

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 4, 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 **April 20, 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:** Park River Subdivision  
Files #'s AZ-21-01 Annexation-Zoning  
DA-21-02 Development Agreement  
PP-21-04 Preliminary Plat

**Applicant/Representative:** Todd Tucker, HHS Construction, LLC, 729 S. Bridgeway Pl, Eagle, ID 83616

**Owner:** Kerry Lawson, 21817 Blessinger Road, Star, Idaho 83616

**Action:** The Applicant is seeking approval of an Annexation and Zoning (R-3), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 320 residential lots and 22 common lots. The property is located at the south end of Blessinger Road in Star, Idaho, Canyon County and consists of 150.47 acres with a proposed density of 2.1 dwelling units per acre.

**Property Location:** The subject property is generally located south of W. State Street (Hwy 44) in the Canyon County portion of Star, Idaho. Ada County Parcel No. R3404000000, R3404100000, R3404500000.

**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

GOLDIE LN.

BLESSINGER RD.

HWY - 44 (STATE STREET)

BENT LN.

SITE

BIG WOOD WAY







## PRELIMINARY PLAT APPLICATION

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

FIL  O  \_\_\_\_\_  
 Date Application Received \_\_\_\_\_ Fee Paid \_\_\_\_\_  
 Processed by  City \_\_\_\_\_

**A** \_\_\_\_\_

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

Applicant  ame HHS Construction, LLC (Todd Tucker)  
 Applicant Address S Bridgeway Place, agle, ID  ip   
 Phone   mail tucker@boisehunterhomes.com

Owner  ame Kerry Lawson  
 Owner Address Blessinger Rd  ip   
 Phone   mail

Representative (e.g. architect, engineer, developer)   
 Contact Scott Wonders  Firm  ame UB Engineers, Inc  
 Address W cursorion Lane, Suite Meridian, ID  ip   
 Phone   mail swonders@ub.com

**B** \_\_\_\_\_

Subdivision  ame River Park Subdivision  
 Site Location Blessinger Rd  
 Approved  oning Designation of Site R (Proposed)  
 Parcel  umber(s) R / R / R

**D** \_\_\_\_\_

	<input type="checkbox"/> oning Designation	Comp Plan Designation	Land <input type="checkbox"/> se
<input type="checkbox"/> isting	AG (Canyon County)	<input type="checkbox"/> eighborhood Residential	Residence / Horse Boarding
Proposed	R	<input type="checkbox"/> eighborhood Residential	Single <input type="checkbox"/> Family Residential
<input type="checkbox"/> orth of site	AG (Canyon County)	<input type="checkbox"/> eighborhood Residential, and Compact Residential	Vacant <input type="checkbox"/> Single <input type="checkbox"/> Family Res
South of site	AG (Canyon County)	Floodway	Boise River
<input type="checkbox"/> ast of site	R	<input type="checkbox"/> eighborhood Residential	Single <input type="checkbox"/> Family Residential
West of site	AG (Canyon County)	<input type="checkbox"/> eighborhood Residential	Gravel Pit



**SITE DATA**

Total Acreage of Site

Breakdown of Acreage of Land in Contiguous Ownership

Total Acreage of Site in Special Flood Hazard Area

Dwelling Units per Gross Acre

Minimum Lot Size

Minimum Lot Width

Total Number of Lots

Residential

Commercial

Industrial

Common

Total Number of Units

Single family

Duplicate

Multi family

Percent of Site and Total Acreage of Common Area  /  acres

Percent of Common Space to be used for drainage

Describe Common Space Areas (amenities, landscaping, structures, etc)

Proposed Dedicated Lots Acreage (school, parks, etc)

Public Streets

Private Streets

Describe Pedestrian Walkways (location, width, material)

Describe Bike Paths (location, width, material)

**LOOD HAZARD DATA**

Total Acreage of Site in Special Flood Hazard Area

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)  etc

FIRM effective date(s) mm/dd/year

Flood Zone(s)

Base Flood Elevation(s) A  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

**BLI SERVICES** (Describe what services are available and agency providing service)

- Potable Water  [Star Sewer Water](#)
- Irrigation Water  [Canyon County Canal](#)
- Sanitary Sewer  [Star Sewer Water](#)
- Fire Protection  [Star Fire](#)
- Schools  [Middleton School District](#)
- Roads  [Canyon Highway District](#)

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

- Areas of Critical Environmental Concern  No
- Evidence of Erosion  No
- Historical Assets  No
- Riparian Vegetation  Yes
- Stream/Creek  Yes
- Unique Animal Life  No
- Floodplain  Yes
- Fish Habitat  No
- Mature Trees  Yes
- Steep Slopes  No
- Unstable Soils  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 <input type="checkbox"/>	
✓	Copy of neighborhood meeting notice sent to property owners within 100 feet and meeting sign-in sheet <input type="checkbox"/> ( <b>Required</b> ) (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 <input type="checkbox"/> )	
✓	Completed and signed Preliminary Plat Application	
✓	Fee <input type="checkbox"/> Please contact the City for current fee <input type="checkbox"/> Fees may be paid in person with check or electronically with credit card <input type="checkbox"/> Please call City for electronic payment <input type="checkbox"/> Additional service fee will apply to all electronic payments <input type="checkbox"/>	
✓	Narrative explaining the project <input type="checkbox"/> (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 <input type="checkbox"/> notari- ed statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application <input type="checkbox"/>	
✓	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 <input type="checkbox"/> drainage plans	
✓	Phasing plan shall be included in the application if the project is to be phased <input type="checkbox"/>	

# BOISE HUNTER HOMES

## River Park Estates Subdivision Narrative



HHS Construction, LLC is pleased to submit the following applications for the River Park Estates Subdivision. We are requesting approval of an Annexation & Rezone, Preliminary Plat, and a Flood Hazard Development for this property.

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## Vicinity Map



### Site Location and Existing Uses

The subject property is comprised of three parcels (R3404000000, R3404100000, R3404500000) and is approximately 150.7 acres in size. The property is located on Blessinger Road south of Hwy-44 at the western terminus of Big Wood Way, in Canyon County. The property is currently being used as a horse boarding and riding facility, a wedding venue, and a single-family residence.



**Annexation and Zoning**

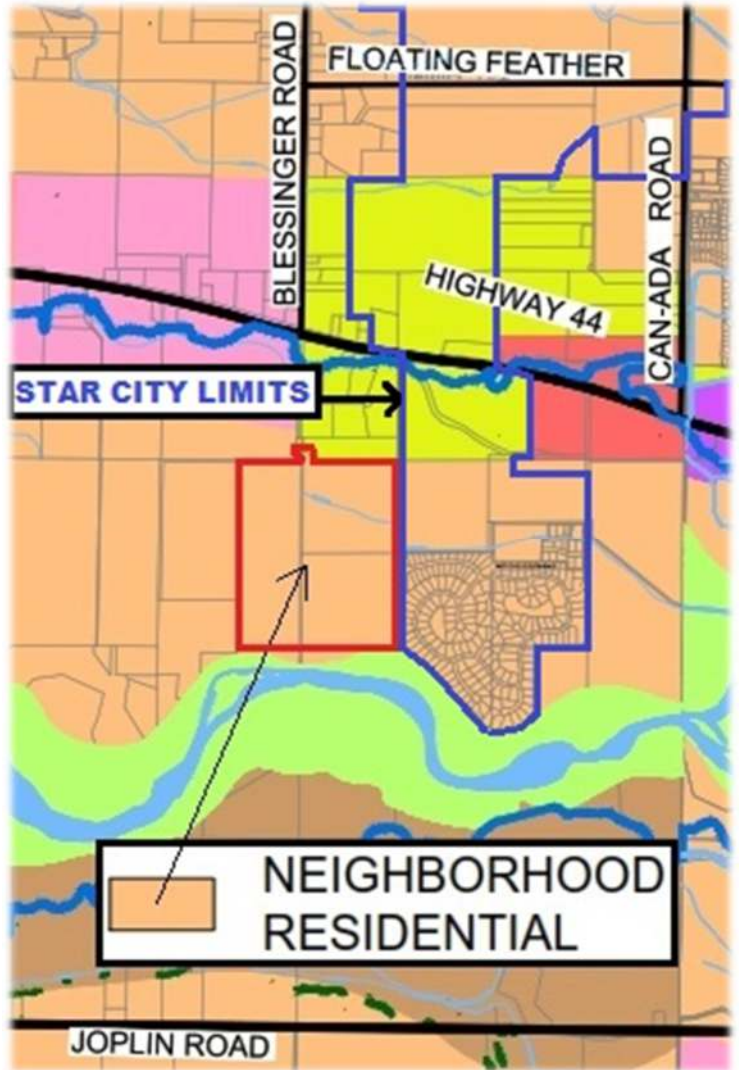
The property is located within the City of Star's Area of Impact. The property abuts the city limits of Star along the eastern property line. Annexation of this property will fulfill the City of Star's desire for orderly development.

The property is identified as Neighborhood Residential on the Future Land Use Map. The Star Comprehensive Plan recognizes the Neighborhood Residential land use as suitable primarily for single-family residential uses. It anticipates developments that will provide densities between three and five units per acre. The Zoning Compatibility Matrix shows the residential zones R-1 through R-5 as appropriate for the Neighborhood Residential land use.

We are requesting the property be zoned R-3 with a development agreement. The overall residential density of the subdivision is 2.12 dwelling units per acre. This is consistent with the Comprehensive Plan.

**Subdivision**

The preliminary plat for the River Park subdivision includes 320 single-family lots. Three different lot sizes are provided within the subdivision. The largest lots are 81 feet wide with an average lot size of 12,773 square feet, with the next largest lots being 65 feet wide with an average lot size of 10,086 square feet. The smallest lots are 55 feet wide with an average lot size of 7,963 square feet. This provides a mix of lots that can accommodate a variety of home sizes. The existing home will remain, and be located on an approximately 1.7 acre lot. All streets within the subdivision are 36 feet wide from back-of-curb to back-of-curb. The sidewalks will be five feet wide and detached from the curb with an eight-foot-wide landscape strip. There are several mature trees currently located on the property. Due to the amount of fill required to raise the property out of the floodplain, some of the trees may need to be removed. However, we will try and relocate as many trees as possible. The largest group of trees on the property are located along the river, and we are keeping those trees. We will be installing numerous trees as part of the landscaping plan for this subdivision.



**Development Statistics**

Total Acreage .....	150.47
Buildable Lots .....	320
Estate Lot .....	1
81' Wide Lots .....	79 (25 %)
65' Wide Lots .....	196 (61 %)
55' Wide Lots .....	44 (14 %)
Common Lots .....	22
Total Open Space (AC) .....	45.59
Total Open Space (%) .....	30.3
Useable Open Space (AC) .....	44.18
Useable Open Space (%) .....	29.4

## **Flood Hazard**

The majority of the property is located within the Floodplain – AE Zone. The southern portion of the property is located within the Floodway of the Boise River. No structures or grading are proposed within the Floodway. The property will be developed in a manner to raise the developed lots and street improvements above the base flood elevation. The material that will be used to raise the site is excavated from the subject property. The areas where the material is excavated from will result in several large ponds, which are incorporated into the design of the subdivision. These ponds provide a wonderful amenity for the residents to enjoy.

The Canyon County Canal runs through the northern portion of the property and the Boise River forms the southern edge of the subdivision. We are not proposing any alterations to either one of these watercourses.

There is some riparian vegetation that is located along the Boise River at the southern end of the development.

## **Architecture**

One of the items that sets Boise Hunter Homes apart from the other home builders in the Treasure Valley is our world class architecture. The majority of our beautiful homes are designed by architect Michael Woodley, AIA, who is one of the most prolific architects in homebuilding, and he exclusively works with Boise Hunter Homes in Idaho. In 2015, Michael was inducted into the Homebuilding Hall of Fame. And in 2020 at the Gold Nugget Grand Awards, the top awards show in homebuilding, Michael and his firm were the recipients of the "Best Residential Detached Collection of the Year" and the "Best Interior of a Home Priced \$500,000 to \$800,000". In designing our homes, Michael leads us through an extensive process to design floorplans and finishes that exceed buyer expectations and meet the high standard of functionality and style that sets us apart from the rest.



## **Development Agreement**

Section 8-3A-4: Zoning District Dimensional Standards notes that the minimum setback requirement per story is five feet. Two-story homes are a very important floorplan to our prospective buyers, who typically want a larger home, views, and bigger backyards. We accomplish each of these priorities through our award-winning architecture, which is modulated to avoid a box-like look, and instead is functional and aesthetically pleasing from every angle.

The intent of the increased setbacks for multi-story homes within the R-3 Zone is multi-faceted. The additional 5-foot setback for the second story is one way to create modulation in the roofline of the home. This modulation produces a more visually appealing front façade. However, there are other ways to achieve the same outcome of quality architecture without building a "wedding cake" style house.



Boise Hunter Homes produces gorgeous homes with stellar architecture designed by world class architect Mike Woodley who has won numerous Golden Nugget awards at the Pacific Coast Builders Conference and International Builders Conference.

Our homes are designed with varying roof lines that provide visual interest on all four sides. This is achieved by modulating the façade, so the homes do not appear “boxy”. In addition, the sides of our homes are articulated so there is not a solid wall plane. This reduces the wall mass on the sides of the homes which reduces the amount of the second story that is near the adjacent homes. Finally, we provide an abundance of windows that create a welcoming feel to the home.



Section 8-7-3.E of the Unified Development Code states “A development agreement, when associated with an annexation and/or rezone, may be used in lieu of a Planned Unit Development application for deviations to dimensional standards.” We have included a development agreement with our applications to allow for a five-foot wide side yard setback for 2-story homes within the subdivision. No other waivers or variances are associated with this subdivision. Approval of this development agreement will allow Boise Hunter Homes to bring our world class architecture to the City of Star within this wonderful subdivision.

### **Open Space and Amenities**

The Star Unified Development Code requires residential subdivisions provide a total of 15% open space with a minimum usable open space requirement of 10%. The River Park Estates Subdivision is 150.47 acres requiring a total open space of 22.5 acres, and a usable open space requirement of 15 acres. We are providing approximately 46 acres of total open space and the vast majority of that is usable at 44.5 acres.



Numerous amenities are provided throughout the subdivision for use by the residents. Most notable of these amenities are the two beautiful parks located along the Boise River at the southern end of the subdivision. These river parks will provide approximately 12.5 acres of open space for residents to recreate by the river.



In addition to the open space, the western park also provides a swimming pool with bathrooms, changing areas, and a covered patio area for relaxing in the shade. The eastern river park provides a wide-open grassy area to be used as athletic ball fields. Both of the river parks have direct access to the public street network within the community and will be fenced with wrought iron with access provided to River Park Subdivision residents.

Another amenity provided along the Boise River will be a greenbelt pathway. Approximately 2,100 feet of greenbelt will be constructed along the north side of the Boise River within the subdivision. This is consistent with the pathway shown on the City of Star Recreational & Alternate Transportation Plan. This greenbelt provides a wonderful recreational opportunity for subdivision residents as well as the general public.

There are five large ponds located throughout the subdivision. These ponds total approximately 20 acres and will provide a plethora of recreational opportunities for the residents. All ponds have access provided in at least two locations to allow residents who don't have lots abutting the ponds the ability to use them. It is anticipated that these ponds will be stocked with fish. Paved access will be extended to benches near the ponds in certain locations. This will provide an opportunity for residents to sit near the ponds or fish if they choose.

Two open space lots are provided in the northeast portion of the subdivision. These lots total approximately 1 acre in size, and provide opportunities for outdoor recreation.

### **Comprehensive Plan Compliance**

As previously noted, this property is identified as Neighborhood Residential on the Future Land Use Map for the City of Star. We feel that the proposed project aligns very well with the goals and objectives identified in the Neighborhood Residential section of the Comprehensive Plan. Below is a list of goals and objectives that apply to this project and an explanation of how the development is in compliance with those goals and objectives:

#### 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.*

The proposed subdivision provides a variety of lot sizes to accommodate various housing sizes. The lots range from 7,865 square feet to 22,825 square feet in size. In addition, there is an approximate 2-acre estate lot within the subdivision. Numerous recreational opportunities are provided for the residents of the subdivision as well as a green belt along the Boise River for the greater community.

#### 8.4 Objectives

*Preserve the family friendly feel of Star.*

This subdivision is comprised of single-family residential lots with home sizes to accommodate families of all sizes. With the community parks, pool, and overall community design we are excited for the future HOA to bring together residents through a variety of events and neighborhood gatherings.

*Implement the Land Use Map and associated policies as the official guide for development.*

As previously noted, this property is located within the Neighborhood Residential land use area. The proposed development was largely dictated by the uses and policies outlined by the Future Land Use map for this area.

*Manage Urban sprawl in order to minimize costs of urban services and to protect rural areas.*

The proposed subdivision is located adjacent to an existing platted subdivision with urban services stubbed to the subject property.

*Require the conservation and preservation of open spaces and public access to the Boise River and BLM lands and interconnected pathways to be open to the public in new developments.*

Public access will be provided to the Boise River via the green belt that will be installed as part of this subdivision.

### 8.5.3 Policies Related Mostly to the Urban Residential Planning Areas

*The estate and Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.*

The proposed subdivision is located within the Neighborhood Residential land use and is located adjacent to an existing platted subdivision. The density of the proposed subdivision is 2.12 dwelling units per acres which is far below the 3-5 dwelling units per acre anticipated with the Neighborhood Residential land use.

*Low densities within the Estate and 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 lot of one acre and larger where those existing larger lots are not likely to be subdivided in the future.*

The property is located within the Neighborhood Residential land use and the floodplain. The subdivision will be graded in a way to raise the buildable lots and street infrastructure out of the floodplain. The property is not located adjacent to any land that is not likely to be subdivided in the future.

### **Transportation**

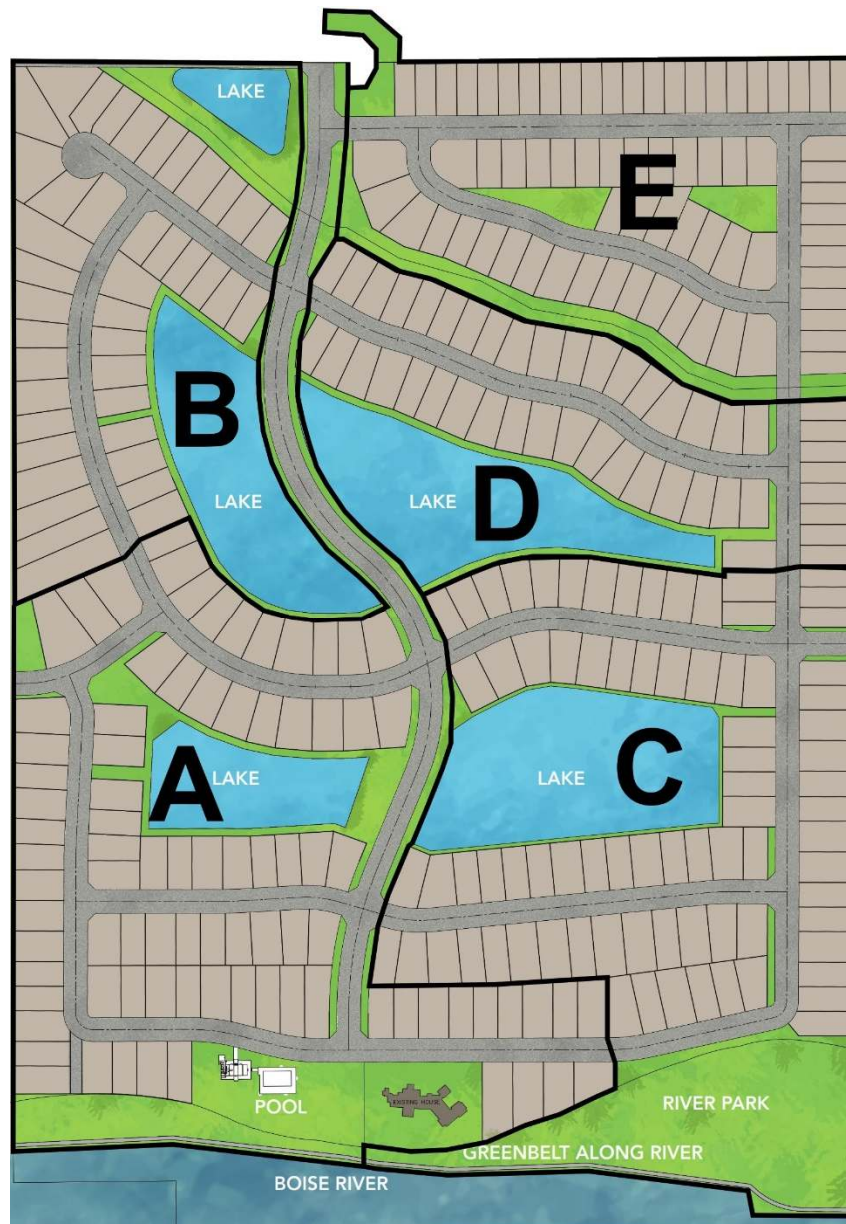
Because this development has over 100 dwelling units, we were required to complete a Transportation Impact Study (TIS). The TIS was completed by Kittelson and Associates and submitted to the Canyon Highway District (CHD#4) and the Idaho Transportation Department (ITD) for review. Both of those agencies are in the process of reviewing the submitted TIS.

As previously noted, all streets within the subdivision are 36 feet wide from back-of-curb to back-of-curb. The sidewalks will be five feet wide and detached from the curb with an eight-foot-wide landscape strip.

The proposed subdivision will be extending two streets that were previously stubbed to the property through the development. Blessinger Road will be extended from the north boundary of the property through the subdivision and Big Wood Way will be extended from the east through the subdivision. We are proposing the extension of two stub streets from this development. One street will be extended to the east in the northeast corner of the subdivision and the second street will be extended to the west near the middle of the subdivision. As such, when the development is completed there will be four access points either into or out of the subdivision.

## Conceptual Phasing Plan

Due to the size of the subdivision, we anticipate final platting it in five phases. The phases have been thoughtfully designed to insure two points of access are provided for each phase. The grading operation will be completed for the entire site at once with infrastructure constructed with each phase.



## Conclusion

The proposed Annexation & Zoning, and Preliminary Plat applications for the River Park Estates subdivision were created after carefully considering the Star Unified Development Code, Comprehensive Plan, site location, and surrounding neighborhoods. We look forward to discussing the applications with you in greater detail. If you have any questions regarding this submittal, please contact Todd Tucker at 208-618-2157 or [ttucker@boisehunterhomes.com](mailto:ttucker@boisehunterhomes.com).

Sincerely,

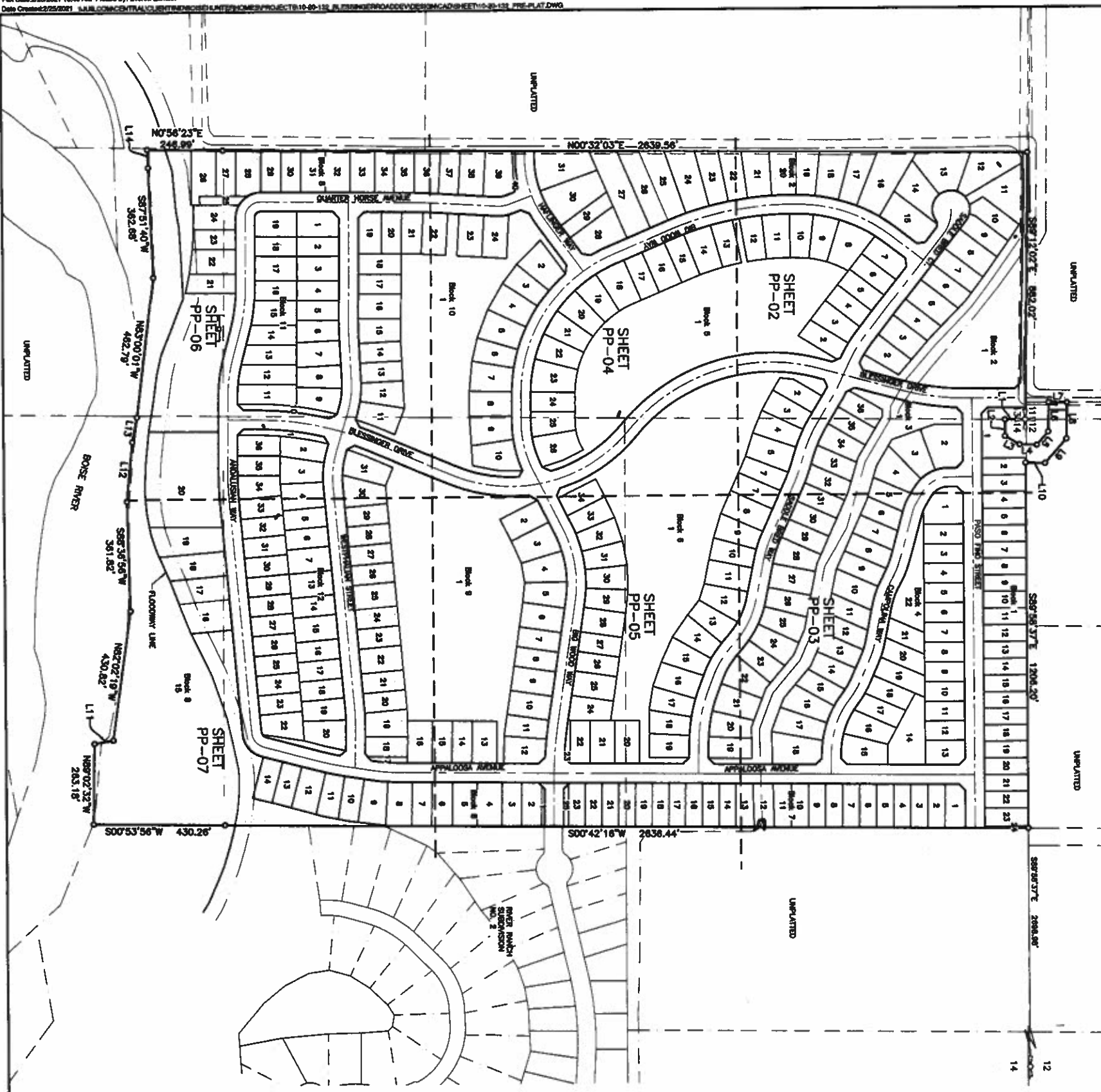
Todd Tucker  
Planning and Entitlement Manager



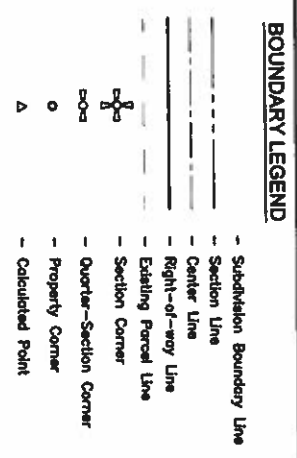
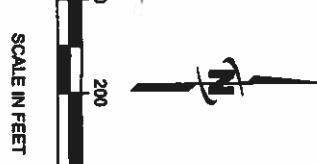
# PRELIMINARY PLAT FOR RIVER PARK ESTATES SUBDIVISION

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, THE SOUTHWEST QUARTER OF SECTION 12, THE WEST HALF OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 4 OF SECTION 13, THE EAST HALF OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 1 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,

STAR, IDAHO  
2021



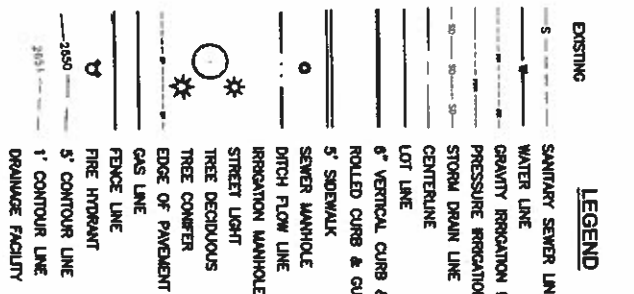
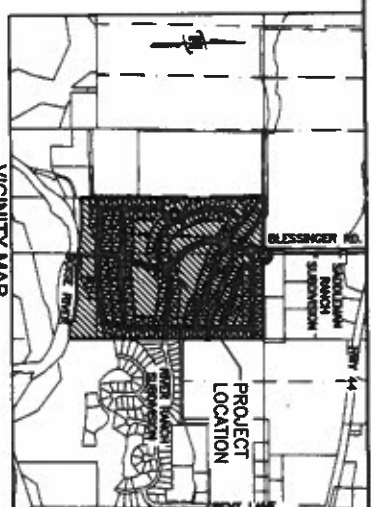
Line #	Direction	Length
L1	S07°32'02"W	66.80'
L2	S89°56'37"E	55.10'
L3	N07°53'44"E	55.35'
L4	N01°38'40"E	56.94'
L5	N48°46'53"W	56.89'
L6	N88°44'47"W	87.25'
L7	N07°57'41"E	60.00'
L8	S88°44'47"E	120.03'
L9	S48°46'53"E	107.07'
L10	S01°38'40"W	84.00'
L11	N07°51'37"W	82.83'
L12	N48°47'10"W	196.13'
L13	N87°08'20"W	83.43'
L14	S87°31'40"W	59.80'



**NOTES:**

1. CONTAINS AND SPOT ELEVATION DATA IS REFERENCED TO NAVD 83 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CANYON HIGHWAY DISTRICT NO. 4 STANDARDS FOR PUBLIC STREETS WITH A MINIMUM WIDTH OF 60 FEET.
3. ALL LOTS ARE RESERVING, RESERVE LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**VICINITY MAP**



**IRRIGATION DISTRICT**  
CANYON COUNTY WATER CO. LTD  
PO BOX 11  
STAR, ID 83668

**LAND SURVEYOR**  
ROBERT KAZIMIROFF, P.L.S.  
J-U-B ENGINEERS  
2760 W. EXCURSION LANE, STE. 400  
MERIDIAN, ID 83642  
208-576-7330

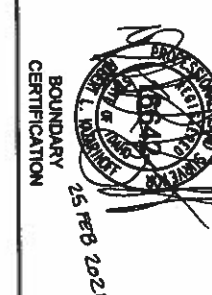
**CIVIL ENGINEER**  
W. SCOTT WINDERS, P.E.  
J-U-B ENGINEERS  
2760 W. EXCURSION LANE, STE. 400  
MERIDIAN, ID 83642  
208-576-7330

**OWNER**  
KERRY J. LAWSON  
21817 BLESSINGER RD  
STAR, ID 83668

**OWNER**  
FOR OUR FOUR PARTNERS, LP  
6111 W. HUNDENBERG RD  
GLENDALE, AZ 85306

**DEVELOPER**  
HHS CONSTRUCTION, LLC  
729 BRIDGEWAY PL  
EAGLE, ID 83616  
208-577-5501

**LAND USE SUMMARY**  
TOTAL ACRES: 150.47 AC.  
TOTAL LOTS: 342 LOTS  
TOTAL ACRES: 330 AC.  
COMMON AREA LOTS: 21 LOTS  
RESIDENTIAL DENSITY: 2.12 DU/AC  
TOTAL OPEN SPACE: 45.59 AC. (30.3%)  
BUTTER OPEN SPACE: 14.11 AC. (9.3%)  
QUADRETT OPEN SPACE: 10.79 AC. (7.2%)  
SMALLEST LOT: 7845 S.F.  
EXISTING ZONE: AG  
PROPOSED ZONE: R-3



**BOUNDARY CERTIFICATION**  
25 FEB 2021

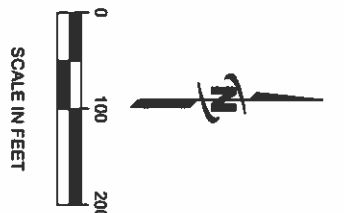
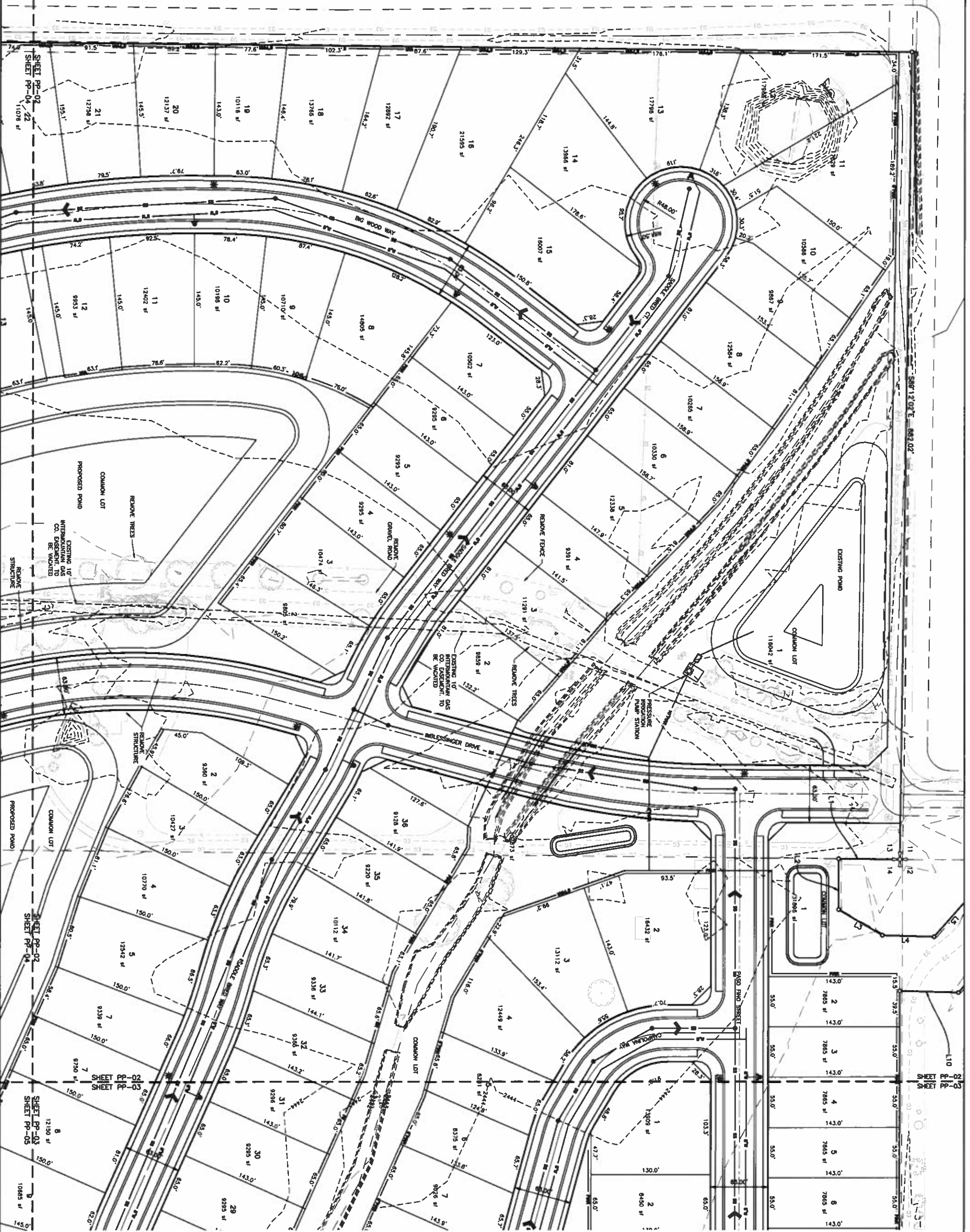
**RIVER PARK ESTATES SUBDIVISION**  
STAR, IDAHO

**BOUNDARY AND PROJECT INFORMATION**

FILE: 1008-18 PRELIM PLAT  
DATE: 02/25/2021  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
AT FULL SIZE IF NOT INDICATED  
LAYOUT DIMENSIONS: 2200x3400  
SHEET NUMBER: PP-01

**J-U-B ENGINEERS, INC.**  
2760 W. Excursion Lane  
Suite 400  
Meridian, ID 83642

Phone: 208.376.7330  
www.jub.com

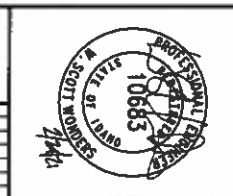


PP-02  
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 CHECKED BY: \_\_\_\_\_  
 DESIGN BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 FILE: 10-20-132 PRE-PLAT  
 JUB PROJ & DESIGN  
 JUB ENGINEERS, INC.

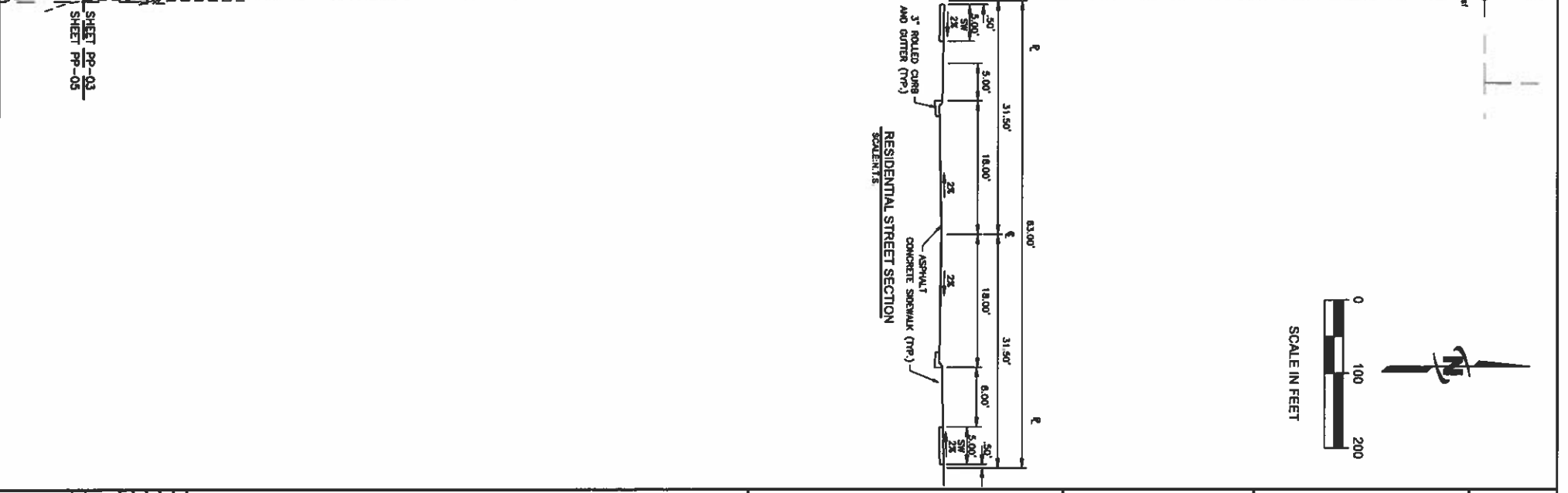
**RIVER PARK ESTATES SUBDIVISION**  
**STAR, IDAHO**  
 EXISTING AND PROPOSED CONDITIONS

REUSE OF DRAWINGS  
 J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APR.	DATE



**J-U-B ENGINEERS, INC.**  
 2760 W. Excursion Lane  
 Suite 400  
 Meridian, ID 83642  
 Phone: 208.376.7330  
 www.jub.com



SHEET PP-03  
 SHEET PP-04  
 SHEET PP-05

**RIVER PARK ESTATES SUBDIVISION**  
**STAR, IDAHO**

EXISTING AND PROPOSED CONDITIONS

FILE: 16-20-132 PRE-PLAT  
 LAYOUT: 16-20-132  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

REVISION

NO.	DESCRIPTION	BY	DATE

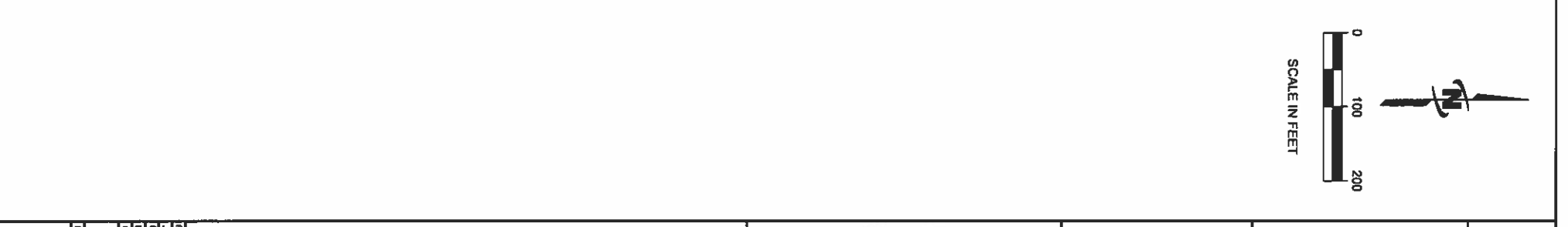
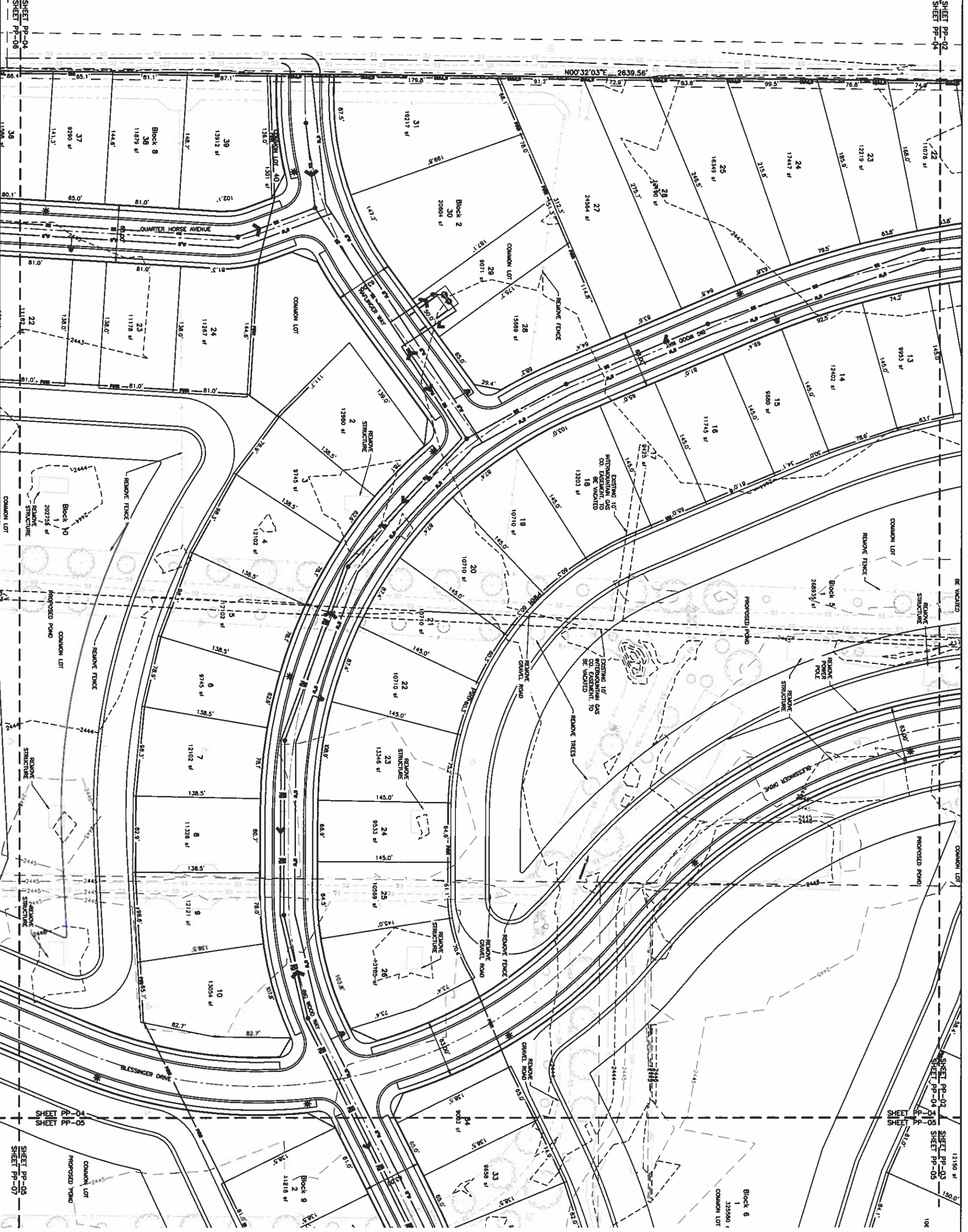


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J-U-B ENGINEERS, INC.





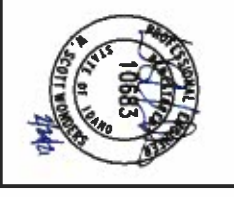
**SHEET PP-04**  
 SHEET PP-08

**RIVER PARK ESTATES SUBDIVISION**  
**STAR, IDAHO**

EXISTING AND PROPOSED CONDITIONS

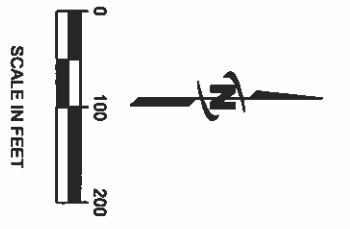
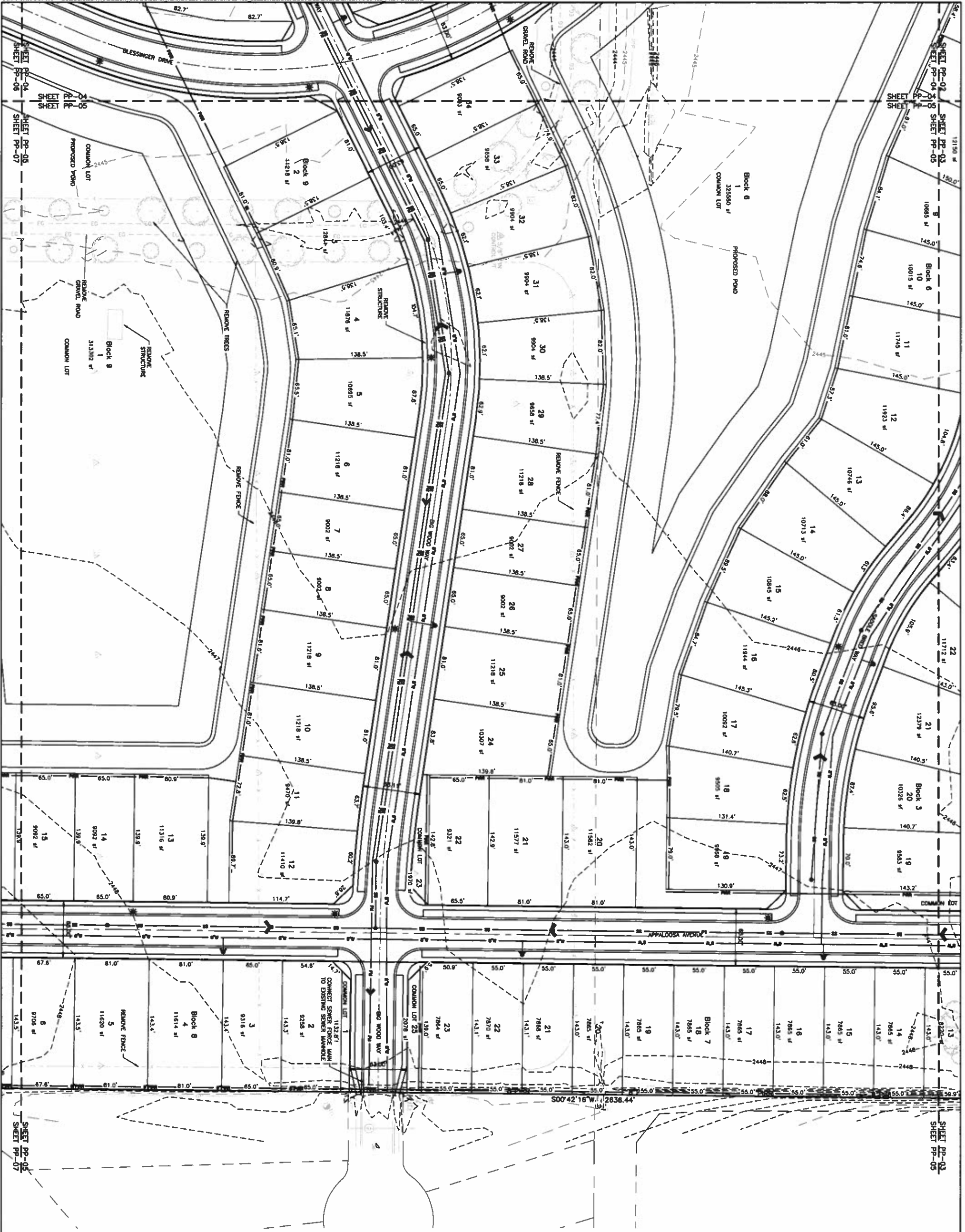
REUSE OF DRAWINGS  
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NO.	DESCRIPTION	BY	DATE



**J-U-B ENGINEERS, INC.**  
 2760 W. Excursion Lane  
 Suite 400  
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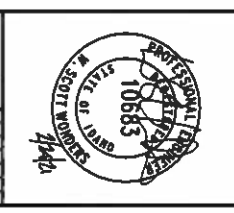
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 DESIGNER: E.E.  
 CHECKED BY: E.E.  
 AT FULL SIZE, IF NOT ONE  
 LAST UPDATE: 2/25/2021  
 SHEET NUMBER:  
**PP-05**

**RIVER PARK ESTATES SUBDIVISION  
 STAR, IDAHO**

**EXISTING AND PROPOSED CONDITIONS**

**REUSE OF DRAWINGS**  
 J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE

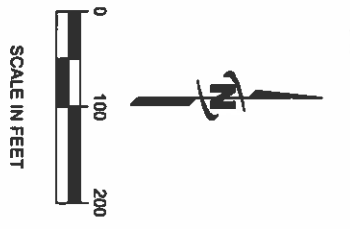
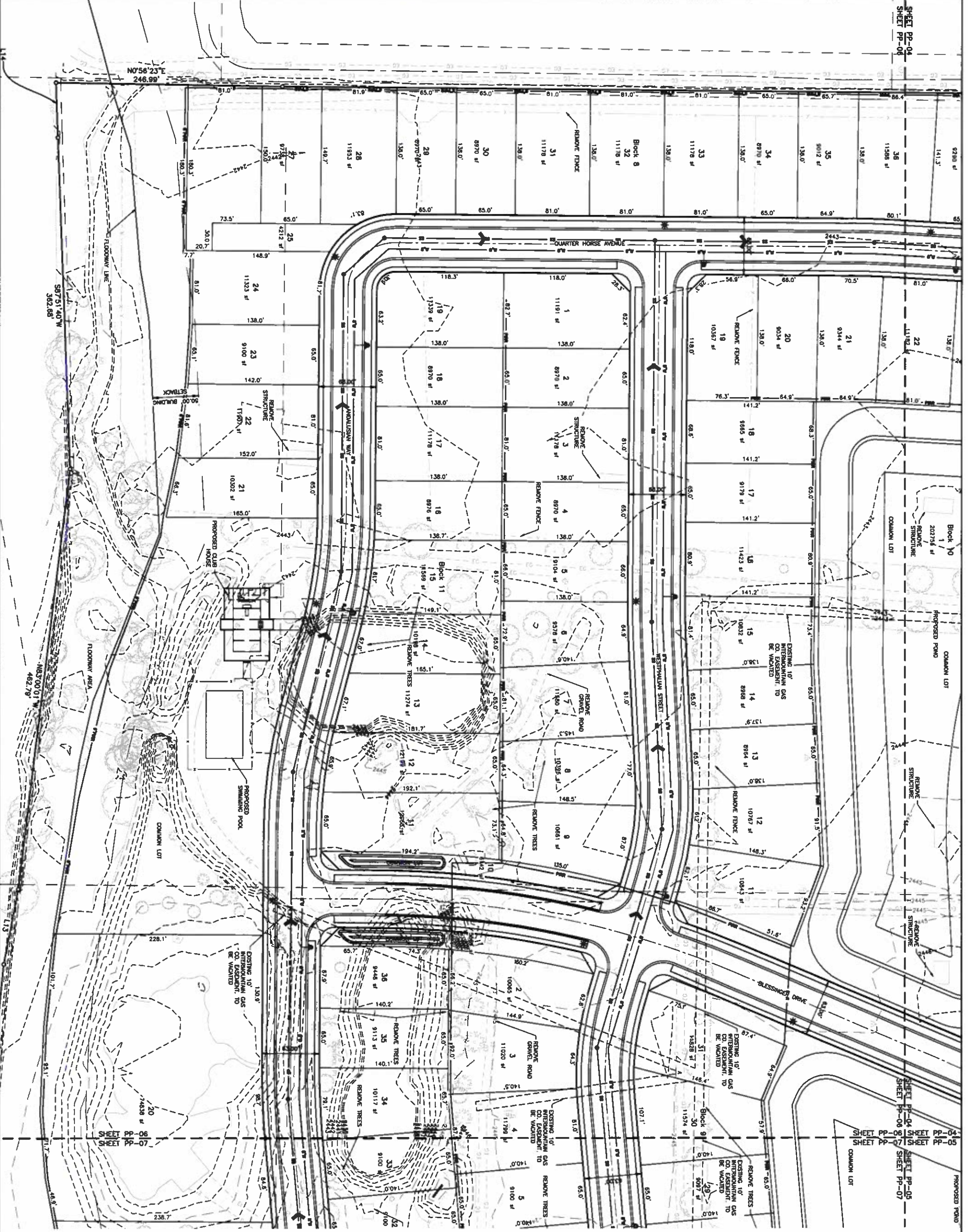


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 2760 W. Excursion Lane  
 Suite 400  
 Meridian, ID 83642

Phone: 208.376.7330  
 www.jub.com

**J-U-B ENGINEERS, INC.**





**PP-06**

FILE: 16-20-132\_PRE-PLAT  
 DRAWN BY: 16-20-132  
 CHECKED BY:  
 AT FULL SIZE, IF NOT ONE  
 LAST UPDATED: 2/25/2021

**RIVER PARK ESTATES SUBDIVISION  
 STAR, IDAHO**

**EXISTING AND PROPOSED CONDITIONS**

**REUSE OF DRAWINGS**  
 J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE

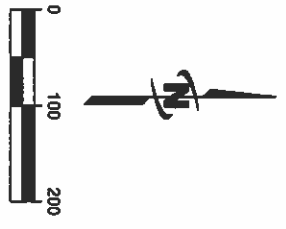
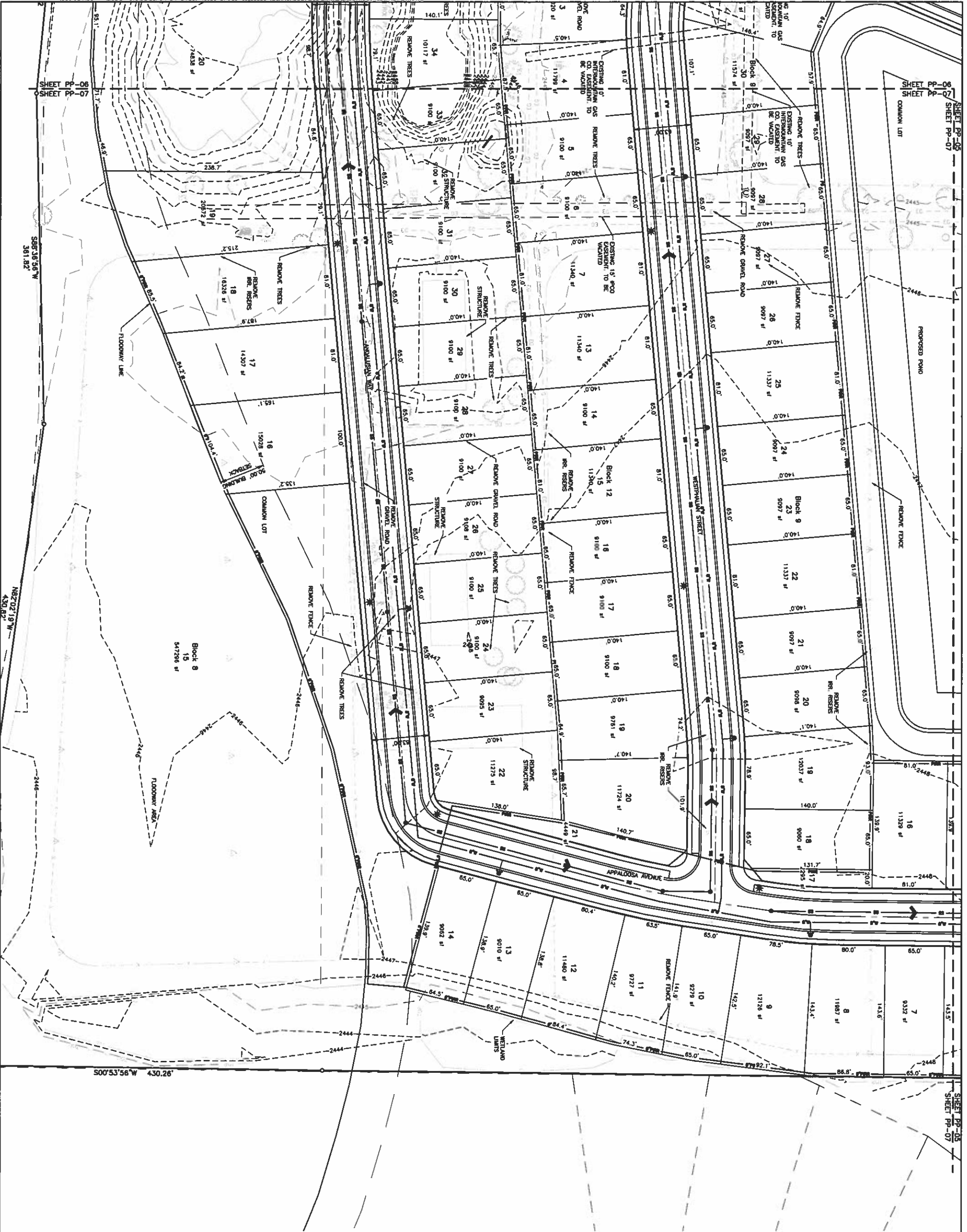


**J-U-B ENGINEERS, INC.**  
 2760 W. Excursion Lane  
 Suite 400  
 Meridian, ID 83642

Phone: 208.376.7330  
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**J-U-B ENGINEERS, INC.**





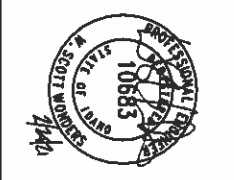
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 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 AT FULL SIZE IF NOT ONE  
 LAST UPDATED: 2/25/2021  
**SHEET NUMBER:**  
**PP-07**

**RIVER PARK ESTATES SUBDIVISION  
 STAR, IDAHO**

**EXISTING AND PROPOSED CONDITIONS**

REUSE OF DRAWINGS  
 J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE



**J-U-B ENGINEERS, INC.**  
 2760 W. Excursion Lane  
 Suite 400  
 Meridian, ID 83642

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J-U-B ENGINEERS, INC.