

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

May 10, 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 on **July 19, 2022**, 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: Star River Ranch North Subdivision
Files #'s RZ-22-01 Rezone
DA-22-03 Development Agreement
PP-22-05 Preliminary Plat

Applicant/Representative: Stephanie Hopkins, KM Engineering, LLP, 5725 North Discovery Way,
Boise, ID 83713

Owner: Bent Ln LLC, 6152 West Half Moon Lane, Eagle, Idaho 83616

Action: The Applicant is seeking approval of a Rezone (R-5-DA to R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 72 residential lots and 11 common lots. The property is located on the west side of Bent Lane in Star, Canyon County, Idaho, and consists of 23.8 acres with a proposed density of 3 dwelling units per acre.

Property Location: The subject property is generally located between south of Hwy 44. Canyon County Parcel No. R3403500000.

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 **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





ANNEXATION & ZONING - REZONE APPLICATION

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

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

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Bent Ln LLC.
Applicant Address: 6152 West Half Moon Lane Zip: 83616
Phone: _____ Email: _____

Owner Name: Bent Ln LLC.
Owner Address: 6152 West Half Moon Lane Zip: 83616
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Stephanie Hopkins Firm Name: KM Engineering, LLP.
Address: 5725 North Discovery Way Zip: 83713
Phone: 208.639.6939 Email: shopkins@kmengllp.com

Property Information:

Site Address: 0 Bent Lane Parcel Number: R3403500000
Total Acreage of Site: +/- 23.8
Total Acreage of Site in Special Flood Hazard Area: +/- 23.8
Proposed Zoning Designation of Site: R-3

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-5-DA	Neighborhood Residential	Undeveloped
Proposed	R-3-DA	No Change	Single-family Residential
North of site	Ag, C1 & RR in County	Estate Res. & Commercial	Residential and Undeveloped
South of site	Ag & R1 in County	Estate Residential	Residential and Undeveloped
East of site	Ag in County	Neighborhood Residential	Undeveloped
West of site	MU-DA	Neighborhood Residential	Undeveloped

Special On-Site Features (Yes or No – If yes explain):

Areas of Critical Environmental Concern - None to our knowledge

Evidence of Erosion - None to our knowledge

Fish Habitat - None to our knowledge

Floodplain - Yes - Zone AE

Mature Trees - _____

Riparian Vegetation - None to our knowledge

Steep Slopes - No

Stream/Creek - No

Unique Animal Life - None to our knowledge

Unique Plant Life - None to our knowledge

Unstable Soils - No

Wildlife Habitat - None to our knowledge

Historical Assets - None to our knowledge

Application Requirements:

*(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**)*

Applicant (√)	Description	Staff (√)
x	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
x	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.)	
x	Completed and signed Annexation & Zoning/Rezone Application	
x	Fee: (Include Development Agreement 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.	
x	Narrative fully describing the proposed project (must be signed by applicant)	
x	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> • Include a metes & bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet. • Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h. • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map. • Submit word.doc and pdf version with engineer's seal. 	
x	Recorded warranty deed for the subject property	

x	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.	
x	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
x	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
x	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
x	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
x	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.	
x	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/site plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs)</u> with the files named with project name and plan type.	
understood	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.	
x	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: <u>Stephanie Hopkins on behalf of owner</u>	
understood	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. 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.*

Stephanie Hopkins
Applicant/Representative Signature

4.5.2022
Date



PRELIMINARY PLAT APPLICATION

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

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

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Bent Ln LLC.
Applicant Address: 6152 West Half Moon Lane Zip: 83616
Phone: _____ Email: _____

Owner Name: Bent Ln LLC.
Owner Address: 6152 West Half Moon Lane Zip: 83616
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Stephanie Hopkins Firm Name: KM Engineering, LLP.
Address: 5725 North Discovery Way Zip: 83713
Phone: 208.639.6939 Email: shopkins@kmengllp.com

Property Information:

Subdivision Name: Star River Ranch North
Site Location: South of State Hwy 44, west of Bent Lane
Approved Zoning Designation of Site: R-5-DA
Parcel Number(s): R3403500000

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-5-DA	Neighborhood Residential	Undeveloped
Proposed	R-3-DA	No change	Single-family Residential
North of site	Ag, C1 & RR in County	Estate Res. & Commercial	Residential & Undeveloped
South of site	Ag & R1 in County	Estate Residential	Residential & Undeveloped
East of site	Ag in County	Neighborhood Residential	Undeveloped
West of site	MU-DA	Neighborhood Residential	Undeveloped

SITE DATA:

Total Acreage of Site - +/- 23.8
Breakdown of Acreage of Land in Contiguous Ownership - +/- 23.8
Total Acreage of Site in Special Flood Hazard Area - +/- 23.8
Dwelling Units per Gross Acre - 3.03 du/acre
Minimum Lot Size - 7,949 square feet
Minimum Lot Width - _____

Total Number of Lots - 83
Residential - 72
Commercial - 0
Industrial - 0
Common - 11

Total Number of Units - 72
Single-family - 72
Duplex - 0
Multi-family - 0

Percent of Site and Total Acreage of Common Area - 15.02 % / 2.61 acres
Percent of Common Space to be used for drainage - _____
Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____
Central open space (shown with soccer fields), micro-pathways and sidewalks adjacent to roadways,
dog park improvements in common lot from phase 1 of Star River Ranch
Proposed Dedicated Lots & Acreage (school, parks, etc): n/a

Public Streets - _____ Private Streets - n/a
Describe Pedestrian Walkways (location, width, material) - 5' attached sidewalks adjacent to
roadways, 5' detached pathways in central open space and mid-block
Describe Bike Paths (location, width, material) - _____

FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):

Total Acreage of Site in Special Flood Hazard Area - +/-23.8 acres

- 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): #160xxxxxxC, 160xxxxxxE, etc.: 16027C0259G
FIRM effective date(s): mm/dd/year 06.07.2019
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone AE
Base Flood Elevation(s): AE 2541.0 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 Water District
 Irrigation Water- Canyon County Water Co LTD
 Sanitary Sewer- Star Sewer District
 Fire Protection - Star Fire District
 Schools - West Ada School District
 Roads - Canyon Highway District No 4

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

Areas of Critical Environmental Concern - No Floodplain - Yes- Zone AE
 Evidence of Erosion - No Fish Habitat - No
 Historical Assets - No Mature Trees - _____
 Riparian Vegetation - No 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 (√)
x	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
x	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.)	
x	Completed and signed Preliminary Plat Application	
x	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.	
x	Narrative explaining the project. (must be signed by applicant)	
x	Legal description of the property (word.doc and pdf version with engineer's seal)	
x	Recorded warranty deed for the subject property	
x	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 from city	Approval of the proposed subdivision name from Ada County Surveyor's office.	
x	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
x	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
x	Electronic copy in pdf. format of Preliminary Plat	
x	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
x	Electronic copy in pdf. format of landscape plan	
x	Electronic copy in pdf. format of preliminary site grading & drainage plans	
2	Phasing plan shall be included in the application if the project is to be phased.	

forthcoming	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.	
x	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
x	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.	
tbd	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
x	Special Flood Information – Must be included on Preliminary Plat and Application form.	
x	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.	
x	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).	
x	One (1) copy 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 a thumb drive only (no discs)</u> 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.	
understood	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.	
understood	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.**

Stephanie Hopkins
Applicant/Representative Signature

4.5.2022
Date



April 5, 2022
Project No.: 21-162

Mr. Shawn Nickel
Planning Director and Zoning Administrator
City of Star
10769 West State Street
Star, ID 83669

**RE: Star River Ranch North Subdivision – Star, ID
Annexation, Preliminary Plat and Floodplain Development Application**

Dear Mr. Nickel:

On behalf of Bent Ln LLC., we are pleased to submit Star River Ranch North Subdivision, a single-family residential community south of Highway 44, west of Bent Lane and just north of Star River Ranch Subdivision Numbers 1 & 2. This will be the third phase of the Star River Ranch Subdivision, which has been developed in the city of Star over the past few years.

The approximately 23.77-acre site is currently zoned R-5 with a development agreement in Star. The property is adjacent to existing single-family residences in Canyon County and undeveloped land zoned C-2-DA in the City to the north; the Star River Meadows Subdivision in Canyon County and the Star River Ranch Subdivision, zoned R-2 in the City of Star to the south; undeveloped property in the County to the east; and undeveloped property zoned MU-DA to the north and west.

Applications for this project include rezoning the property from R-5 to R-3 with a development agreement; a Preliminary Plat; and flood hazard development.

We held one neighborhood meeting, participated in discussions with City staff and Canyon Highway District No 4, and have researched adjacent projects and recent approvals. The neighborhood meeting was held January 5, 2022 and included an in-person and virtual option. Five neighbors within previous phases of Star River Ranch and adjacent single-family residences were in attendance. In general, attendees were supportive of the project and had questions regarding irrigation, how and when frontage improvements along Bent Lane would occur, and whether redevelopment of an adjacent property was planned under this application.

Compliance with Comprehensive Plan

According to the City's Comprehensive Plan, the future land use designation for this property is *Neighborhood Residential*, which targets a density of 3-5 dwelling units an acre. Star River Ranch North is at the low end of that density range at 3.02 du/acre. The community aligns with the intent of the Comprehensive Plan by adding to single-family housing options available to contribute to the variety of housing opportunities available in the city overall. The community has been designed to ensure consistency and compatibility with surrounding development and specifically previous phases of Star River Ranch.

Star River Ranch North will provide a housing type that has been established and appreciated in the area. The community will support one of the intentions of the Comprehensive Plan by maintaining Star's small-town family friendly feel, while supporting future commercial and residential development planned in the area.

Annexation and Zoning Application

The property is already annexed into the city of Star and is zoned R-5 with a development agreement. We propose to rezone the property to the R-3 district to conform to the type of product contemplated with this project and to ensure compatibility with existing development. In conjunction with the rezone of the property we expect to enter into a new development agreement to steer the development of the site.

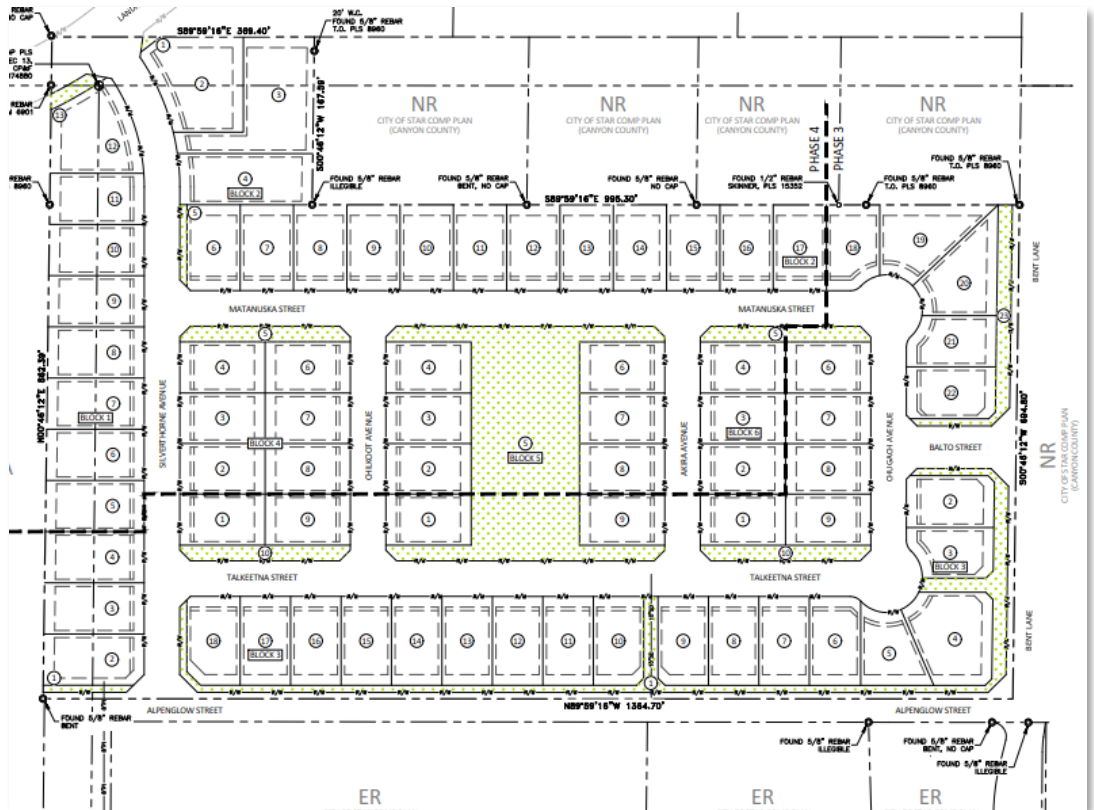
The R-3 district is consistent with adjacent development and will fit the proposed project well. Previous phases of Star River Ranch are zoned R-2 and approximately 50 acres of undeveloped property to the west is zoned mixed use with a development agreement, both in the City of Star. The Star River Meadows Subdivision is zoned R-1 in Canyon County and properties to the north are currently zoned residential and neighborhood commercial in the County. The R-3 district will provide a residential use that will be compatible with existing development while providing an appropriate transition to potential future development.



Preliminary Plat Application

The Star River Ranch North preliminary plat encompasses approximately 23.77 acres and consists of 72 single-family detached residential and 11 common open space lots, totaling 83 lots. Residential lot sizes range from approximately 7,949 square feet to 19,093 square feet with an average lot size of approximately 9,444 square feet. The gross density of the subdivision is 3.02 du/acre, which is at the low end of the R-3 zoning district target density.

Residential lots have been designed to ensure compatibility with adjacent development and lots within the previous phases of Star River Ranch while providing a smaller footprint to transition from larger lots to the mixed use and commercial zones nearby. No variances or deviations from R-3 dimensional standards are requested or needed to accommodate the community planned.



The development is planned to occur in two phases. The first phase will be comprised of 34 buildable lots, with primary access proposed via Balto Street and secondary access via Silverthorne Avenue. The second phase will be comprised of 38 buildable lots and will include completion of Silverthorne Avenue to connect with Landruff Lane.

Access and Connectivity

The primary entrance road for the subdivision will be Balto Street, a full access point connecting to Bent Lane via State Highway 44 (State Street). Balto Street leads into Chugach Avenue which forks north and south into Matanuska and Talkeetna Streets respectively. Alpenglow Street is proposed along the south boundary of the subdivision. The existing lane will be improved and is proposed to be renamed to avoid confusion with the north-south Bent Lane. Silverthorne Avenue, a north-south local road in the westerly part of the project extends to the south boundary, connecting with Alpenglow Street, and stubs to the north where a future collector roadway is planned.

The future collector, Landruff Lane has been designed to coordinate with an adjacent residential development (River Park Estates) and a recently approved rezone for Grace Assisted Living. Silverthorne Avenue will connect with Landruff Lane as depicted on the attached plat. Landruff Lane has been approved to cross through the northerly portion of the River Park Estates Subdivision (preliminary plat dated May 2021) and to the south of the Grace Assisted Living Facility (DA Inst No 2022-012506).

This development will connect existing neighborhoods and future development with the State Street transit corridor and will aid in increasing the safety and efficiency of pedestrian and vehicular traffic in the area. Local streets are proposed throughout the subdivision and will be improved to the City of Star and Canyon Highway District No 4's (CHD4) standards.

A traffic impact study (TIS) has been submitted to Canyon Highway District No 4 (CHD4) and is currently under their review.

Amenities and Open Space

Star River Ranch North includes 2.61 acres of open space or 10.98% within the currently proposed boundary. Usable qualified open space comprises 2.3 acres, or 88.12% of the 2.61 acres. Star River Ranch North proposes to incorporate a common lot from the first phase of Star River Ranch to develop a dog park and create a central point for all residents within past and future phases to enjoy. Including the common lot within Star River



Ranch No 1, the overall open space provided is 3.57 acres, or 15.02%. Qualified usable open space is approximately 3.05 acres, or 85.43% of the 3.57 acres provided.

Star River Ranch North proposes a variety of active and passive open space areas throughout the development. Proposed amenities include a large central open space area with two soccer fields shown, pathways along all roadways and through open space areas and improvements for a dog park in an existing common lot in Star River Ranch No 1. The existing common lot is going to be improved upon and utilized by this phase of Star River Ranch to facilitate a cohesive neighborhood with pedestrian connectivity and shared amenities. Pedestrian walkways are located throughout the development to allow for integration of uses, interconnectivity and

pedestrian access to all amenities and phases of Star River Ranch. The pathways also provide an active amenity for residents who can safely walk around the entire neighborhood. All common space will be owned and maintained by the homeowners' association.

Walkability

Star River Ranch North includes multiple pedestrian connections and pathways within the community to enhance walkability for residents. As illustrated, Star River Ranch offers the opportunity to connect several adjacent existing and future neighborhoods to the south and west with pedestrian walkways and will connect north to existing county residents. Pathways have been configured to connect with previous phases of the Star River Ranch Subdivision to ensure connectivity and to allow future residents access to amenities and open space provided with the first two phases. A meandering sidewalk mirroring that provided with previous phases of Star River Ranch is being provided adjacent to Bent Lane.

Services

In accord with City Code, Star River Ranch North will utilize City services upon annexation. Water is proposed to be connected at two locations in Bent Lane, will be extended throughout the subdivision and stubbed to the south, southwest and northwest corners of the property for future extension. Sanitary sewer will be extended from an existing line in Bent Lane, through the project and will be stubbed to the south for future extension. Pressurized irrigation will be provided for the subdivision and connected through the existing pump station located in Star River Ranch No 1. Exact locations will be determined during final design as we continue to coordinate with the Star Sewer and Water District.

The property is less than 1 ½ miles from Star Elementary School and is about 2 ½ miles from Star Middle School. The Boise River and various parks among other services and amenities are located in close proximity. In addition, the community will have access to open space available in the previous phases of Star River Ranch. Adjacent zoning has been approved for a future Grace Assisted Living Facility and the future land use map supports a variety of commercial and residential uses that will complement the proposed development.

Flood Hazard Development

The property is located within the AE Zone floodplain according to the existing FEMA FIRM panel 160236. In accord with City Code requirements we are including supplemental information regarding base flood elevations on our preliminary plat. We will continue to coordinate with the City and FEMA to complete any requirements associated with the floodplain development.

Irrigation Districts

The Lawrence Kennedy Canal abuts but does not cross through the northerly portion of the property. The property is currently served by the Canyon County Water Company, Ltd. We will coordinate with them to ensure their standards are being met throughout the project's duration.

As requested by the application checklist, the following information reflects the contact information for the irrigation districts associated with or adjacent to this project to the best of our knowledge:

- Canyon County Water Company, LTD. : PO Box 11, Star, Idaho 83669-0011

Conclusion

We are excited to bring Star River Ranch North to the City of Star. This community will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing in this area of Star. The community design will be compatible with existing and planned development and will allow future residents to live in a beautiful area close to existing development.

Star River Ranch North complements the City's vision for growth and will be an asset to the community. Should you have questions or require further information in order to process this application, please feel free to contact me.

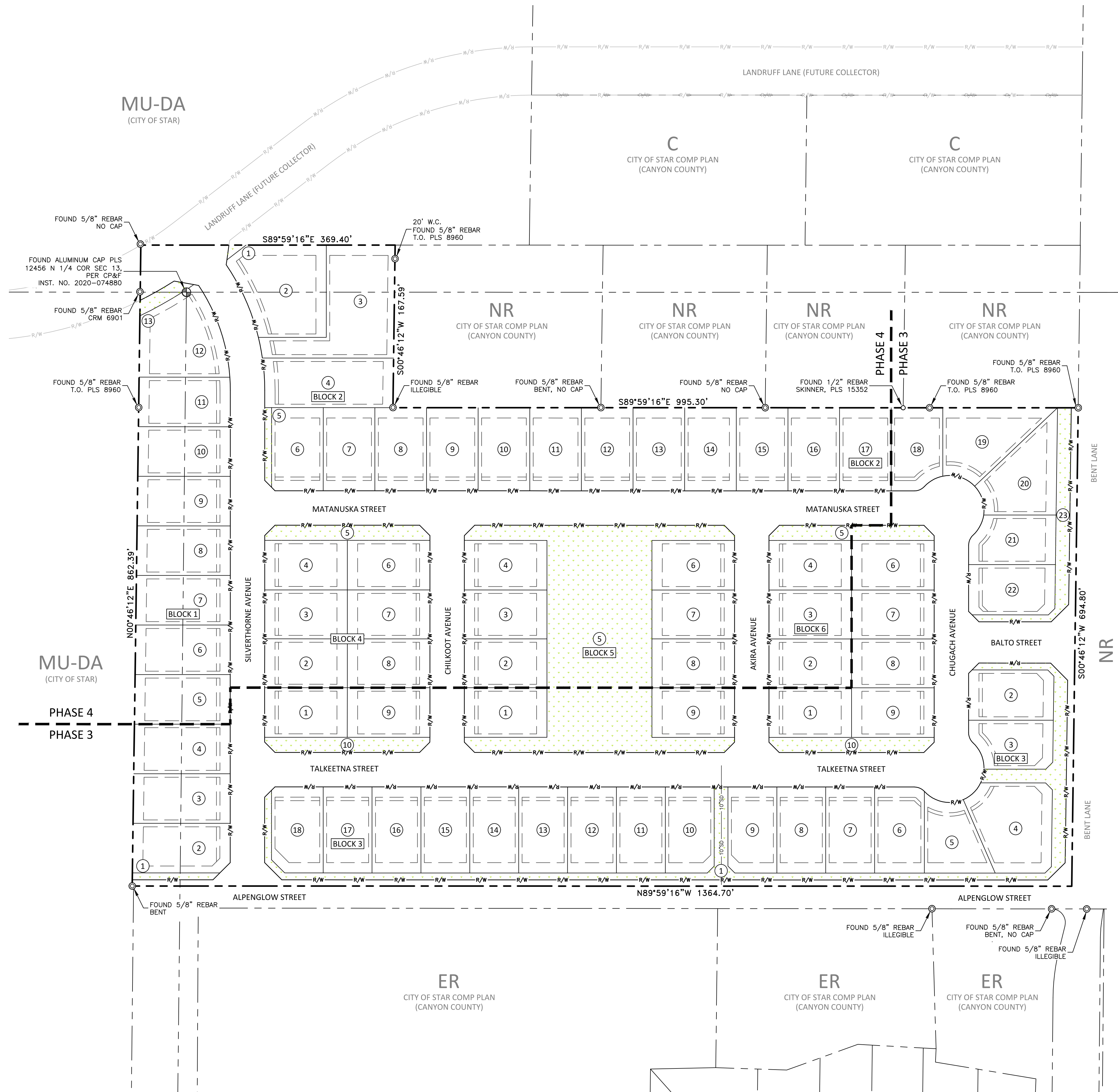
Sincerely,
KM Engineering, LLP

A handwritten signature in blue ink that reads "Stephanie Hopkins". The signature is written in a cursive, flowing style.

Stephanie Hopkins
Land Planning Manager

PRELIMINARY PLAT SHOWING STAR RIVER RANCH NORTH SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
APRIL 2022



PRELIMINARY PLAT NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
- DIRECT LOT ACCESS FROM COLLECTORS & ARTERIALS IS PROHIBITED UNLESS APPROVED BY CANYON HIGHWAY DISTRICT 4 AND THE CITY OF STAR.
- THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, SIDEWALK AND LOT DRAINAGE OVER THE 10-FOOT ADJACENT TO ANY PUBLIC STREET. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACE DRIVEWAYS, WALKWAYS, LANDSCAPE, PARKING, FENCING OR OTHER SUCH NON-PERMANENT STRUCTURES.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE 5-FOOT ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10-FOOT ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- LOTS 1 & 13, BLOCK 1, LOTS 1, 5 & 23, BLOCK 2, LOT 1, BLOCK 3, LOTS 5 & 10, BLOCK 4, LOT 5, BLOCK 5, AND LOTS 5 & 10, BLOCK 6 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE STAR RIVER RANCH SUBDIVISION NO. 3 HOMEOWNER'S ASSOCIATION.
- IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE CANYON COUNTY WATER CO. LTD. COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.

PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF STAR. 8-INCH MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE STAR SEWER DISTRICT. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN BENT LANE. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, STAR SEWER AND WATER DISTRICT REQUIREMENTS.
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURB AND GUTTER AND ROUTED TO PONDS IN THE COMMON AREAS SHOWN ON THE PLAN. THE PONDS SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF STAR'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- THE PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- FIBER AND DRY UTILITIES TO BE INSTALLED GENERALLY ADJACENT TO RIGHTS-OF-WAY.
- TEMPORARY FIRE TURN ARROUND TO BE PROVIDED ON LOT 2, BLOCK 2 UNTIL LANDRUFF LANE IMPROVEMENTS ARE COMPLETED.

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- COMMON AREA
- R.M. REFERENCE MONUMENT
- ⊙ FOUND 5/8" REBAR, AS NOTED
- FOUND 1/2" REBAR, AS NOTED
- ⊕ FOUND BRASS CAP, NORTHEAST CORNER SECTION 12

PRELIMINARY PLAT DATA

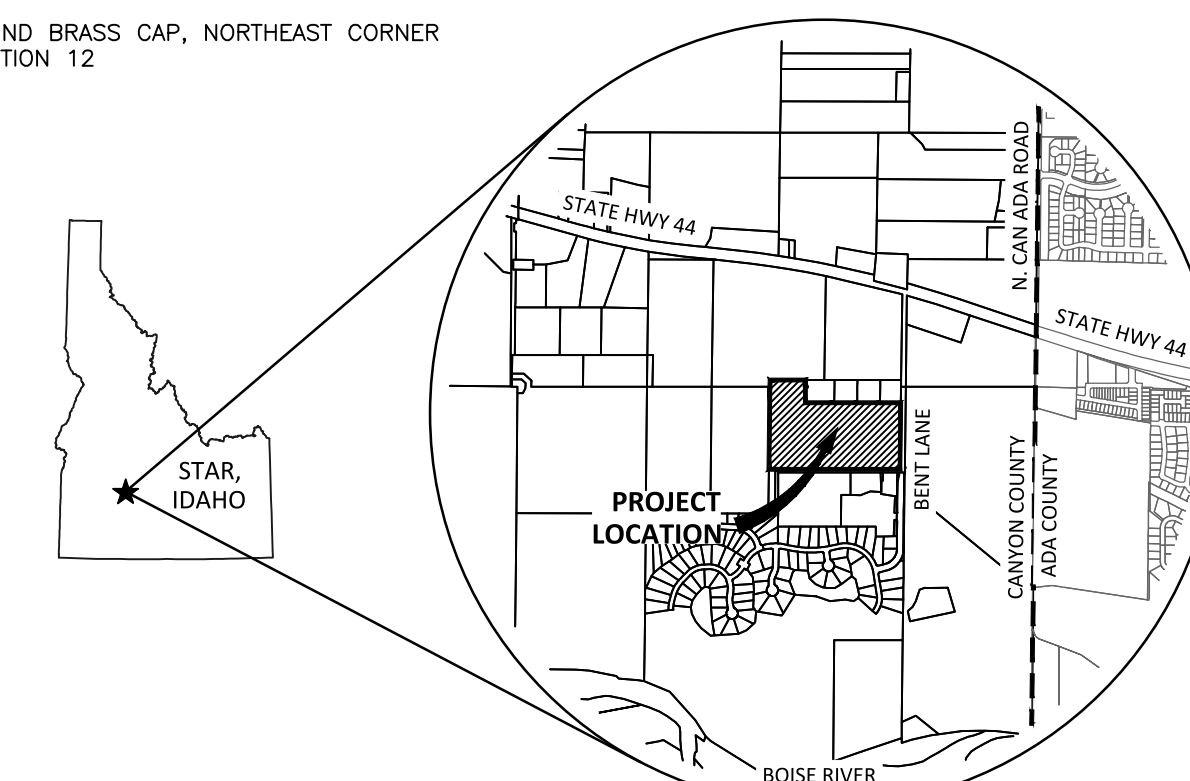
SITE DATA	
PARCEL NUMBER(S):	R340350000
CURRENT ZONING:	R-5-DA (RESIDENTIAL WITH A DA)
REQUESTED ZONING:	R-3-DA (RESIDENTIAL WITH A DA)
FLOOD ZONE:	ZONE AE (SPECIAL FLOOD HAZARD AREA)
PROJECT AREA:	±23.772 ACRES
DEVELOPABLE LOTS:	±15.614 ACRES
COMMON AREA(LANDSCAPE):	±2.66 ACRES
RIGHT-OF-WAY DEDICATION:	±5.498 ACRES
MAXIMUM LOT SIZE:	19,093 SF
MINIMUM LOT SIZE:	7,949 SF
AVERAGE LOT SIZE:	9,444 SF
NUMBER OF LOTS:	72
DEVELOPABLE LOTS:	72
COMMON AREA (LANDSCAPE):	11
TOTAL NUMBER OF LOTS:	83
TOTAL NUMBER OF DEVELOPABLE LOTS:	72
OPEN SPACE PROVIDED:	2.66 ACRES (±14.56%)
INTERIOR REQUIREMENTS	
R-3 (SINGLE FAMILY RESIDENTIAL)	3 UNITS PER ACRE MAXIMUM
PROPOSED DENSITY:	R-3 SINGLE FAMILY RESIDENTIAL: ±23.772 ACRES (GROSS) 3.0 U.P.A
R-3 SINGLE FAMILY RESIDENTIAL:	±23.772 ACRES (GROSS) 3.0 U.P.A
BUILDING HEIGHT & LOT AREA REGULATIONS	
MAXIMUM HEIGHT:	R-3 35'
FRONT YARD:	15' TO LIVING AREA/SIDE LOAD GARAGE
REAR YARD:	20' TO GARAGE FACE
INTERIOR SIDE YARD:	15'
STREET SIDE YARD:	5' PER STORY
20'	
UTILITIES	
CENTRAL WATER:	STAR SEWER AND WATER DISTRICT
CENTRAL SEWER:	STAR SEWER AND WATER DISTRICT
IRRIGATION:	CANYON COUNTY WATER CO. LTD.
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
FIRE PROTECTION:	CITY OF STAR FIRE DEPARTMENT
POLICE PROTECTION:	CITY OF STAR POLICE DEPARTMENT
PARKS AND OPEN SPACE:	STAR RIVER RANCH SUB. NO. 3 SUBDIVISION HOMEOWNER'S ASSOCIATION
SCHOOLS:	WEST ADA SCHOOL DISTRICT
SOLID WASTE COLLECTION:	REPUBLIC SERVICES

PROJECT TEAM

PROPERTY OWNER	
NAME:	BENT LN, LLC.
ADDRESS:	6152 W. HALF MOON LANE
CITY/STATE/ZIP:	EAGLE, IDAHO 83616
ENGINEERING	
NAME:	KM ENGINEERING, LLP.
CONTACT:	KEVIN MCCARTHY, P.E.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	kevin@kmengllp.com

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SHEET PP1.0	PRELIMINARY PLAT - COVER SHEET
SHEET PP2.0	PRELIMINARY PLAT - EXISTING CONDITIONS
SHEET PP3.0	PRELIMINARY PLAT - LOT DIMENSIONS
SHEET PP4.0	PRELIMINARY PLAT - PRELIMINARY ENGINEERING
SHEET PP4.1	PRELIMINARY PLAT - PRELIMINARY ENGINEERING



VICINITY MAP
NOT TO SCALE

STAR RIVER RANCH NORTH SUB STAR, IDAHO PRELIMINARY PLAT

PROFESSIONAL ENGINEER
10821
4/5/22
STATE OF IDAHO
KEVIN P. MCCARTHY

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE:	APRIL 2022
PROJECT:	21-162
SHEET NO.	PP1.0

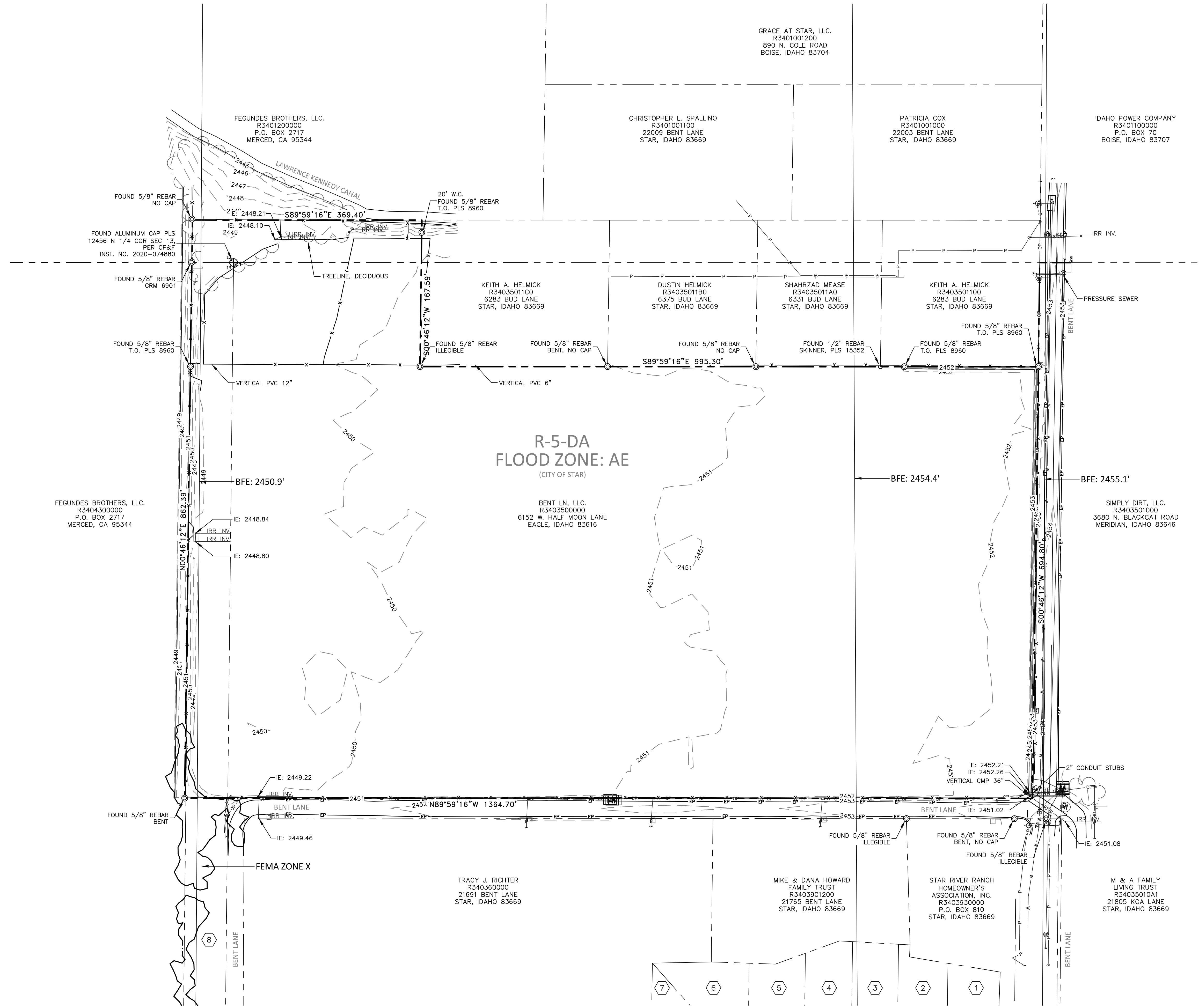
PRELIMINARY PLAT SHOWING STAR RIVER RANCH NORTH SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
APRIL 2022

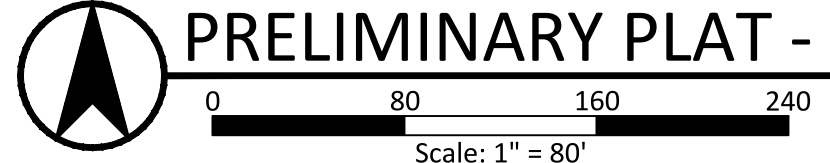
#	PARCEL NO.	PRIMARY OWNER	MAILING ADDRESS	CITY/STATE/ZIP
1	R3403711300	WPG STAR MEADOWS, LLC.	27271 LAS RAMBLAS	MISSION VIEJO, CA 92691
2	R3403711200	WPG STAR MEADOWS, LLC.	27271 LAS RAMBLAS	MISSION VIEJO, CA 92691
3	R3403711100	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
4	R3403711000	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
5	R3403710900	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
6	R3403710800	OAKMONT SIGNATURE HOMES, LLC.	2502 N. CONSTANCE PLACE	EAGLE, ID 83616
7	R3403710700	HALLMARK ENTERPRISES INC.	1895 N. LAKES PLACE	MERIDIAN, ID 83646
8	R3403400000	ERIC C. BATTY	2420 MUNGER ROAD	STAR, ID 83669

LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	SECTION LINE
	WATER LINE (SIZE AS NOTED)
	SANITARY SEWER LINE
	GRAVITY IRRIGATION LINE
	OVERHEAD POWER LINE
	GAS LINE
	EDGE OF PAVEMENT
	EDGE OF DIRT
	REFERENCE MONUMENT
	FOUND 5/8" REBAR AS NOTED
	FOUND 1/2" REBAR AS NOTED
	FOUND BRASS CAP, NORTHEAST CORNER SECTION 12
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	POWER POLE



PRELIMINARY PLAT - EXISTING CONDITIONS



**STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT**

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmcngllp.com

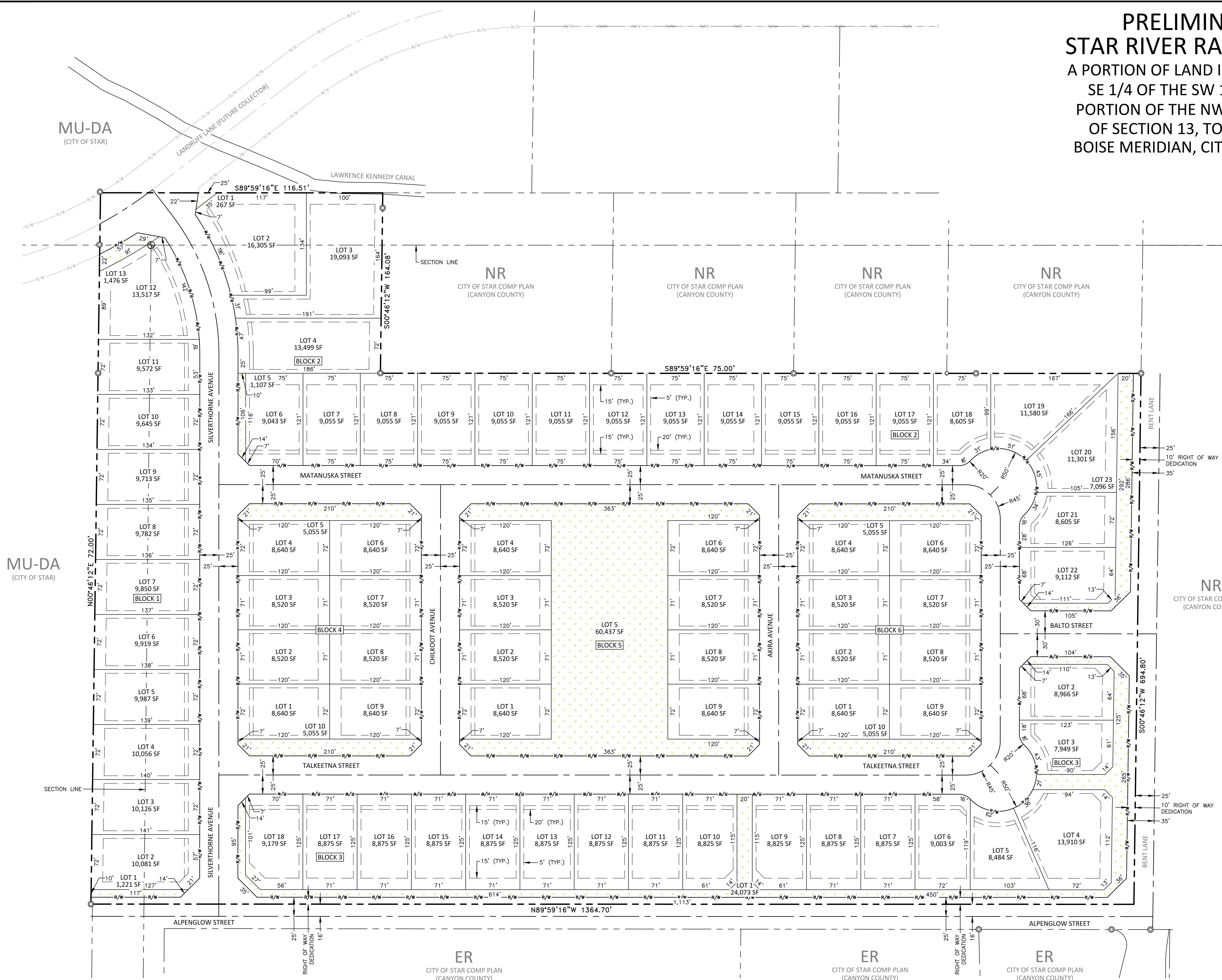
DATE:	APRIL 2022
PROJECT:	21-162
SHEET NO.	PP2.0

P:\31-REV\CAD\PLAT\PRELIMINARY\31-162 EXISTING CONDITIONS.DWG, JOSHUA JANZ, 4/5/2022, DWG TO PDF, PLOT, 2X186, 11PLOT

PRELIMINARY PLAT SHOWING STAR RIVER RANCH NORTH SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
APRIL 2022

LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	COMMON AREA
	REFERENCE MONUMENT
	FOUND 5/8" REBAR (SEE SHEET PP2.0)
	FOUND 1/2" REBAR (SEE SHEET PP2.0)
	FOUND BRASS CAP, NORTHEAST CORNER SECTION 12 (SEE SHEET PP2.0)



PRELIMINARY PLAT - LOT DIMENSIONS

Scale: 1" = 60'

**STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT**

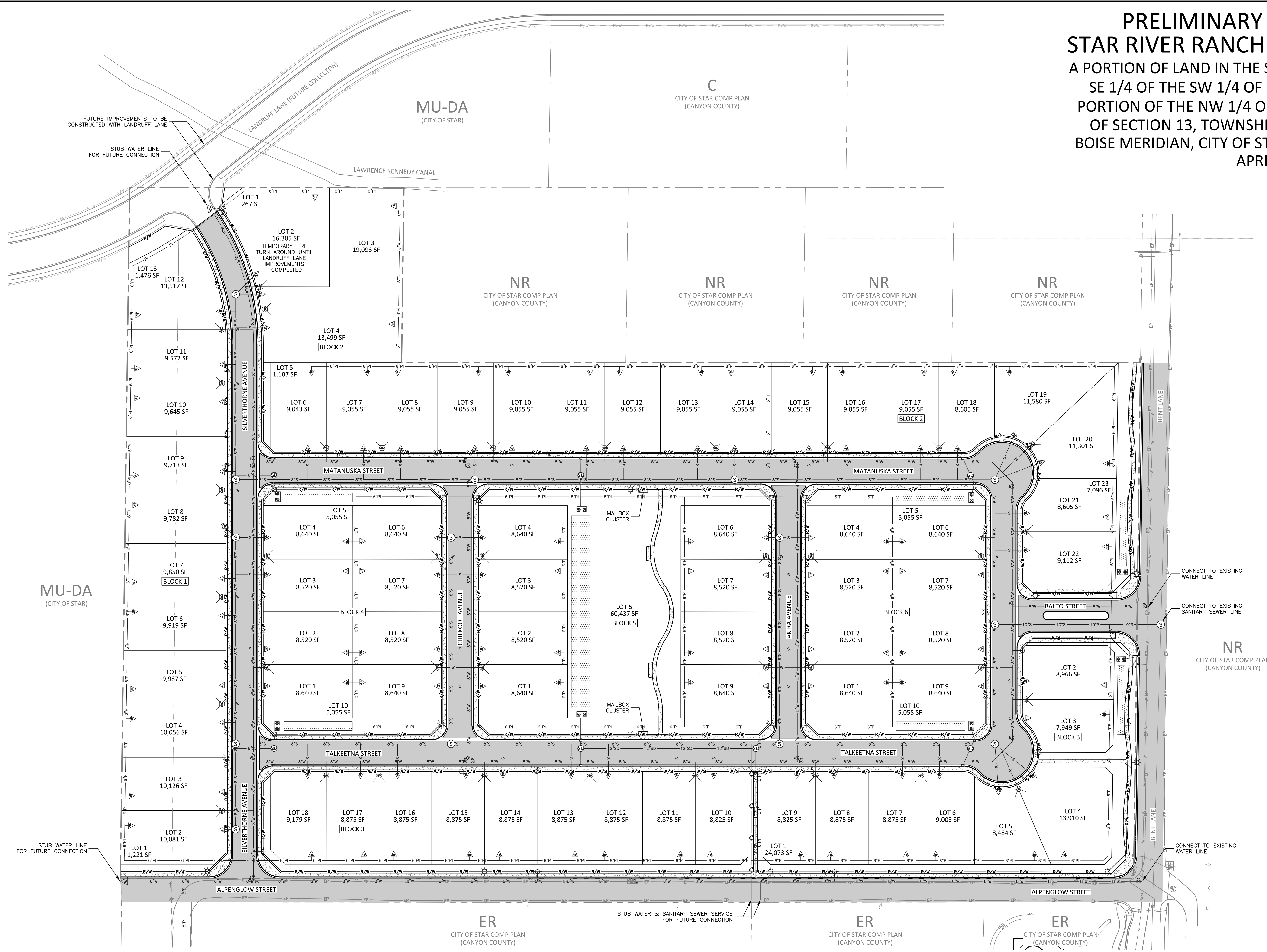
PROFESSIONAL ENGINEER
10821
4/5/22
STATE OF IDAHO
KEVIN P. MCCARTY

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE:	APRIL 2022
PROJECT:	21-162
SHEET NO.	PP3.0

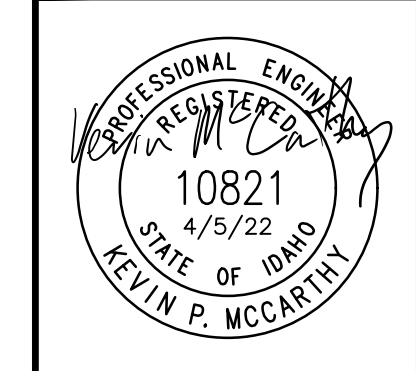
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**PRELIMINARY PLAT SHOWING
STAR RIVER RANCH NORTH SUBDIVISION**
A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A
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BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
APRIL 2022



* SEE SHEET PP4.1 FOR STREET SECTIONS & LEGEND

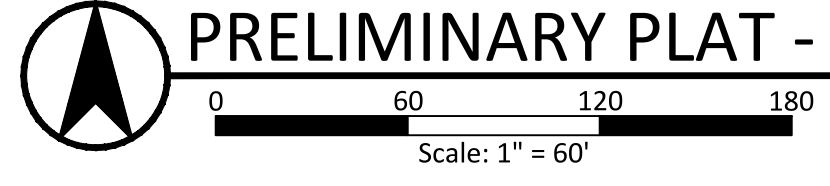
STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT



DATE: APRIL 2022
PROJECT: 21-162
SHEET NO. PP4.0

PRELIMINARY PLAT - PRELIMINARY ENGINEERING

MATCH LINE - SEE SHEET PP4.1

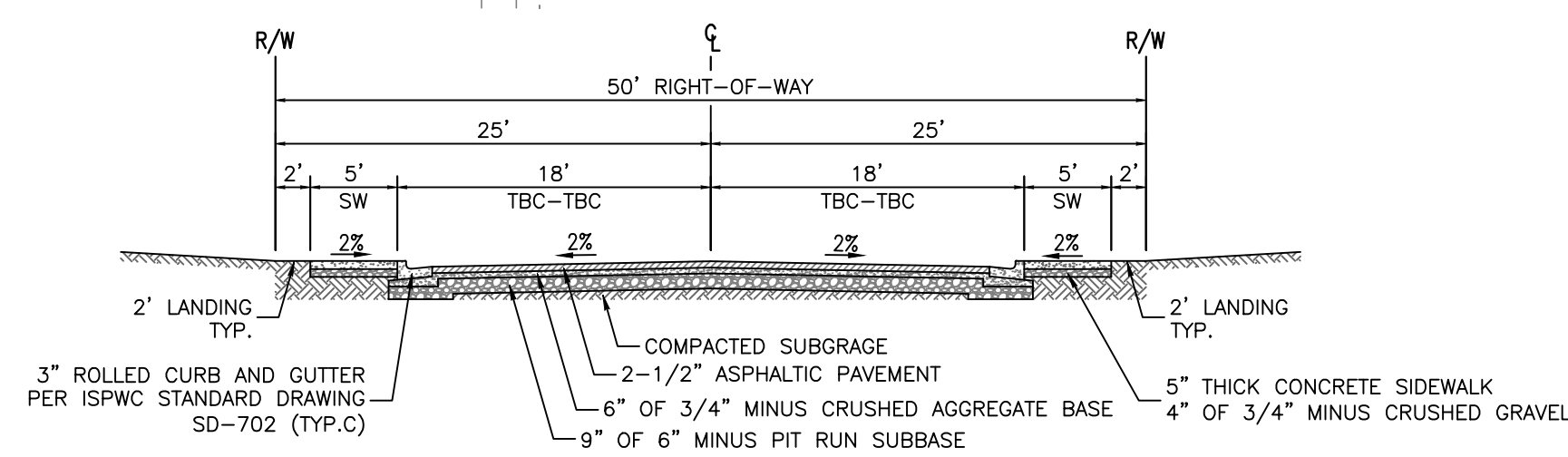
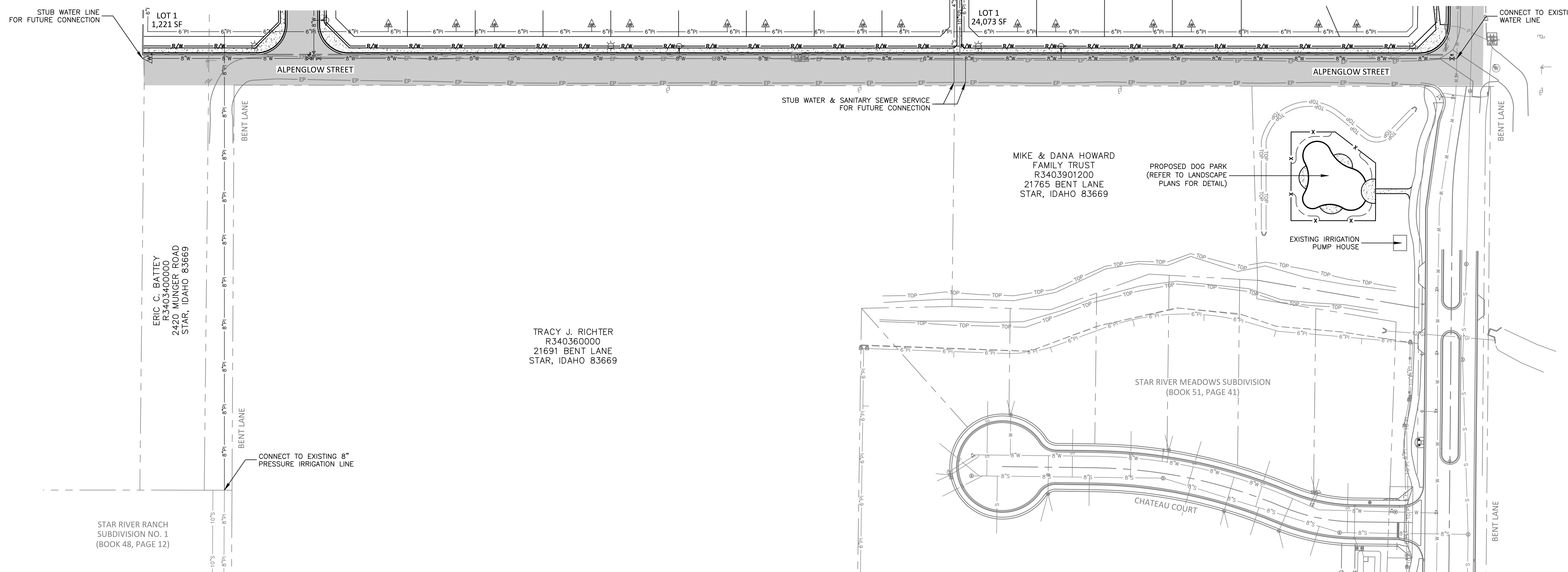


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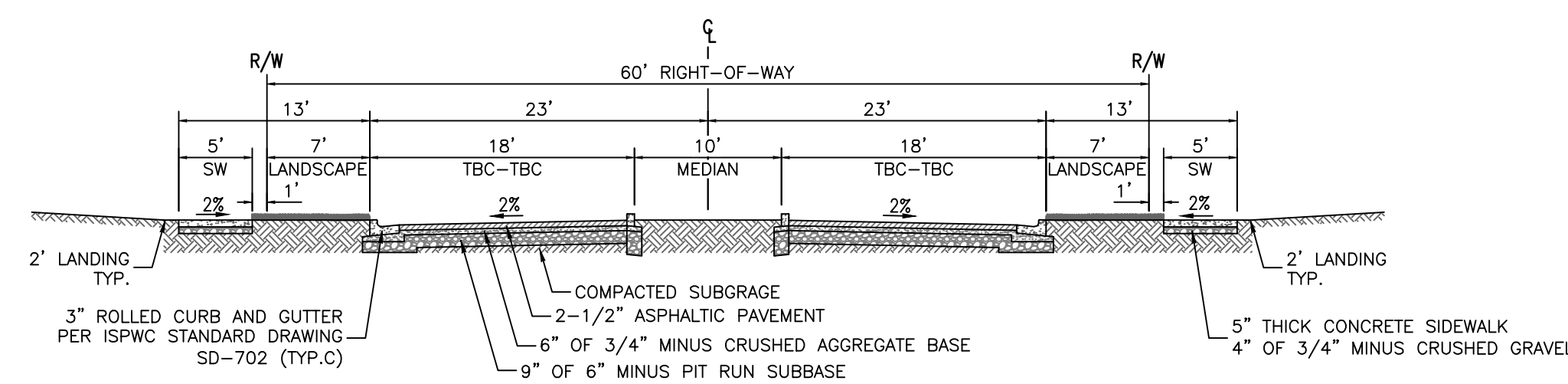
PRELIMINARY PLAT SHOWING STAR RIVER RANCH NORTH SUBDIVISION

A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE
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BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
APRIL 2022

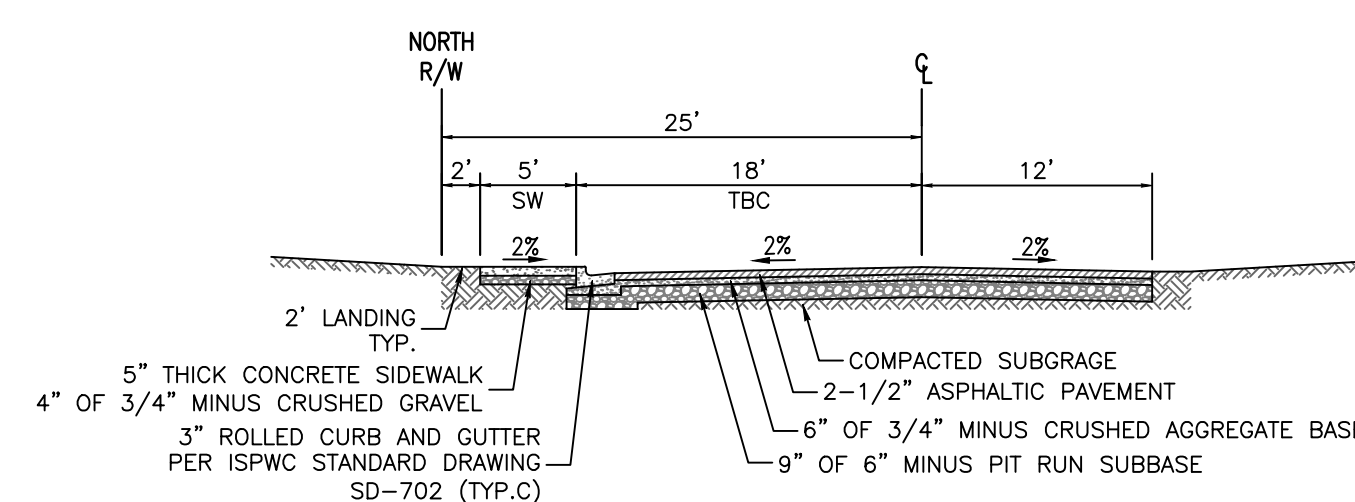
MATCH LINE - SEE SHEET PP4.0



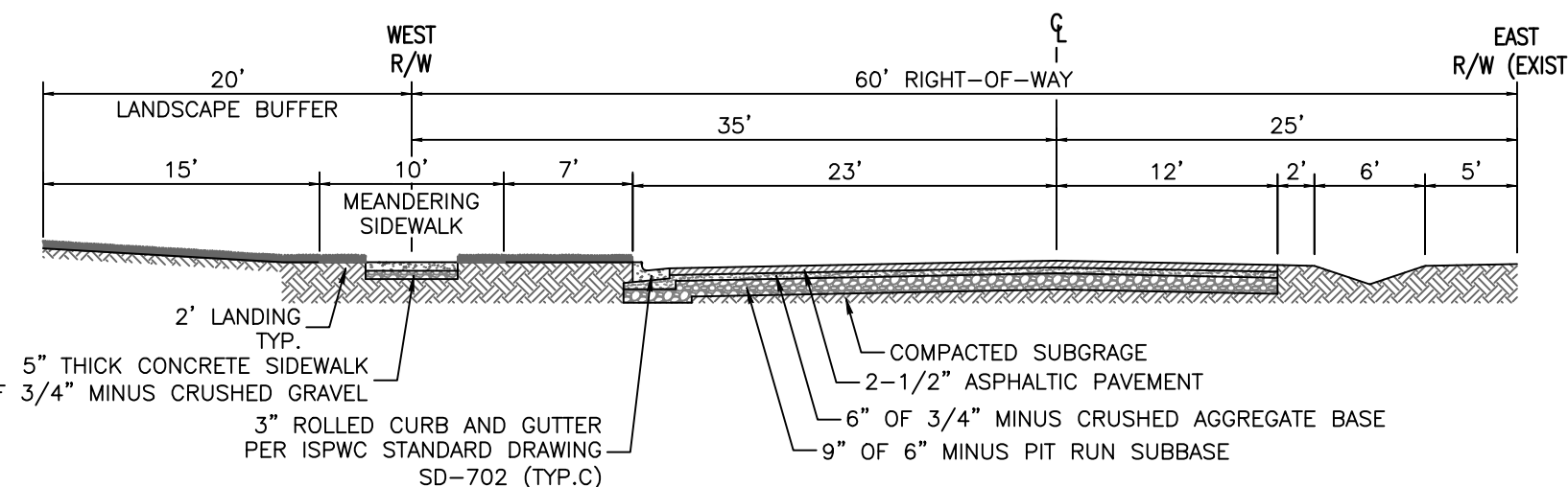
TYPICAL LOCAL STREET
CHUGACH AVENUE, AKIRA AVENUE, CHILKOOT AVENUE,
SILVERTHORNE AVENUE, MATANUSKA STREET, TALKHEETNA STREET
NTS



TYPICAL LOCAL STREET
BALTO STREET
NTS



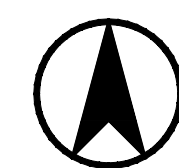
TYPICAL LOCAL STREET
ALPENGLow STREET
NTS



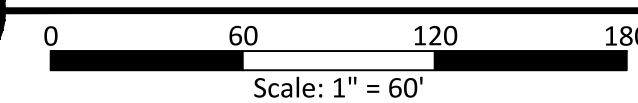
TYPICAL LOCAL COLLECTOR
BENT LANE
NTS

LEGEND

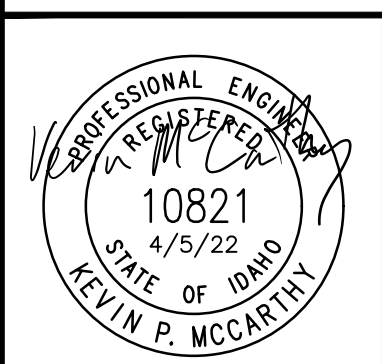
	BOUNDARY LINE		SEWER MANHOLE
	ADJACENT PROPERTY LINE		STORM DRAIN MANHOLE
	ROAD CENTERLINE		STORM DRAIN INLET
	SECTION LINE		WATER VALVE
	RIGHT-OF-WAY LINE		WATER METER
	LOT LINE		FIRE HYDRANT
	EASEMENT LINE		IRRIGATION BOX
	BUILDING SETBACK LINE		LIGHT POLE
	SANITARY SEWER LINE		
	WATER LINE		
	STORM DRAIN LINE		
	GRAVITY IRRIGATION LINE		
	PRESSURE IRRIGATION LINE		COMMON AREA
	EDGE OF GRAVEL		ASPHALT ROADWAY
	EDGE OF DIRT		SEEPAGE BED
	EDGE OF PAVEMENT		
	OVERHEAD POWER		
	GAS LINE		
	SINGLE WATER SERVICE		
	DOUBLE WATER SERVICE		



PRELIMINARY PLAT - PRELIMINARY ENGINEERING



STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT



DATE: APRIL 2022
PROJECT: 21-162
SHEET NO.
PP4.1