

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
Kevan Wheelock
David Hershey

September 7, 2022

**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 at a future date.

Application: The Quarry at River Park Estates Subdivision
Files #'s AZ-22-13 Annexation-Zoning
DA-22-13 Development Agreement

Applicant/Representative: Todd Tucker, Boise Hunter Homes

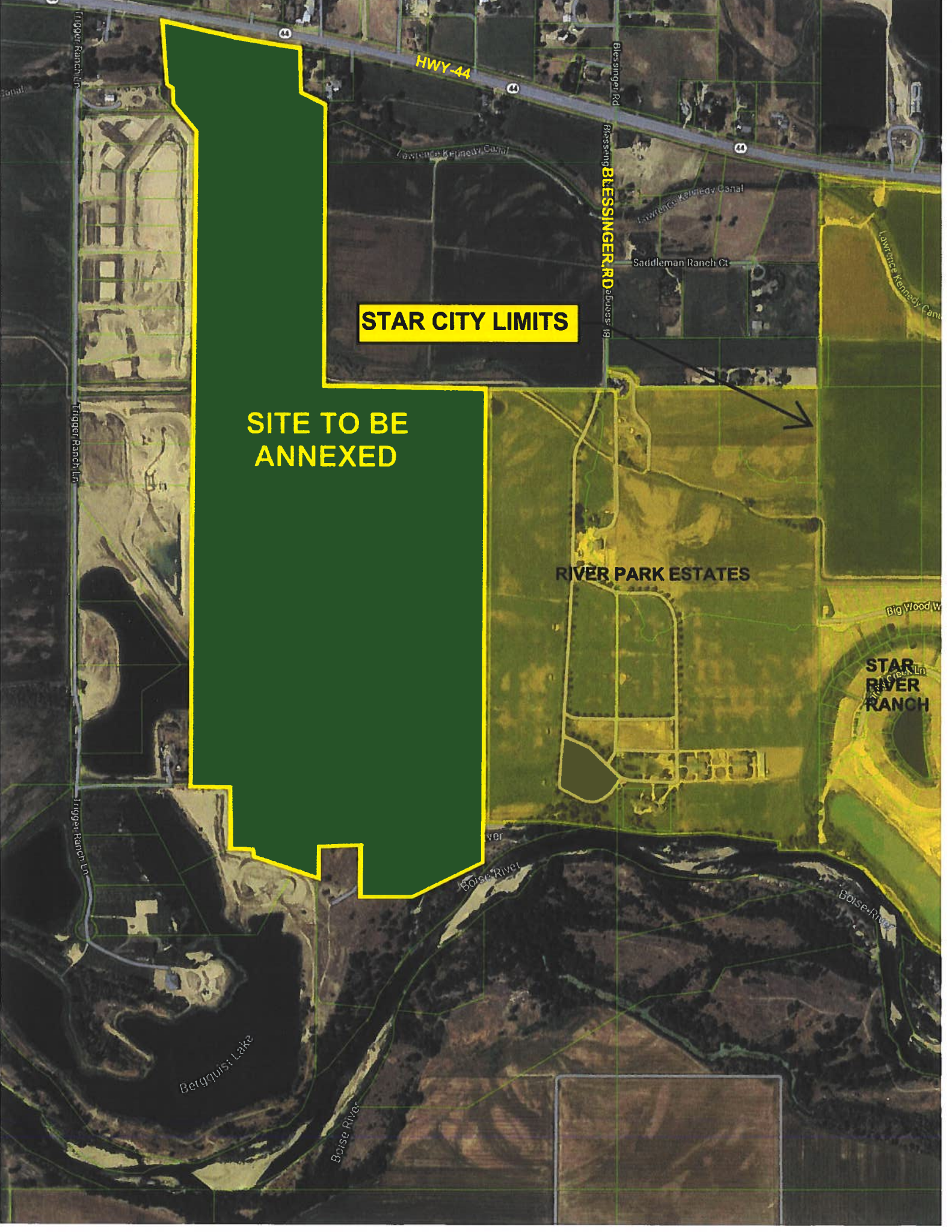
Owner: H5 Land Holdings 6, LLC & School House Ranch, LLC

Action: The Applicant is seeking approval of an Annexation and Zoning (Residential R-3 & Mixed-Use MU) and a Development Agreement for a proposed future residential development. The property is located at 21339 Blessinger Road in Star, Idaho, and consists of 185.93 acres.

Property Location: The subject property is generally located on the south side of State Hwy 44, west of Blessinger Road and east of Trigger Ranch Lane. Canyon County Parcel No. R340490000.

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 or at snickel@staridaho.org **within 30 days of the date of this transmittal**, 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



STAR CITY LIMITS

SITE TO BE ANNEXED

RIVER PARK ESTATES

STAR RIVER RANCH

HWY-44

Blessinger Rd

Lawrence Kennedy Canal

Lawrence Kennedy Canal

Saddleman Ranch Ct

Lawrence Kennedy Canal

Tigger Ranch Ln

Tigger Ranch Ln

Tigger Ranch Ln

Berquist Lake

Boise River

Boise River

Boise River

Big Wood W

BOISE HUNTER HOMES

The Quarry at River Park Estates Annexation & Zoning



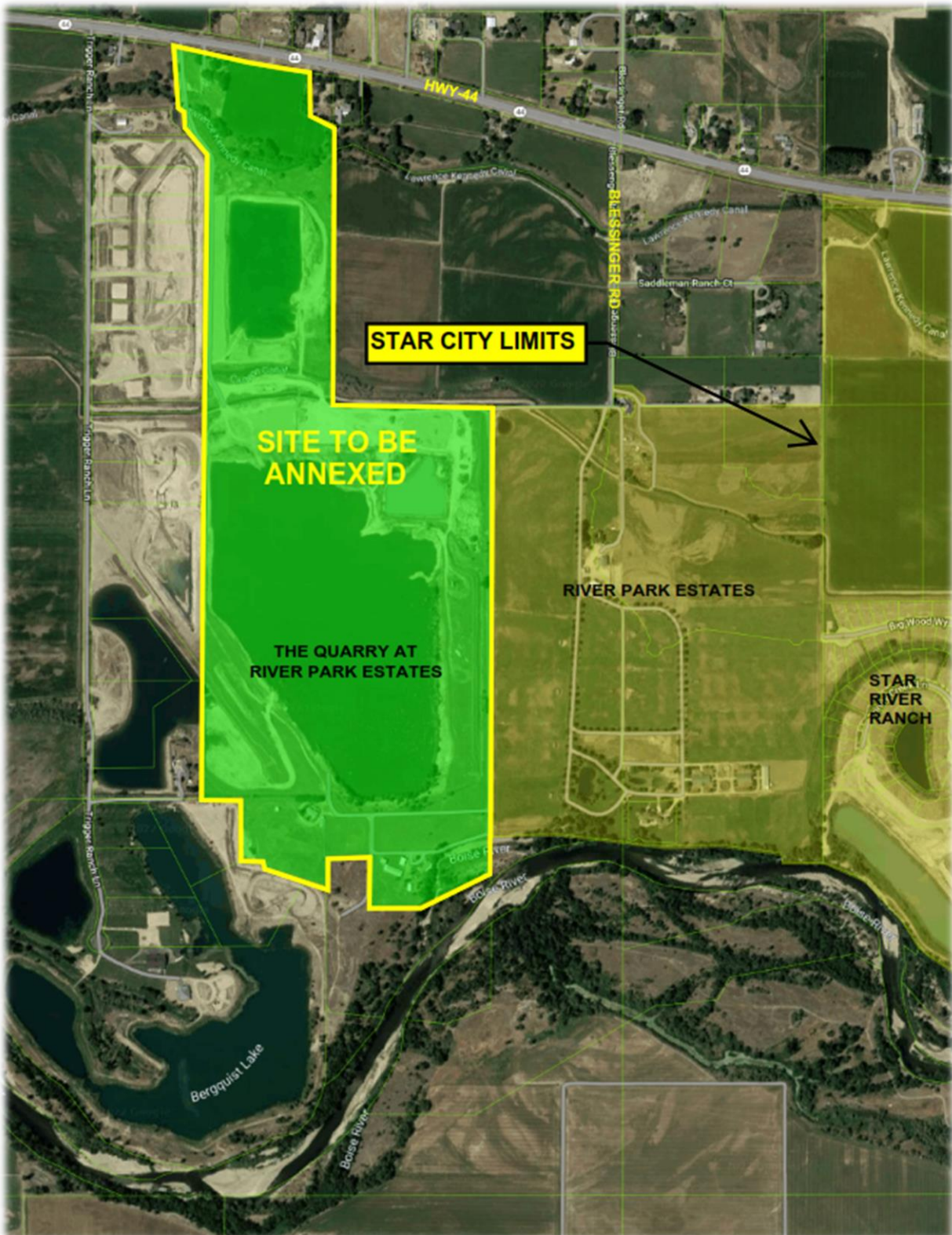
H5 Land Holdings 6, LLC and School House Ranch, LLC are pleased to submit the following application for annexation into the City of Star. We are requesting approval of an Annexation with a Development Agreement and a Conceptual Development Plan.

Table of Contents

Vicinity Map	2
Site Location and Existing Uses	2
Annexation & Zoning Description	3
Conceptual Development Plan Description	3
Development Statistics	4
Architecture	4
Development Agreement	4
Open Space & Amenities	5
Floodplain	6
Comprehensive Plan Compliance	6
Transportation	8
Conclusion	8

□

Vicinity Map



Site Location and Existing Uses

The subject property is a 185.93-acre parcel of land located on the south side of State Highway 44 between Trigger Ranch Lane and Blessinger Road. The property is a mined-out gravel quarry with aggregate on the surface and little topsoil existing. The property is currently improved with a single-family home and contains two large lakes and 2 small ponds totaling ± 80 acres.

Annexation and Zoning

The property is located within the City of Star's Comprehensive Plan and Future Land Use Map. 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 has three land use designations on the Future Land Use Map. The portion of the property that abuts State Highway 44 is Commercial/Industrial. The middle section is Neighborhood Residential, and the southern portion is Estate Residential.

The Star Comprehensive Plan anticipates single-family residential homes as the primary use within the Estate Residential Land Use Designation. The density range is one to three units per acre with properties in the floodplain to be one to two units per acre.

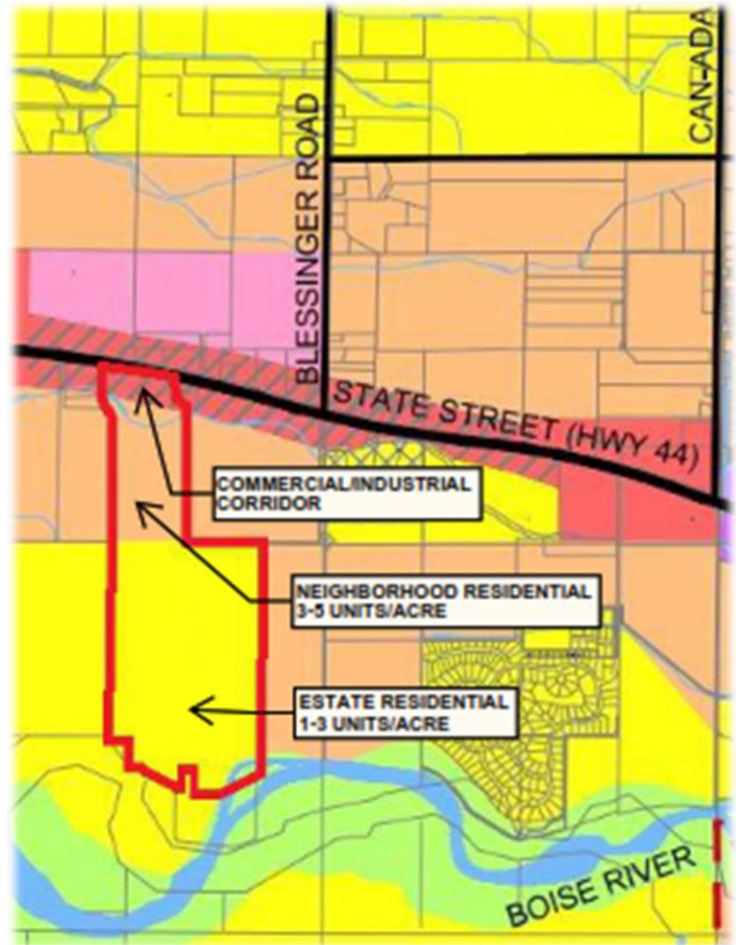
The Star Comprehensive Plan recognizes the Neighborhood Residential land use as suitable primarily for single-family residential uses. It anticipates developments that will provide densities between three and five units per acre with densities not exceeding 1 – 2 dwelling units per acre within the floodplain. The Zoning Compatibility Matrix shows the residential zones R-1 through R-5 as appropriate for the Neighborhood Residential land use.

Finally, the Star Comprehensive Plan states that a wide range of commercial and light industrial activities are suitable for the Commercial / Industrial Corridor Land Use Designation located along Highway 44.

We are requesting the majority of the property (approximately 179.02 Acres) be zoned R-3 with a small portion (6.91 acres) along Highway 44 to be zoned MU (Mixed Use District). In addition, a development agreement will be established for the property. The overall residential density of the subdivision is 1.2 dwelling units per acre. This is consistent with the Land Use descriptions for Estate Residential and Neighborhood Residential found in the Comprehensive Plan.

Conceptual Development Plan

The conceptual development plan for the Quarry at River Park subdivision includes 228 single-family lots. Three different lot sizes are provided within the subdivision. The largest lots are at least one acre in size. These lots are located along the western perimeter of the subdivision as a transition to the larger lots on the west. The next largest lots are 81 feet wide and the smallest lots are 65 feet wide. This provides a mix of lots that can accommodate a variety of home sizes. We are proposing the street network within the subdivision be comprised of private streets.



Development Statistics

Total Area	185.93 acres
Residential Area	179.02 acres
Commercial Area	6.91 acres
Commercial Lots	3
Residential Lots	228
Residential Density	1.2 DU/AC
Estate Acre Lots	11 (5 %)
81' Wide Lots	71 (31 %)
65' Wide Lots	132 (58 %)
Common Lots	18
Total Open Space (AC)	± 86
Total Open Space (%)	± 46
Useable Open Space (AC)	± 43
Useable Open Space (%)	± 23

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". 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 / Planned Unit Development

The newly approved Unified Development Code requires a 7.5 foot side yard setback for homes within the R-3 zone. The vast majority of our prospective buyers 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. We build homes that create modulation in the roofline of the home which produces a more visually appealing front façade.

As previously noted, 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.



The recently approved Unified Development Code requires a Planned Unit Development when side yard setbacks are requested. We are in support of a development agreement with our annexation application to allow for a five-foot wide side yard setback for homes within the subdivision. This would establish the reduced setback. We plan on submitting a Planned Unit Development application in conjunction with the preliminary plat application at a later date, once the property has been annexed into Star City. 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 residential portion of the Quarry at River Park Estates Subdivision is 179.02 acres requiring a total open space of 26.85 acres, and a usable open space requirement of 17.9 acres. We are providing more than three times the required open space with approximately 86 acres of open space. Approximately half of that is classified as usable open space under the new requirements found in the updated Unified Development Code.



Numerous amenities are provided throughout the subdivision for use by the residents. Most notable of these amenities are the two large lakes located within the interior the subdivision. These lakes provide abundant opportunities for recreation in the form of fishing, swimming, boating, kayaking, canoeing, and paddle boarding. There are also two smaller lakes located within the development. We anticipate improving the northeastern edge of the largest lake with a sandy beach with shade cabanas. In addition, there will be pedestrian access to all of the lakes. A fishing dock is provided on the northern lake and a boat launch on the southern lake.

Another amenity provided along the Boise River will be the extension of the greenbelt pathway as it abuts the property on the east side. 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.

Pathways will be provided along the two canals that traverse through the property. The Lawrence Kennedy Canal is located in the norther portion of the development while the Canyon County Canal runs through the center of the subdivision.

In addition to the open space, a community center is proposed at the northwest corner of the large southern lake.

Floodplain

The majority of the property is located within the Floodplain – AE Zone. The property will be developed in a manner to raise the developed lots and street improvements above the base flood elevation. A very small portion of the southeast corner of the property (3 acres) is located within the Floodway of the Boise River. No structures or grading are proposed within the Floodway. There is some riparian vegetation that is located along the Boise River at the southern end of the development that will remain undisturbed. A Floodplain Development Application will be submitted with the Preliminary Plat Application in the future.

Comprehensive Plan Compliance

As previously noted, this property has three land use designations on the Future Land Use Map for the City of Star. The portion of the property that abuts State Highway 44 is Commercial/Industrial. The middle section is Neighborhood Residential, and the southern portion is Estate Residential. The proposed project aligns very well with the goals and objectives identified in 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:

7.4 Objectives

H – Develop a mixture of commercial, service, and residential developments that encourage walking.

The proposed development has a mixture of residential and commercial property. The two uses are located within close proximity to each other and connected by pedestrian access to provide a walkable community.

7.5 Implementation Policies

A – Concentrate appropriate commercial and office development onto relatively small amounts of land, in close proximity to housing and consumers for neighborhood commercial centers.

As previously noted, the proposed development has a commercial component located on a small portion of the land located along Highway 44. This commercial property is in close proximity to existing and proposed housing in the area.

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 approximately 7,500 square feet to over two acres in size. 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. In addition, a portion of the property along Highway 44 will be developed with commercial uses providing employment options.

8.4 Objectives

A – Preserve the family friendly feel of Star.

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

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

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

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

The proposed subdivision is located adjacent to property that was recently annexed into the City of Star with an approved subdivision. Urban services will be provided to this property from the adjacent subdivision to the east.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas

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

The proposed subdivision is located within both the Neighborhood Residential and Estate Residential land uses and is located between two residential subdivisions. The density of the proposed subdivision is 1.2 dwelling units per acre which is far below the 3-5 dwelling units per acre anticipated with the Neighborhood Residential land use and right in line with the 1-3 dwelling units per acre anticipated with the Estate Residential land use.

B – 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 both the Neighborhood Residential and Estate 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.

C – Site layout adjacent to and within the Special Transition Overlay Area shall provide for a transition in density and lot sizing.

Although this property is not located within the Special Transition Overlay Area, we are providing a transition in the lot sizing along the western border of the development. The residential subdivision located to the west is within Canyon County and has larger lots. We are building 14 homes along the 1 mile of adjacency of our neighbors to the west, where that have 17 homes in the 1 mil stretch. Most of these homes will be on 1-2 acre lots.

11.3 Goal

Coordinate with local agencies and providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of the City of Star.

We have worked with Star Sewer & Water to identify the preferred route for the sewer force main through this property. The annexation of this property into the City of Star will provide a crucial link between the existing sewer force main located within the River Park Estates subdivision to the east and the future regional lift station planned for the area to the north along State Highway 44.

11.4 Objectives

B – Work cooperatively with the Star Sewer & Water District to ensure that the District is equipped to meet the water demands and to provide wastewater collection services, necessary system expansions and upgrades to keep pace with and not impede new and orderly development within the city planning area as development occurs.

As previously noted, we have worked with Star Sewer & Water to coordinate the extension of the sewer main through this property to complete the connection to the future regional lift station located north of the subject property.

Transportation

As previously noted, we are proposing for the majority of the streets within the development to be private streets. All streets within the development are 36 feet wide from back-of-curb to back-of-curb. The sidewalks will be five feet wide and be a mixture of attached and detached.

The Landruff Lane Collector Road will be extended as a public street through the subdivision in conformance with the Master Street Map.

Conclusion

The proposed Annexation & Zoning application for the Quarry at River Park Estates development was created after carefully considering the Star Unified Development Code, Comprehensive Plan, site location, and surrounding neighborhoods. We look forward to discussing the application with you in greater detail. If you have any questions regarding this submittal, please contact me at 208-618-2157 or ttucker@boisehunterhomes.com.

Sincerely,



Todd Tucker
Planning and Entitlement Manager



ANNEXATION & ZONING - REZONE APPLICATION

All information must be filled out to be processed.

Form with fields for Applicant Name, Address, and City/State/Zip.

Applicant Name: _____

PRIMARY CONTACT IS: Applicant Owner Representative

Form with fields for Address, City, State, and Zip.

Form with fields for Applicant Name, Address, and City/State/Zip.

Form with fields for Applicant Name, Address, and City/State/Zip.

Property Address: _____

Form with fields for Applicant Name, Address, and City/State/Zip.

Property Address: _____

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Yes or No – If yes explain

Application details and requirements section with multiple lines of text and checkboxes.

Applications are required to contain one copy of the following unless otherwise noted.

When combining with other applications (Prelim Plat, CUP, etc.) please include one paper copy for all applications

Table with 3 columns: checkbox, description of application requirements, and checkbox. Includes items like 'Digital copy', 'Preliminary Plat', 'CUP', and 'Submit word.doc and pdf version with engineer's seal.'

<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>	One (1) 8½" X 11" copy	
<input checked="" type="checkbox"/>	24" X 36" copy and one (1) 11" X 17" copy of	
<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>	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. P C r ddr d	
<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>	Applicant's Signature: <u> <i>Jodd Lucher</i> </u>	
<input checked="" type="checkbox"/>		

SEE 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.*

 Jodd Lucher 7/10/2020
R **D**



21339 Blessinger Rd.
City of Star Annexation Description
Project Number 22-111 May 11, 2022

A parcel of land originally described in Warranty Deed 2021-028128, records of Canyon County, Idaho, being situated in the south half of Section 11, the north half of Section 14, and the north half of the southeast quarter of Section 14, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

BEGINNING at the northeast corner of Leighton Ranch Subdivision (Book 53 of Plats at Pages 9 through 13, records of Canyon County, Idaho) and the center quarter-section of Section 14, which bears N89°16'27"W, 2643.49 feet from the east quarter-section corner of Section 14,:

Thence N89°48'14"W, 203.00 feet along the south line of the North Half of Section 14 and the boundary of Leighton Ranch Subdivision to the southeast corner of Leighton Lake Estates Subdivision (Book 49 of Plats at Pages 38 through 43, records of Canyon County, Idaho);

Thence N01°05'50"E, 2640.91 feet along the boundary of Leighton Lake Estates Subdivision;

Thence N01°05'21"E, 1674.01 feet along the boundary of Leighton Lake Estates Subdivision;

Thence N39°09'03"W, 179.60 feet along the boundary of Leighton Lake Estates Subdivision to the corner between Parcels A & B as depicted on Record of Survey 2019-052923, records of Canyon County;

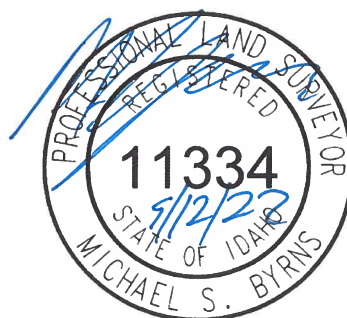
Thence continuing N39°09'03"W, 59.56 feet along the boundary of Parcel A;

Thence N02°21'44"W, 100.79 feet along the boundary of Parcel A;

Thence N42°49'19"W, 44.45 feet along the boundary of Parcel A;

Thence N03°43'24"W, 410.18 feet along the boundary of Parcel A to the boundary of the lands of Star West Gravel, LLC as described in that Warranty Deed recorded under Instrument No. 9827666, records of Canyon County;

Thence S78°48'15"E, 931.76 feet along the boundary of the lands of Star West Gravel, LLC;





Thence S00°53'35"W, 278.65 feet along the boundary of the lands of Star West Gravel, LLC;

Thence S67°41'22"E, 169.53 feet along the boundary of the lands of Star West Gravel, LLC;

Thence S00°53'11"W, 1890.15 feet along the boundary of the lands of Star West Gravel, LLC to the north line of Section 14;

Thence S89°12'01"E, 1081.41 feet along the north line of Section 14 to the boundary of the lands of For Our Four Partners, LP as described in that Warranty Deed recorded under Instrument No. 2014-004238, records of Canyon County;

Thence S00°32'10"W, 2639.50 feet along the boundary of the lands of For Our Four Partners, LP to the south line of the north half of Section 14;

Thence S00°56'23"W, 246.99 feet along the boundary of the lands of For Our Four Partners, LP to the southwest corner of the lands of For Our Four Partners, LP;

Thence N88°35'17"W, 13.43 feet to the boundary of the lands of Low as described in that Warranty Deeds recorded under Instrument No.s 9629929 and 9629930, records of Canyon County;

Thence S00°55'33"W, 240.82 feet along the boundaries of the lands of Low;

Thence S65°06'08"W, 545.73 feet along the boundary of the lands of Low;

Thence N89°27'59"W, 326.93 feet along the boundary of the lands of Low;

Thence N03°39'40"E, 343.40 feet along the boundary of the lands of Low;

Thence S88°18'45"W, 294.42 feet along the boundary of the lands of Low to the boundary of Parcels 1 and 2 as described in that Grant Deed recorded under Instrument No. 2016-018248, records of Canyon County;

Thence S00°51'35"W, 199.57 feet along the boundary of Parcels 1 and 2 to the northeasterly corner of Leighton Ranch Subdivision;

Thence N74°18'49"W, 89.48 feet along the boundary of Leighton Ranch Subdivision;

Thence N70°38'51"W, 358.63 feet along the boundary of Leighton Ranch Subdivision;

Thence N09°23'34"W, 41.29 feet along the boundary of Leighton Ranch Subdivision;

Thence N89°22'24"W, 145.81 feet along the boundary of





IDAHO
SURVEY
GROUP

9955 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Leighton Ranch Subdivision;

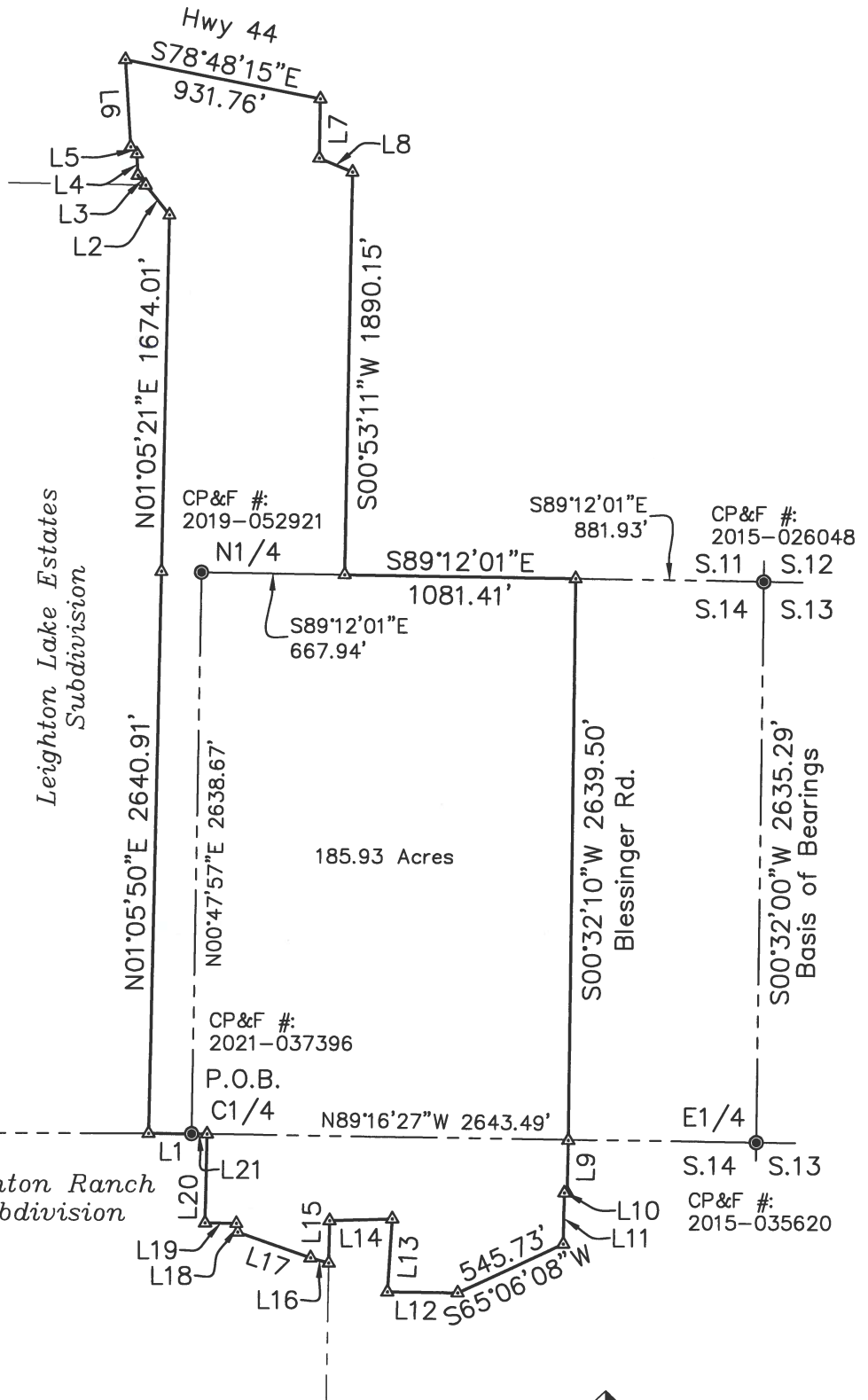
Thence N00°55'52"E, 418.21 feet along the boundary of Leighton Ranch Subdivision to the south line of the north half of Section 14;

Thence N88°48'22"W, 72.38 feet along the boundary of Leighton Ranch Subdivision and the south line of the north half of Section 14 to the POINT OF BEGINNING.

The above-described parcel contains 185.93 acres, more or less.

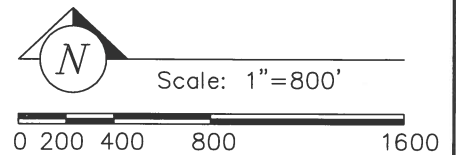


Line Table		
Line	Bearing	Length
L1	N89°48'14"W	203.00'
L2	N39°09'03"W	179.60'
L3	N39°09'03"W	59.56'
L4	N02°21'44"W	100.79'
L5	N42°49'19"W	44.45'
L6	N03°43'24"W	410.18'
L7	S00°53'35"W	278.65'
L8	S67°41'22"E	169.53'
L9	S00°56'23"W	246.99'
L10	N88°35'17"W	13.43'
L11	S00°55'33"W	240.82'
L12	N89°27'59"W	326.93'
L13	N03°39'40"E	343.40'
L14	S88°18'45"W	294.42'
L15	S00°51'35"W	199.57'
L16	N74°18'49"W	89.48'
L17	N70°38'51"W	358.63'
L18	N09°23'34"W	41.29'
L19	N89°22'24"W	145.81'
L20	N00°55'52"E	418.21'
L21	N88°48'22"W	72.38'



Legend

- ▲ Property Corner
- Section Corner
- Property Boundary Line
- - - Section Line
- - - - - Adjacent Subdivision Boundary Line



P:\21339 Blessinger Rd Canyon 22-111\dwg\22-111 Exhibit_Annexation.dwg 5/12/2022 10:30:12 AM

ISG IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit _____ Drawing for 21339 Blessinger Rd. City of Star Annexation	Job No. 22-111
Situated in the South Half of Section 11, the North Half of Section 14, and the North Half of the Southeast Quarter of Section 14, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho.	Sheet No. 1
	Dwg. Date 5/12/2022



**21339 Blessinger Rd.
City of Star R-3 Zone
Boundary Description**

Project Number 22-111 August 16, 2022

A parcel of land situated in Sections 11 and 14, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

BEGINNING at the northeast corner of Leighton Ranch Subdivision (Book 53 of Plats at Page 9, Records of Canyon County, Idaho) and the center quarter-section corner of Section 14, which bears N89°16'27"W, 2643.49 feet from the east quarter-section corner of Section 14;

Thence N89°48'14"W, 203.00 feet along the south line of the north half of Section 14 and the boundary of Leighton Ranch Subdivision to the southeast corner of Leighton Lake Estates Subdivision (Book 49 of Plats at Page 38, records of Canyon County, Idaho);

Thence N01°05'50"E, 2640.91 feet along the boundary of Leighton Lake Estates Subdivision;

Thence N01°05'21"E, 1674.01 feet along the boundary of Leighton Lake Estates Subdivision;

Thence N39°09'03"W, 179.60 feet along the boundary of Leighton Lake Estates Subdivision to the corner between Parcels A & B (Record of Survey 2019-052923, records of Canyon County, Idaho);

Thence continuing N39°09'03"W, 59.56 feet along the boundary of Parcel A;

Thence N02°21'44"W, 100.79 feet along the boundary of Parcel A;

Thence N42°49'19"W, 44.45 feet along the boundary of Parcel A;

Thence N03°43'24"W, 410.18 feet along the boundary of Parcel A to the boundary of the lands of Star West Gravel, LLC (Warranty Deed 9827666, records of Canyon County, Idaho);

Thence S78°48'15"E, 41.79 feet along the boundary of the lands of Star West Gravel, LLC;

Thence S03°40'42"E, 348.09 feet;

Thence N86°19'18"E, 81.22 feet;





City of Star R-3 Zone continued...

Thence 74.87 feet on a curve to the right, having a radius of 132.00 feet, a central angle of 32°29'52", a chord bearing of S77°25'46"E, and a chord length of 73.87 feet;

Thence 92.12 feet on a reverse curve to the left, having a radius of 318.00 feet, a central angle of 16°35'50", a chord bearing of S69°28'45"E, and a chord length of 91.80 feet;

Thence S77°46'40"E, 781.15 feet to the boundary of the lands of Star West Gravel, LLC;

Thence S00°53'11"W, 1850.13 feet along the boundary of the lands of Star West Gravel, LLC to the north line of Section 14;

Thence S89°12'01"E, 1081.41 feet along the north line of Section 14 to the boundary of the lands of For Our Four Partners, LP (Warranty Deed 2014-004238, records of Canyon County, Idaho);

Thence S00°32'10"W, 2639.50 feet along the boundary of the lands of For Our Four Partners, LP;

Thence S00°56'23"W, 246.99 feet along the boundary of the lands of For Our Four Partners, LP to the southwest corner of the lands of For Our Four Partners, LP;

Thence N88°35'17"W, 13.43 feet to the boundary of the lands of Low (Warranty Deeds 9629929 and 9629930, records of Canyon County, Idaho);

Thence S00°55'33"W, 240.82 feet along the boundaries of the lands of Low;

Thence S65°06'08"W, 545.73 feet along the boundary of the lands of Low;

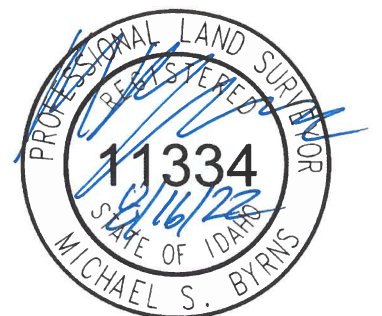
Thence N89°27'59"W, 326.93 feet along the boundary of the lands of Low;

Thence N03°39'40"E, 343.40 feet along the boundary of the lands of Low;

Thence S88°18'45"W, 294.42 feet along the boundary of the lands of Low to the boundary of Parcels 1 and 2 (Grant Deed 2016-018248, records of Canyon County, Idaho);

Thence S00°51'35"W, 199.57 feet along the boundary of Parcels 1 and 2 to the northeasterly corner of Leighton Ranch Subdivision;

Thence N74°18'49"W, 89.48 feet along the boundary of Leighton Ranch Subdivision;





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SURVEY
GROUP

9955 W Emerald St
Boise, ID 83704

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City of Star R-3 Zone continued...

Thence N70°38'51"W, 358.63 feet along the boundary of Leighton Ranch Subdivision;

Thence N09°23'34"W, 41.29 feet along the boundary of Leighton Ranch Subdivision;

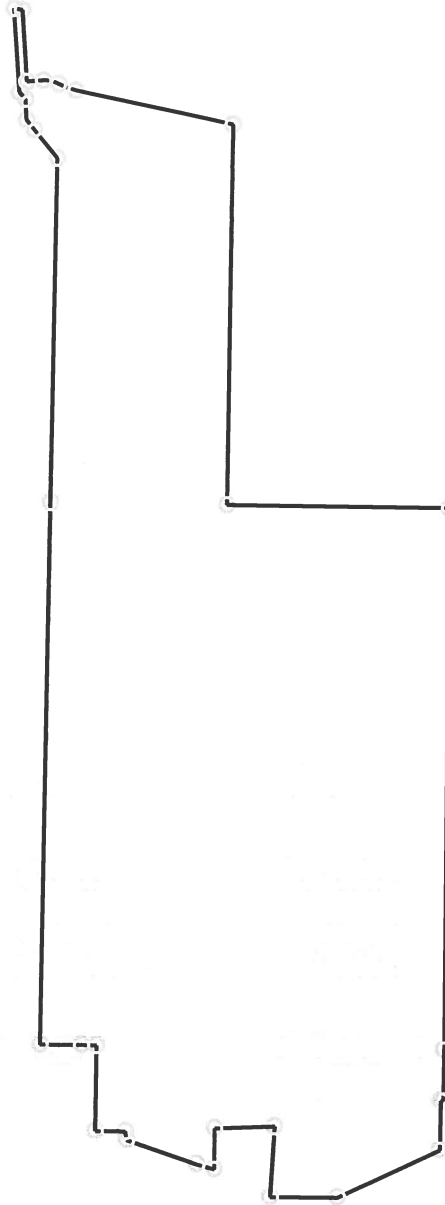
Thence N89°22'24"W, 145.81 feet along the boundary of Leighton Ranch Subdivision;

Thence N00°55'52"E, 418.21 feet along the boundary of Leighton Ranch Subdivision to the south line of the north half of Section 14;

Thence N88°48'22"W, 72.38 feet along the boundary of Leighton Ranch Subdivision and the south line of the north half of Section 14 to the POINT OF BEGINNING.

The above-described parcel contains 179.02 acres, more or less.





21339 Blessinger Rd. City of Star R-3 Zone Closure

8/16/2022

Scale: 1 inch= 900 feet

File:

Tract 1: 179.0221 Acres, Closure: s21.4707e 0.01 ft. (1/999999), Perimeter=15640 ft.

- | | |
|--|---------------------|
| 01 n89.4814w 203 | 20 s00.5533w 240.82 |
| 02 n01.0550e 2640.91 | 21 s65.0608w 545.73 |
| 03 n01.0521e 1674.01 | 22 n89.2759w 326.93 |
| 04 n39.0903w 179.6 | 23 n03.3940e 343.4 |
| 05 n39.0903w 59.56 | 24 s88.1845w 294.42 |
| 06 n02.2144w 100.79 | 25 s00.5135w 199.57 |
| 07 n42.4919w 44.45 | 26 n74.1849w 89.48 |
| 08 n03.4324w 410.18 | 27 n70.3851w 358.63 |
| 09 s78.4815e 41.79 | 28 n09.2334w 41.29 |
| 10 s03.4042e 348.09 | 29 n89.2224w 145.81 |
| 11 n86.1918e 81.22 | 30 n00.5552e 418.21 |
| 12 Rt, r=132.00, delta=032.2952, chord=s77.2546e 73.87 | 31 n88.4822w 72.38 |
| 13 Lt, r=318.00, delta=016.3550, chord=s69.2845e 91.80 | |
| 14 s77.4640e 781.15 | |
| 15 s00.5311w 1850.13 | |
| 16 s89.1201e 1081.41 | |
| 17 s00.3210w 2639.5 | |
| 18 s00.5623w 246.99 | |
| 19 n88.3517w 13.43 | |





**21339 Blessinger Rd.
City of Star MU Zone
Boundary Description**

Project Number 22-111 August 16, 2022

A parcel of land situated in the south half of Section 11, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of Leighton Ranch Subdivision (Book 53 of Plats at Page 9, Records of Canyon County, Idaho) and the center quarter-section corner of Section 14, which bears N89°16'27"W, 2643.49 feet from the east quarter-section corner of Section 14;

Thence N89°48'14"W, 203.00 feet along the south line of the north half of Section 14 and the boundary of Leighton Ranch Subdivision to the southeast corner of Leighton Lake Estates Subdivision (Book 49 of Plats at Page 38, records of Canyon County, Idaho);

Thence N01°05'50"E, 2640.91 feet along the boundary of Leighton Lake Estates Subdivision;

Thence N01°05'21"E, 1674.01 feet along the boundary of Leighton Lake Estates Subdivision;

Thence N39°09'03"W, 179.60 feet along the boundary of Leighton Lake Estates Subdivision to the corner between Parcels A & B (Record of Survey 2019-052923, records of Canyon County, Idaho);

Thence continuing N39°09'03"W, 59.56 feet along the boundary of Parcel A;

Thence N02°21'44"W, 100.79 feet along the boundary of Parcel A;

Thence N42°49'19"W, 44.45 feet along the boundary of Parcel A;

Thence N03°43'24"W, 410.18 feet along the boundary of Parcel A to the boundary of the lands of Star West Gravel, LLC (Warranty Deed 9827666, records of Canyon County, Idaho);

Thence S78°48'15"E, 41.79 feet along the boundary of the lands of Star West Gravel, LLC to the POINT OF BEGINNING:

Thence continuing S78°48'15"E, 889.97 feet along the boundary of the lands of Star West Gravel, LLC;

Thence S00°53'35"W, 278.65 feet along the boundary of the lands of Star West Gravel, LLC;

Thence S67°41'22"E, 169.53 feet along the boundary of the lands of Star West Gravel, LLC;





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City of Star MU Zone continued...

Thence S00°53'11"W, 40.02 feet along the boundary of the lands of Star West Gravel, LLC;

Thence N77°46'40"W, 781.15 feet;

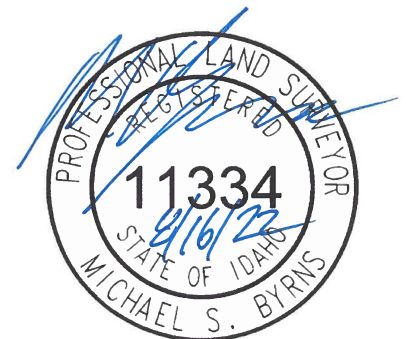
Thence 92.12 feet on a curve to the right, having a radius of 318.00 feet, a central angle of 16°35'50", a chord bearing of N69°28'45"W, and a chord length of 91.80 feet;

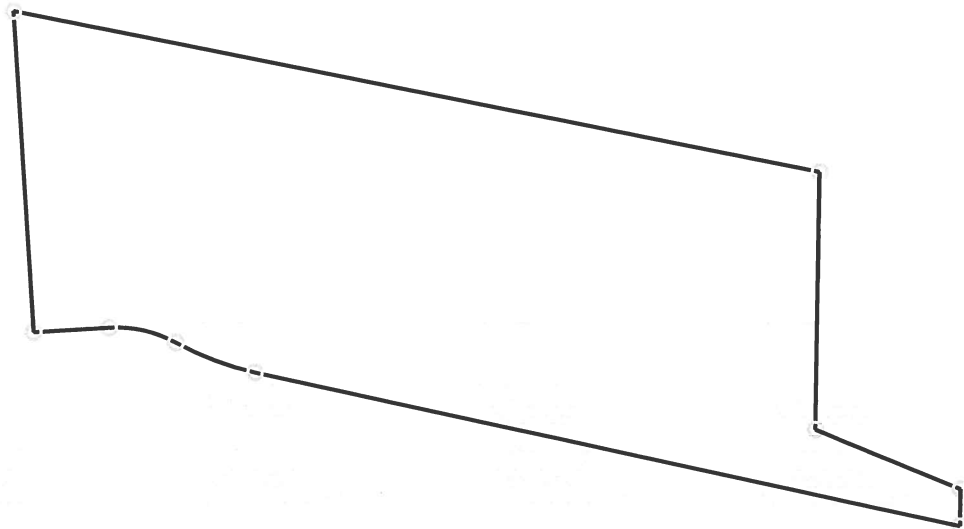
Thence 74.87 feet on a reverse curve to the left, having a radius of 132.00 feet, a central angle of 32°29'52", a chord bearing of N77°25'46"W, and a chord length of 73.87 feet;

Thence S86°19'18"W, 81.22 feet;

Thence N03°40'42"W, 348.09 feet to the POINT OF BEGINNING.

The above-described parcel contains 6.91 acres, more or less.





21339 Blessinger Rd. City of Star MU Zone Closure

8/16/2022

Scale: 1 inch= 200 feet

File:

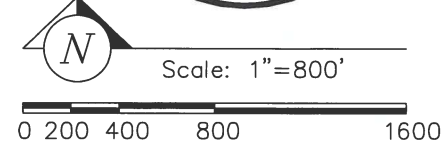
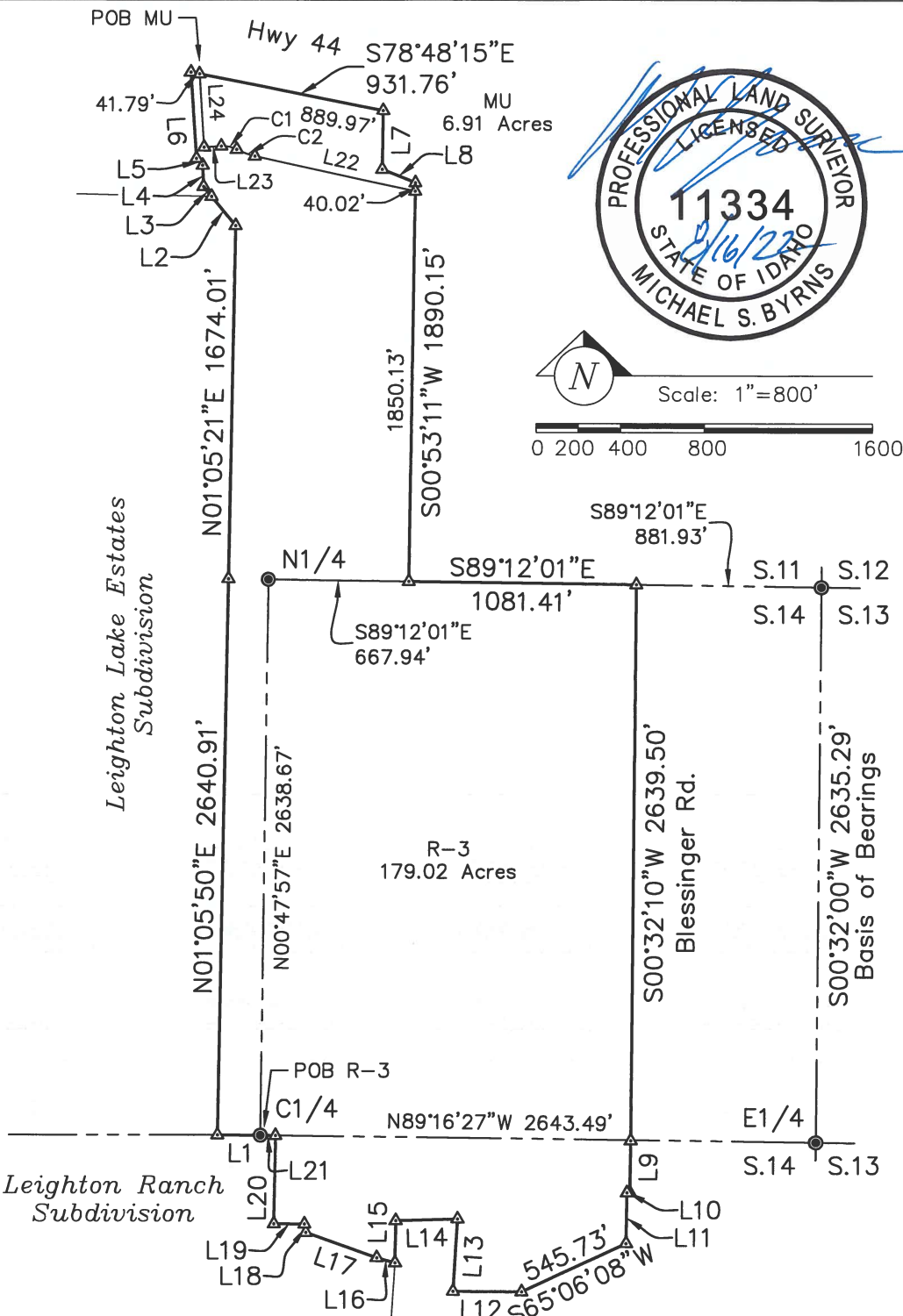
Tract 1: 6.9054 Acres (300799 Sq. Feet), Closure: s81.0240w 0.01 ft. (1/232703), Perimeter=2756 ft.

01 s78.4815e 889.97
02 s00.5335w 278.65
03 s67.4122e 169.53
04 s00.5311w 40.02
05 n77.4640w 781.15

08 s86.1918w 81.22
09 n03.4042w 348.09

06 Rt, r=318.00, delta=016.3550, chord=n69.2845w 91.80
07 Lt, r=132.00, delta=032.2952, chord=n77.2546w 73.87

Line Table		
Line	Bearing	Length
L1	N89°48'14"W	203.00'
L2	N39°09'03"W	179.60'
L3	N39°09'03"W	59.56'
L4	N02°21'44"W	100.79'
L5	N42°49'19"W	44.45'
L6	N03°43'24"W	410.18'
L7	S00°53'35"W	278.65'
L8	S67°41'22"E	169.53'
L9	S00°56'23"W	246.99'
L10	N88°35'17"W	13.43'
L11	S00°55'33"W	240.82'
L12	N89°27'59"W	326.93'
L13	N03°39'40"E	343.40'
L14	S88°18'45"W	294.42'
L15	S00°51'35"W	199.57'
L16	N74°18'49"W	89.48'
L17	N70°38'51"W	358.63'
L18	N09°23'34"W	41.29'
L19	N89°22'24"W	145.81'
L20	N00°55'52"E	418.21'
L21	N88°48'22"W	72.38'
L22	N77°46'40"W	781.15'
L23	S86°19'18"W	81.22'
L24	N03°40'42"W	348.09'



Legend

- ▲ Property Corner
- Section Corner
- Property Boundary Line
- - - Section Line
- Zone Line

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	74.87'	132.00'	32°29'52"	N77°25'46"W	73.87'
C2	92.12'	318.00'	16°35'50"	N69°28'45"W	91.80'

P:\21339 Blessinger Rd Canyon 22-111\dwg\22-111 Exhibit_Zoning.dwg 8/16/2022 11:28:37 AM

ISG IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit Drawing for
21339 Blessinger Rd.
City of Star Zoning MU & R-3

Sited in the Sections 11 and 14,
 Township 4 North, Range 2 West, Boise Meridian,
 Canyon County, Idaho.

Job No. 22-111
Sheet No. 1
Dwg. Date 8/16/2022

CONCEPTUAL DEVELOPMENT PLAN

LEGEND

- 1 Commercial Area
- 2 Fishing Docks
- 3 Open Space/ Park
- 4 Community Center
- 5 Boat Launch
- 6 Kiddie Play Pond
- 7 Beach
- 8 Native Open Space



0' 90' 180' 360'