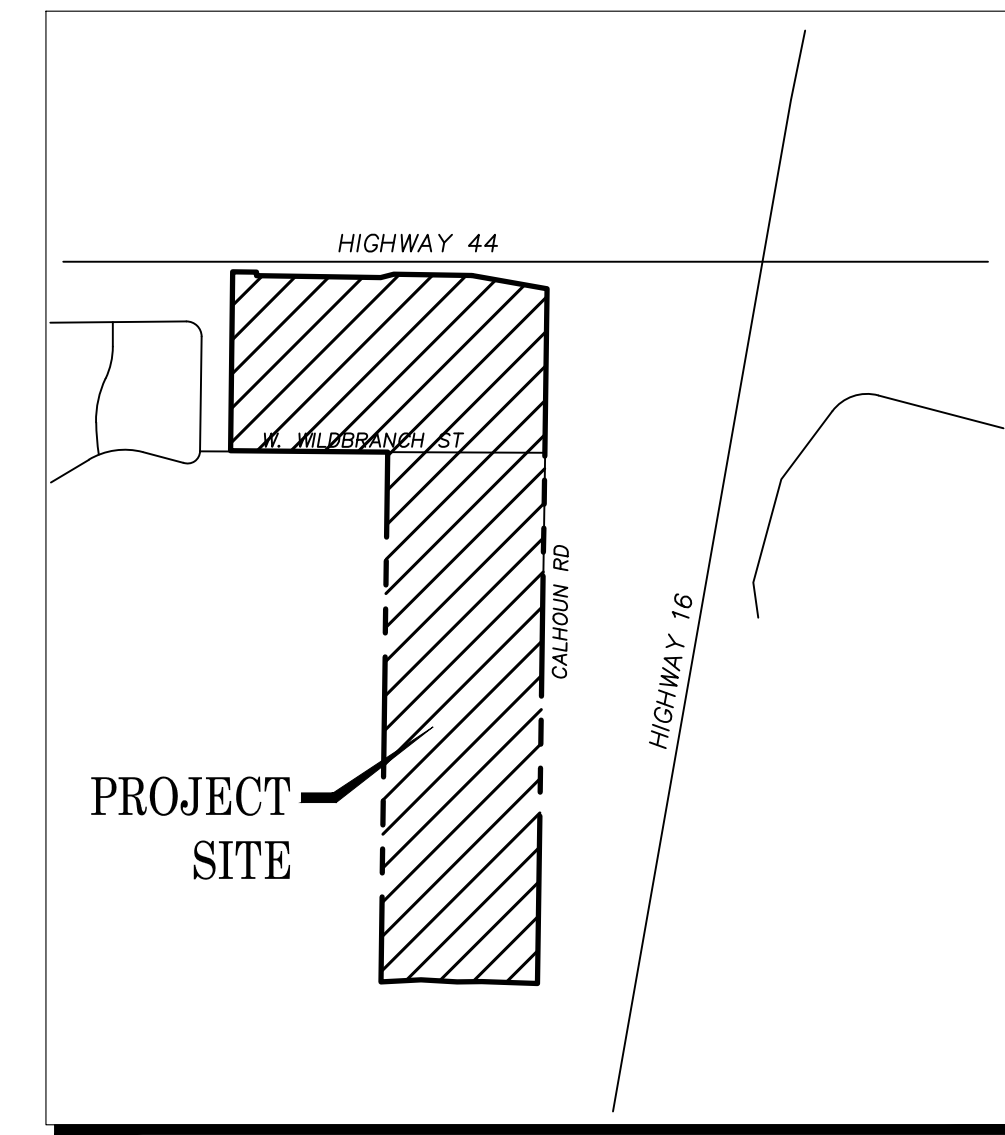

Paul Larson (owner of Star River Development, LLC) & 
Jay Walker (Principal of AllTerra Consulting, LLC)

PRELIMINARY PLAT FOR EAST STAR RIVER RANCH SUBDIVISION

E 1/2 OF THE NW 1/4 OF SECTION 16, T.4N., R.1W., B.M.
STAR, ADA COUNTY, IDAHO
2021

NOTES:

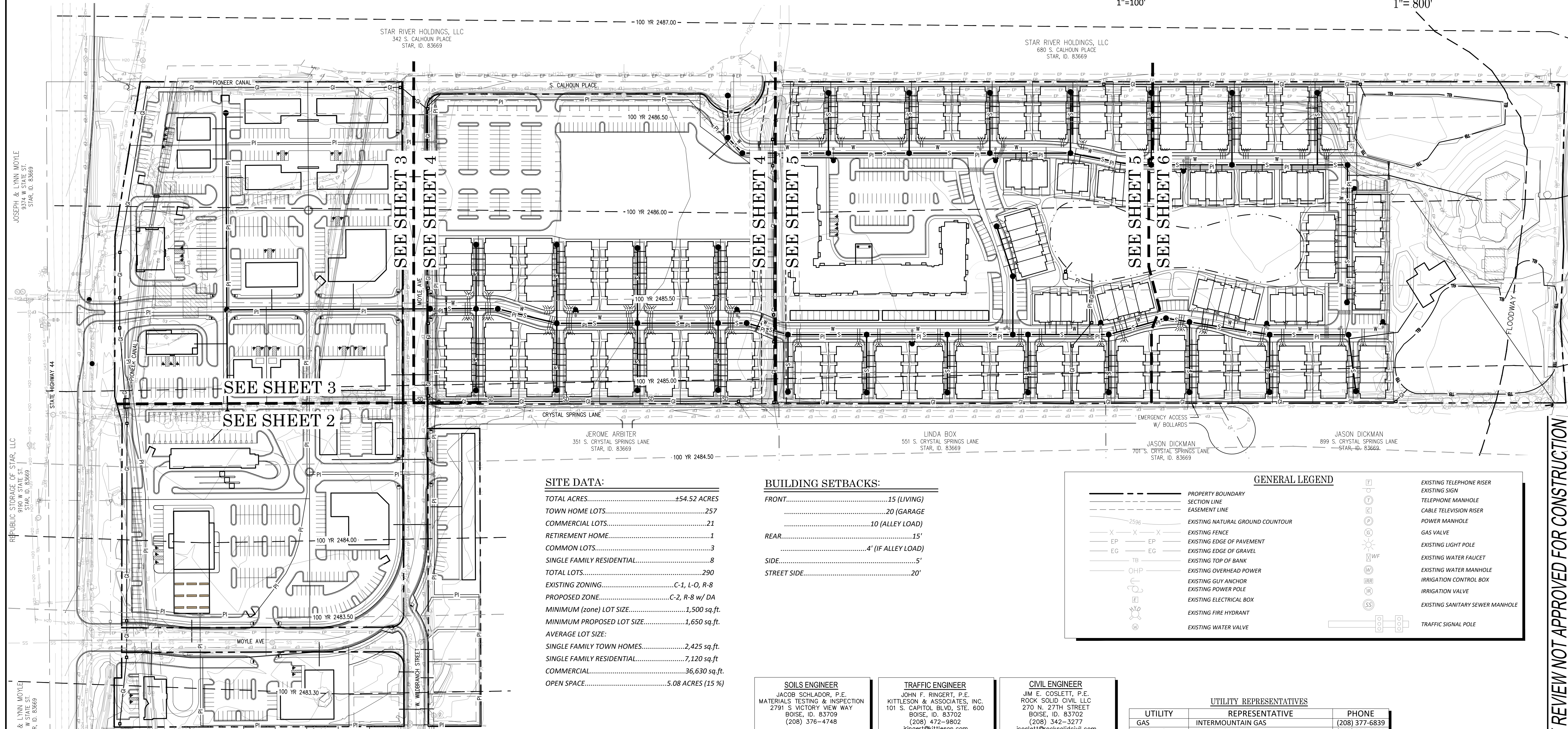
1. SEWER AND WATER SERVICES WILL BE EXTENDED TO EACH LOT.
2. ANY RE-SUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.
3. BUILDING SETBACKS AND DIMENSIONAL STANDARD IN THE SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OR AS SPECIFICALLY APPROVED BY THE CITY OF STAR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE - EXCEPTION. 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.
5. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH STAR CITY CODE.
6. STORM WATER SHALL BE RETAINED ON-SITE THROUGH SURFACE AND SUBSURFACE FACILITIES.
7. ALL ONSITE LANDSCAPING WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND IRRIGATED VIA THE SITE'S PROPOSED PUMP STATION WHICH UTILIZES (irrigation entity) SURFACE WATER RIGHTS.
8. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT, INSTRUMENT # _____ AND ANY SUBSEQUENT MODIFICATIONS.



Revisions	
Date	Description
1	
2	
3	
4	

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
Office Phone: 208.342.3277
www.rocksolidcivil.com

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.



SITE DATA:

TOTAL ACRES.....	±54.52 ACRES
TOWN HOME LOTS.....	257
COMMERCIAL LOTS.....	.21
RETIREMENT HOME.....	1
COMMON LOTS.....	3
SINGLE FAMILY RESIDENTIAL.....	8
TOTAL LOTS.....	290
EXISTING ZONING.....	C-1, L-O, R-8
PROPOSED ZONE.....	C-2, R-8 w/ DA
MINIMUM (zone) LOT SIZE.....	1,500 sq.ft.
MINIMUM PROPOSED LOT SIZE.....	1,650 sq.ft.
AVERAGE LOT SIZE:	
SINGLE FAMILY TOWN HOMES.....	2,425 sq.ft.
SINGLE FAMILY RESIDENTIAL.....	7,120 sq.ft.
COMMERCIAL.....	36,630 sq.ft.
OPEN SPACE.....	5.08 ACRES (15%)

BUILDING SETBACKS:

FRONT.....	15 (LIVING)
.....	20 (GARAGE)
.....	10 (ALLEY LOAD)
REAR.....	15'
.....	4' (IF ALLEY LOAD)
SIDE.....	5'
STREET SIDE.....	20'

GENERAL LEGEND

	PROPERTY BOUNDARY		EXISTING TELEPHONE RISER
	SECTION LINE		EXISTING SIGN
	EASEMENT LINE		TELEPHONE MANHOLE
	EXISTING NATURAL GROUND CONTOUR		CABLE TELEVISION RISER
	EXISTING FENCE		POWER MANHOLE
	EXISTING EDGE OF PAVEMENT		GAS VALVE
	EXISTING EDGE OF GRAVEL		EXISTING LIGHT POLE
	EXISTING TOP OF BANK		EXISTING WATER FAUCET
	EXISTING OVERHEAD POWER		EXISTING WATER MANHOLE
	EXISTING GUY ANCHOR		IRRIGATION CONTROL BOX
	EXISTING POWER POLE		IRRIGATION VALVE
	EXISTING ELECTRICAL BOX		EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT		TRAFFIC SIGNAL POLE
	EXISTING WATER VALVE		

JOSEPH & LYNN MOYLE
 9374 W STATE ST.
 STAR, ID. 83669
 REPUBLIC STORAGE OF STAR, LLC
 9100 W STATE ST.
 STAR, ID. 83669
 HERON RIVER HOA
 W WHITECREST ST
 STAR, ID. 83669
 GRAHAM FAMILY TRUST
 9216 W WHITECREST ST
 STAR, ID. 83669
 DENNIS STEWART
 826 W CALHOUN AVE
 STAR, ID. 83669
 DEWEY CLARK
 102 S. RIVERMIST AVE
 STAR, ID. 83669
 SHAWN O'KEEFE
 146 S. RIVERMIST AVE
 STAR, ID. 83669
 MATTHEW DOWNEY
 146 S. RIVERMIST AVE
 STAR, ID. 83669
 BRIAN BRANEN
 188 S. RIVERMIST AVE
 STAR, ID. 83669
 MICHAEL RICE
 188 S. RIVERMIST AVE
 STAR, ID. 83669
 AARON FLEISCHER
 228 S. RIVERMIST AVE
 STAR, ID. 83669

<p>SOILS ENGINEER JACOB SCHLADOR, P.E. MATERIALS TESTING & INSPECTION 2791 S. VICTORY VIEW WAY BOISE, ID. 83709 (208) 376-4748</p>	<p>TRAFFIC ENGINEER JOHN F. RINGERT, P.E. KITTELSON & ASSOCIATES, INC. 101 S. CAPITOL BLVD., STE. 600 BOISE, ID. 83702 (208) 472-9802 jringert@kittlelson.com</p>	<p>CIVIL ENGINEER JIM E. COSLETT, P.E. ROCK SOLID CIVIL LLC 270 N. 27TH STREET BOISE, ID. 83702 (208) 342-3277 jcoslett@rocksolidcivil.com</p>
<p>DEVELOPER REPRESENTATIVE JAY WALKER, PRINCIPAL ALLTERRA CONSULTING 849 E. STATE STREET, STE 104 EAGLE, ID. 83616 (208) 484-4479 jwalker@allterraconsulting.com</p>	<p>LAND SURVEYOR RICHARD GRAY COMPASS LAND SURVEYING 3818 E. NEWBY STREET NAMPA, ID. 83687 (208) 442-0115 rgray.cis@gmail.com</p>	<p>OWNER STAR RIVER DEVELOPMENT, LLC. 855 S. CALHOUN PLACE STAR, IDAHO 83669 (925) 922-9201 paul@pdarson.com</p>

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ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
SEWER	STAR SEWER & WATER DISTRICT	(208) 286-7388
WATER	STAR SEWER & WATER DISTRICT	(208) 286-7388
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 454-8135
IRRIGATION	PIONEER IRRIGATION DISTRICT	(208) 459-3617
	MIDDLETON MILL DITCH COMPANY	(208) 571-3804
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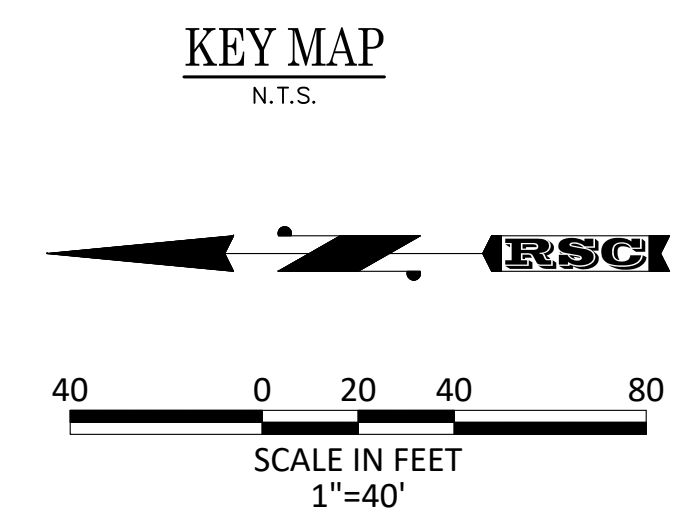
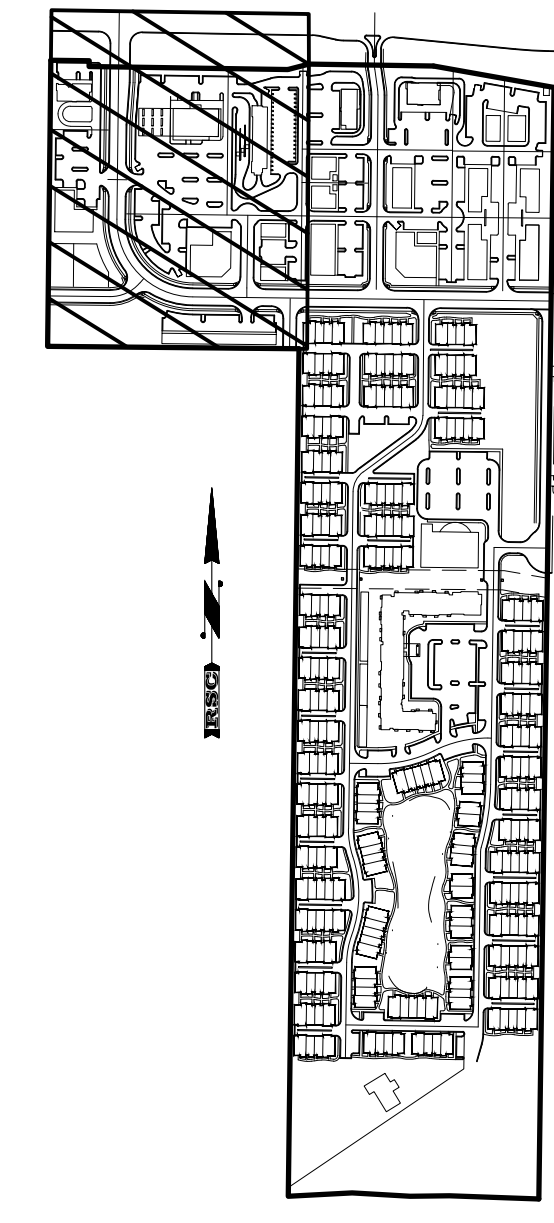
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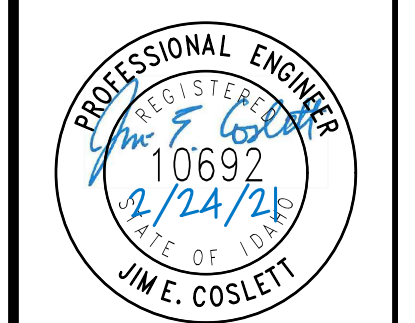
PROFESSIONAL ENGINEER
REG. NO. 10692
2/24/21
JIM E. COSLETT

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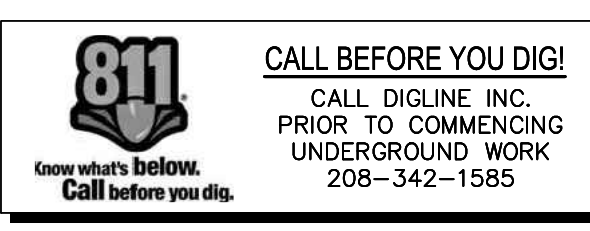
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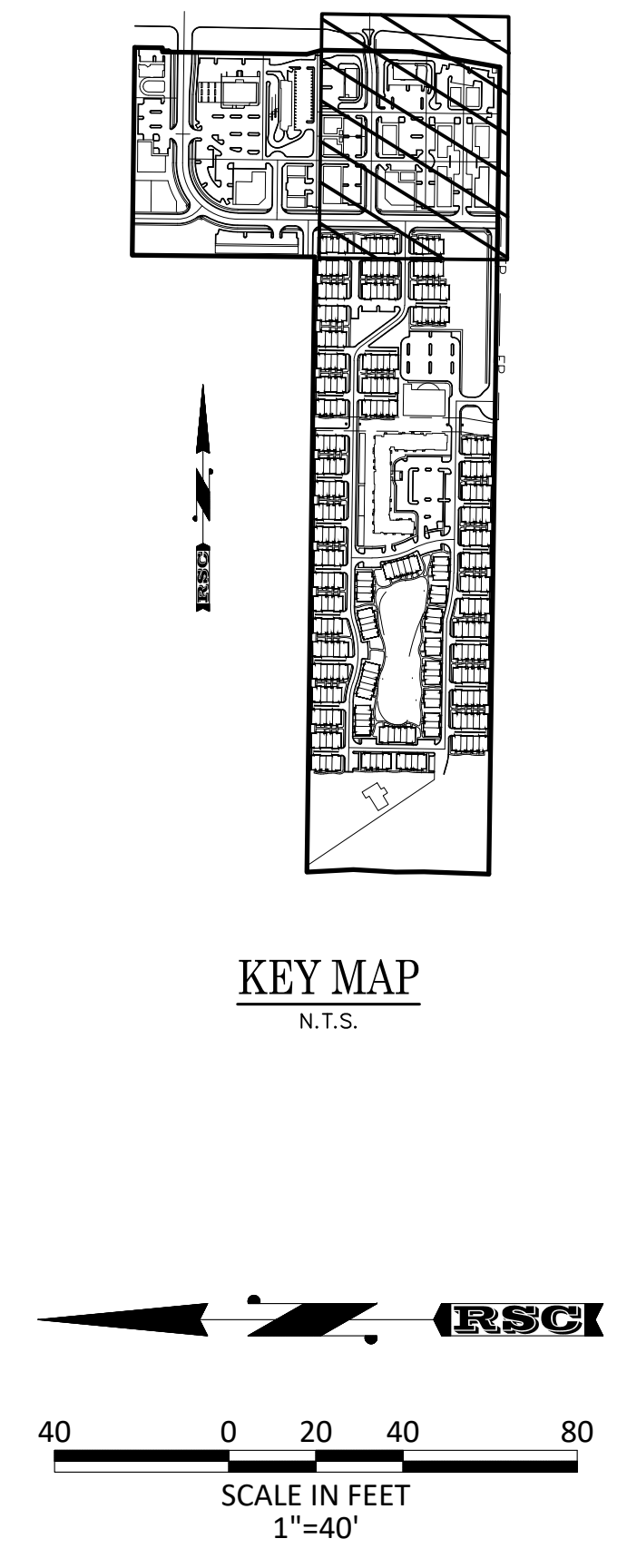
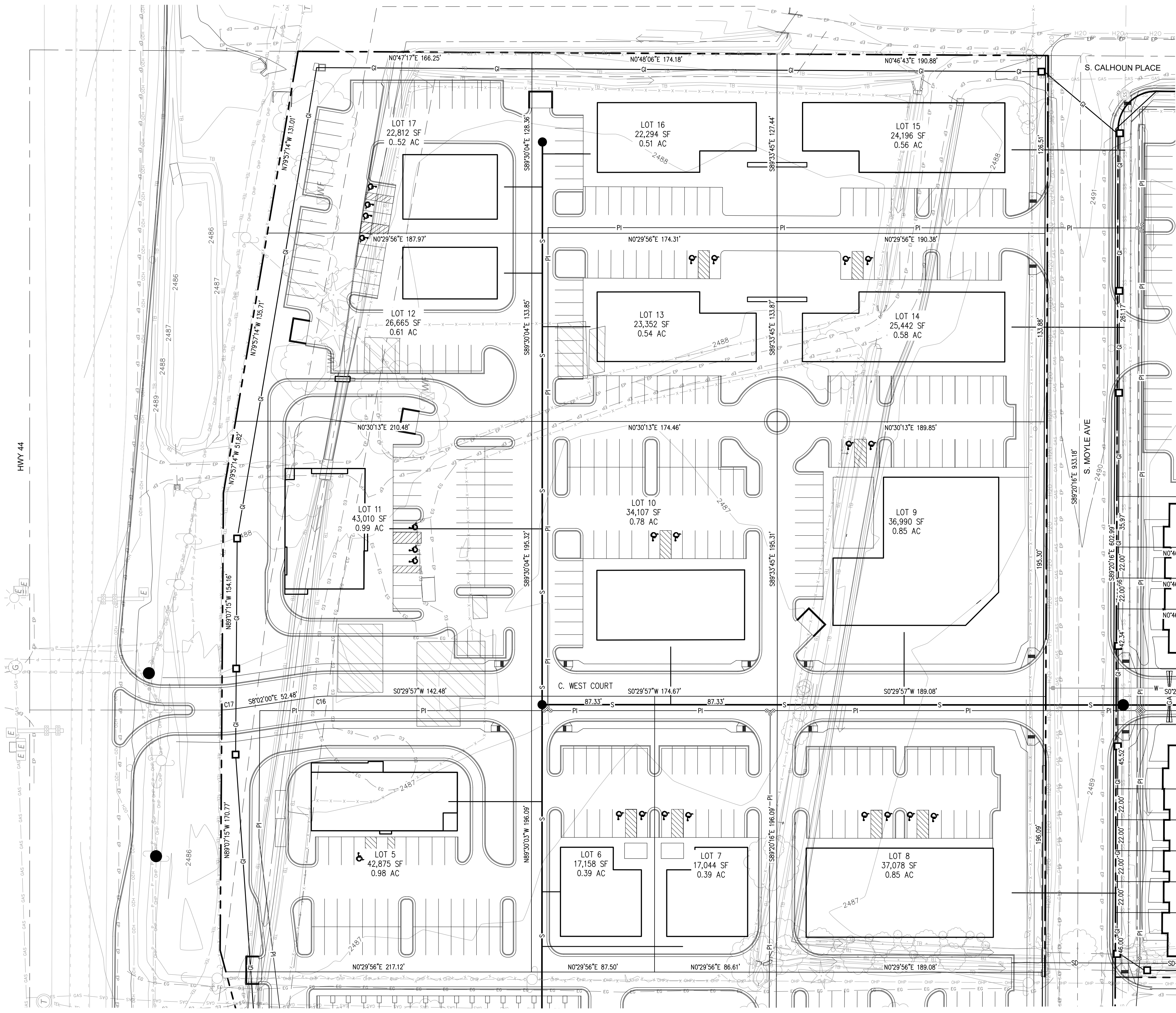
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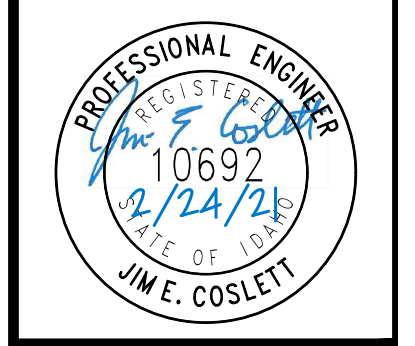
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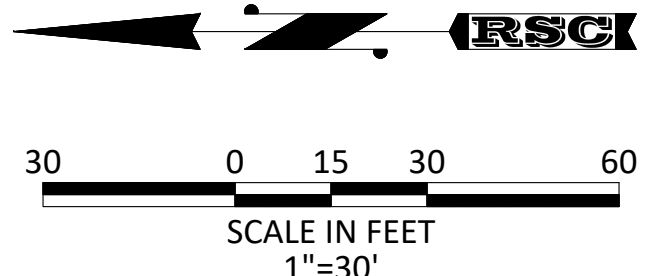
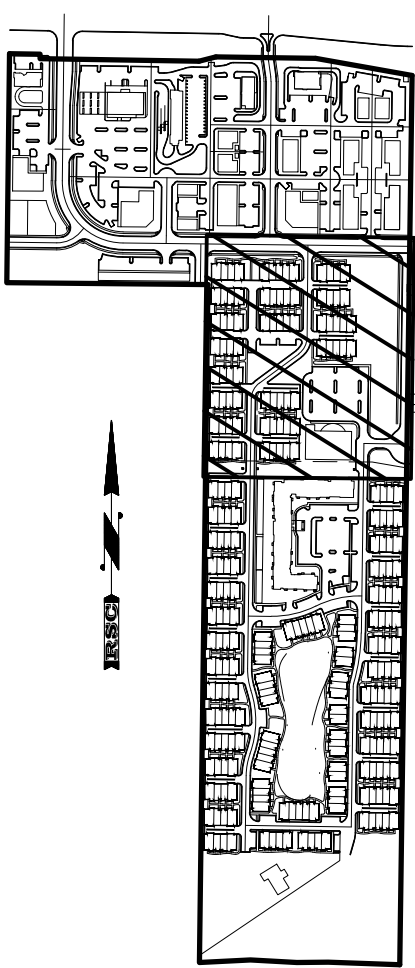
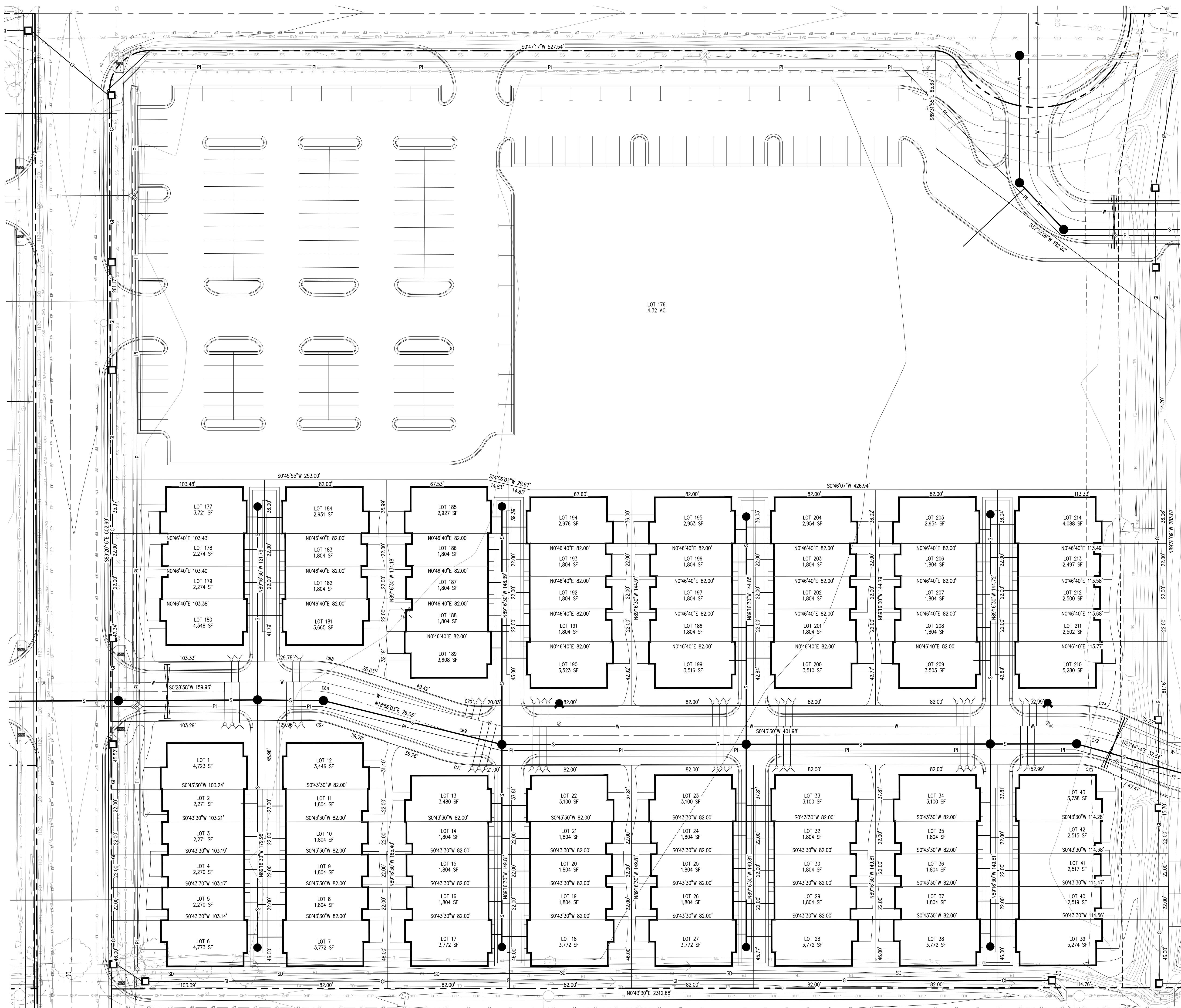
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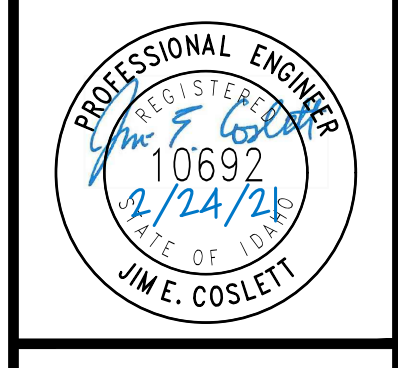


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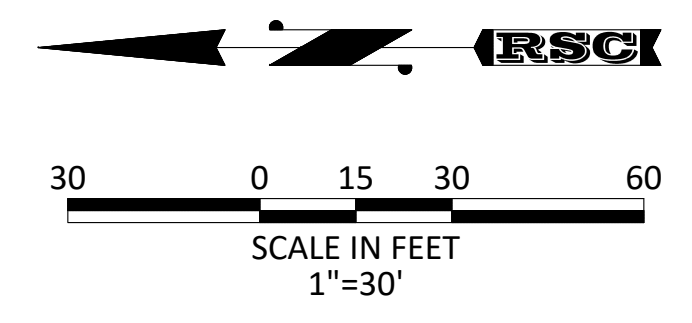
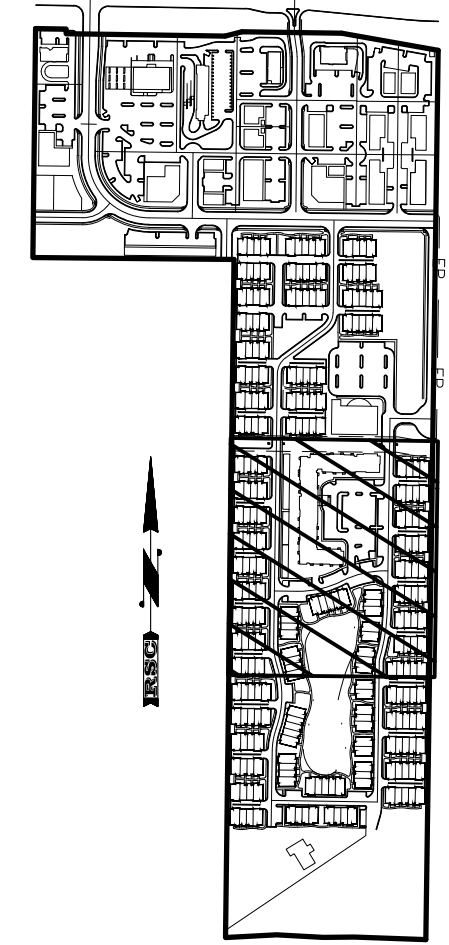
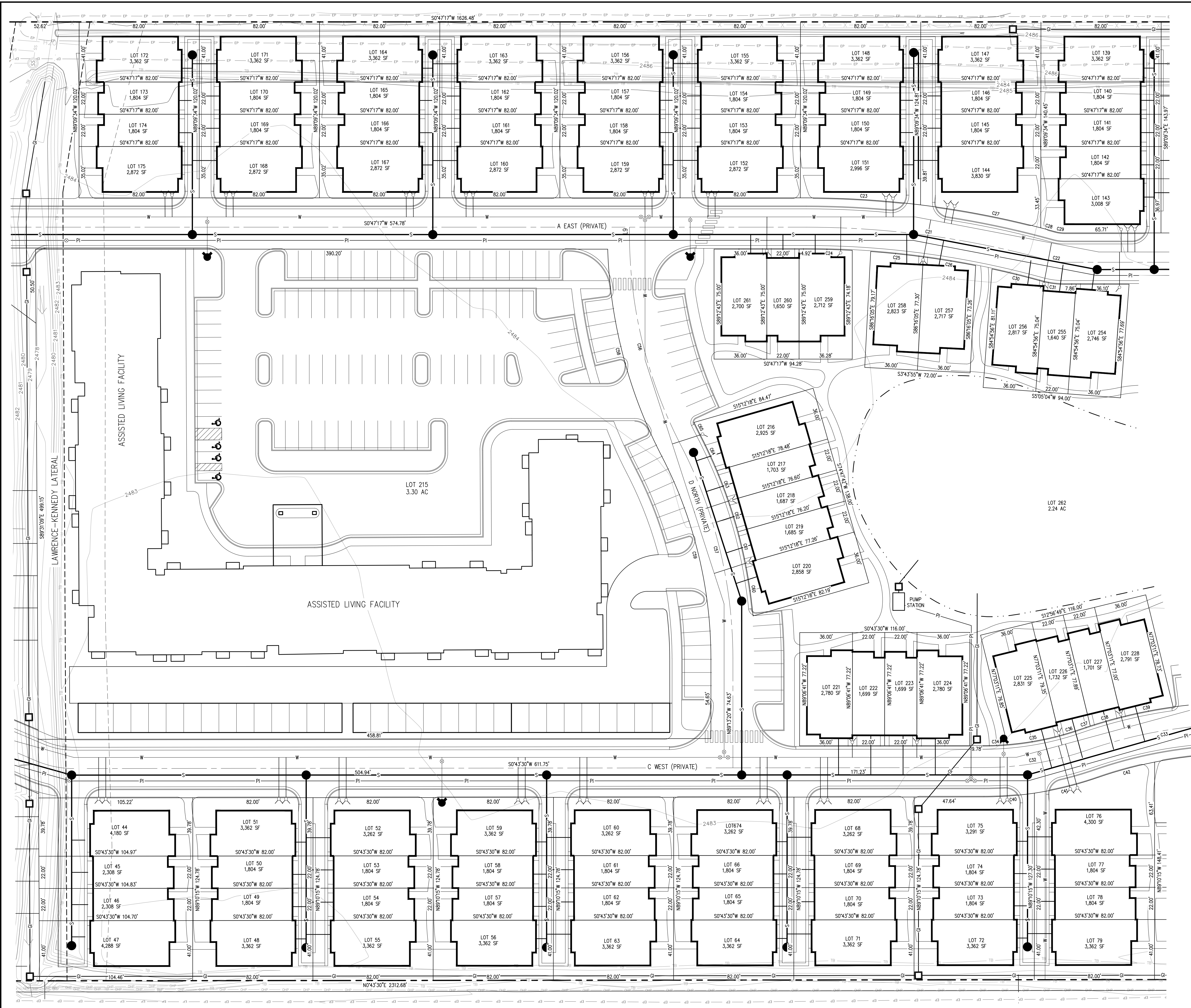
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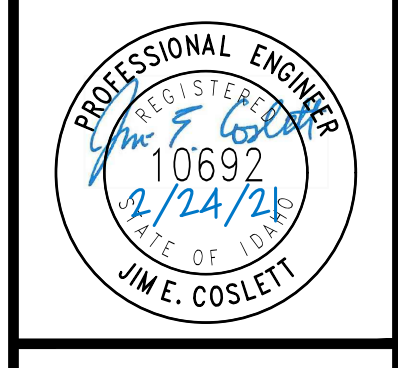
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 Sheet Name: PRELIMINARY PLAT CENTER



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