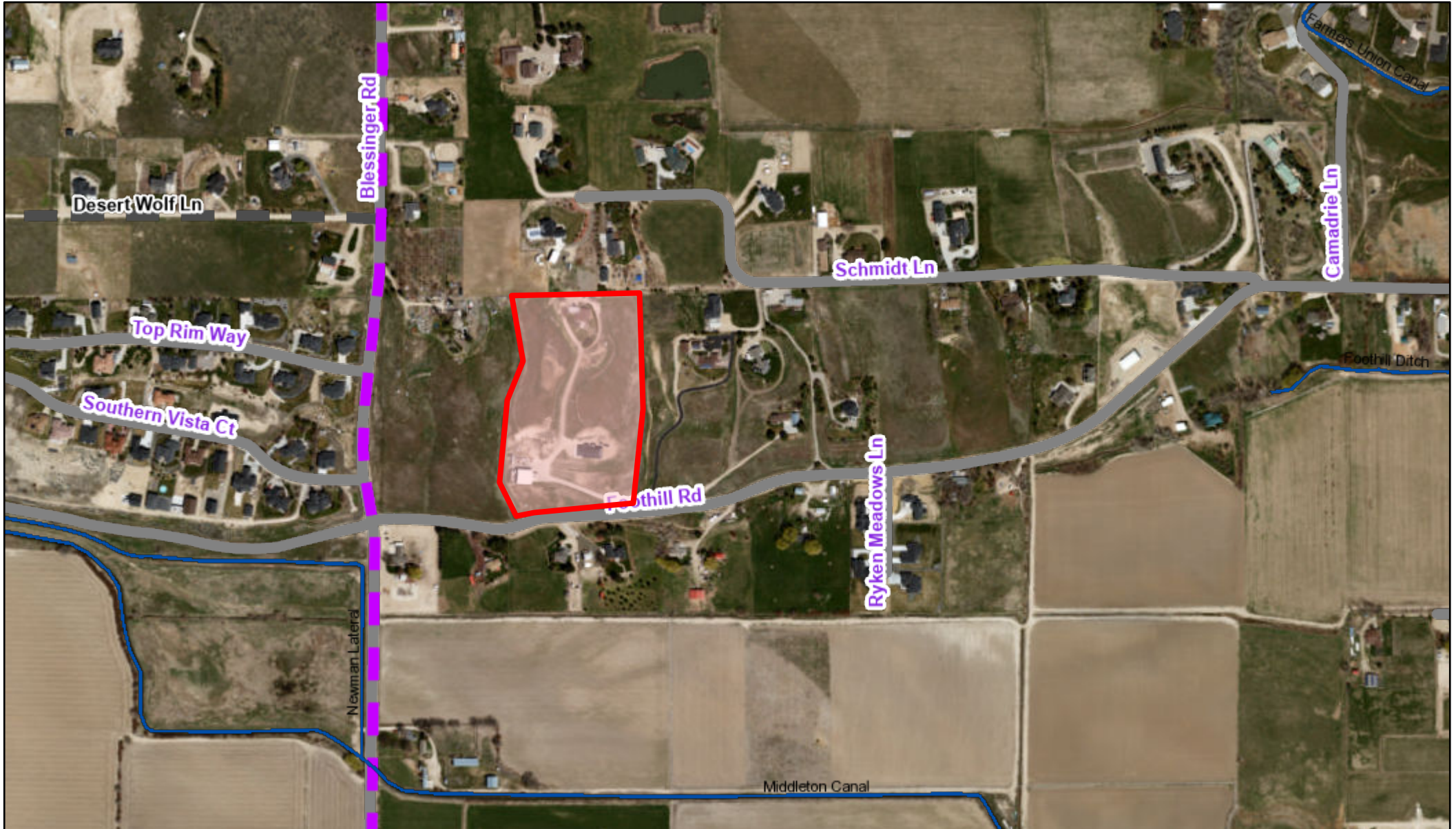
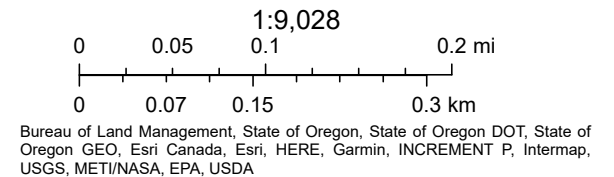
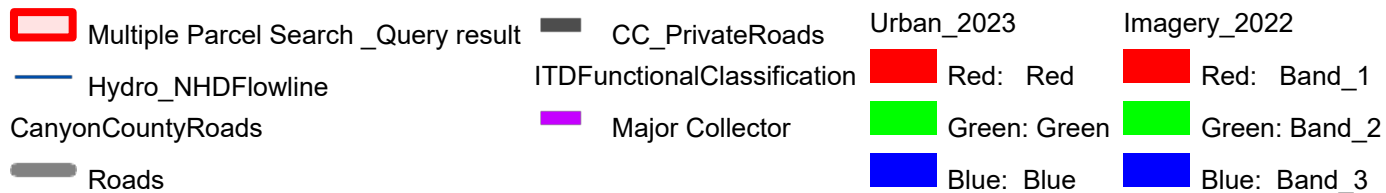


# Canyon County, ID Web Map



6/5/2024, 2:30:49 PM





**ZONING AMENDMENT**  
**PUBLIC HEARING - MASTER APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME: <i>Robert and Danielle Huff</i>
	MAILING ADDRESS: <i>372 S. Eagle Road, Suite 282, Eagle, Idaho 83616</i>
	PHONE: [REDACTED] EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <i>[Signature]</i> Date: <i>April 14, 2024</i>	

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: <i>Elizabeth Allen</i>
	COMPANY NAME: <i>Bristlecone Land Use Consulting</i>
	MAILING ADDRESS: <i>PO Box 3953, Nampa, Idaho 83653</i>
	PHONE: <i>907-978-3439</i> EMAIL: <i>elizabeth@bristleconelanduseconsulting.com</i>

<b>SITE INFO</b>	STREET ADDRESS: <i>6828 Foothill Road, Star, Idaho 83669</i>	
	PARCEL NUMBER: <i>B2197050900</i>	
	PARCEL SIZE: <i>10.8 acres</i>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <i>A</i>	PROPOSED ZONING: <i>CR RR</i>
	FLOOD ZONE (YES/NO) <i>(NO)</i>	ZONING DISTRICT:

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER	<i>CR2024-0002</i>	DATE RECEIVED:	<i>6/3/24</i>
RECEIVED BY:	<i>[Signature]</i>	APPLICATION FEE:	<i>\$1480</i>
		CK MO CC CASH	

*CR \$1400 \$1400.00*  
*PRIV Road \$80*  
*~~\$1480~~ \$1400.00*



# **ZONING AMENDMENT**

## **PUBLIC HEARING - CHECKLIST**

### **Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07**

#### **Check the applicable application type:**

☐ Rezone

☒ Conditional Rezone with Development Agreement

**THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):**

<b>Description</b>	<b>Applicant</b>	<b>Staff</b>
Master Application completed and signed.	✓	✓
Letter of Intent (see standards on next page)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting form was completed and signed	✓	✓
Completed Agency Acknowledgement form including:	✓	✓
Southwest District Health	✓	✓
Irrigation District	NA	none
Fire District	✓	✓
Highway District/Idaho Transportation Dept	✓	✓
Area of City Impact (If applicable)	✓	✓
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓	✓
Deed or evidence of property interest to the subject property	✓	✓
Fee: \$ 950 <b>Rezone</b> \$1,400 <b>Conditional Rezone</b> \$2,800 <b>Text Amendment</b>		
<b>**Fees are non-refundable**</b>		

**\*DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

#### **REZONE OPTION:**

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

**The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.**

Applicant/Owner: Elizabeth Allen Date May 14, 2024

DSD Planner: \_\_\_\_\_ Date \_\_\_\_\_



# Bristlecone

LAND USE CONSULTING

123 11<sup>th</sup> Avenue S. #3953, Nampa, Idaho 83653 – (907)978-3439

May 1, 2024

Canyon County Development Services  
111 North 11<sup>th</sup> Ave., #310  
Caldwell, Idaho 83605

**RE: QUAIL COULEE REZONE**

Dear Planning Staff, Planning and Zoning Commission, and Board of County Commissioners,

On behalf of the property owners Robert and Danielle Huff (“applicant”), please accept the attached request for the Quail Coulee Rezone located at 6828 Foothill Road, Star, Canyon County, Idaho (Parcel R21970509). The following information provides details about the proposed conditional rezone.

**Project Overview**

---

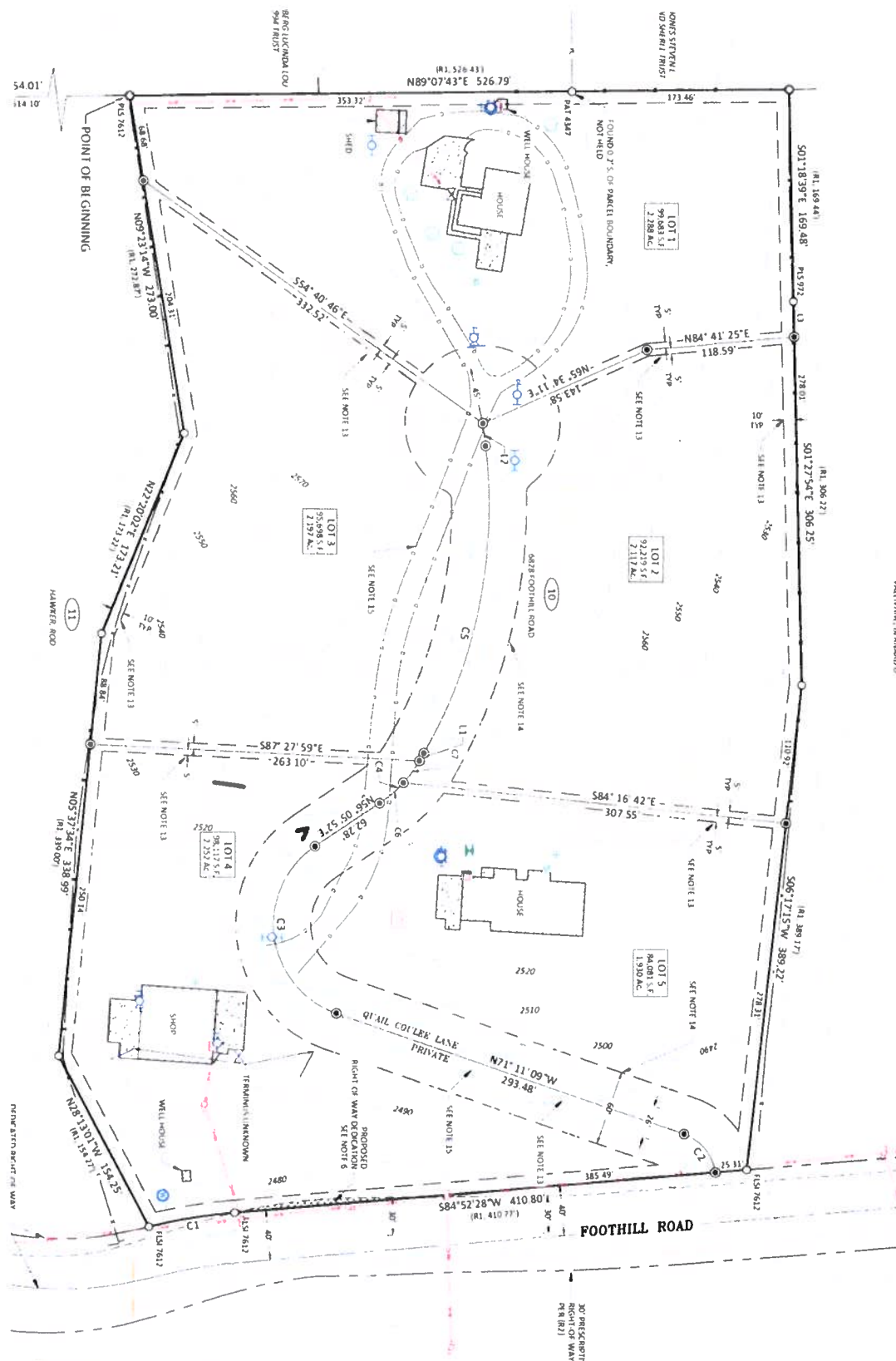
- **Zoning:** The property is currently zoned Agriculture (A). We are proposing a Conditional Rezone to Rural Residential (CR-RR).
- **Future Land Use:** No future land use map changes are needed. The Canyon County future land use map designates the property as residential, and the Star future land use map designates the property as residential.
- **Lots:** The subject property, consisting of approximately 10.8 acres, was created as Lot 10 of the Foster Heights Subdivision in 1980. The proposed concept plant (future preliminary plat) will be a re-plat of the Foster Heights Subdivision. We are proposing five lots with an average lot size of 2.157 acres.
- **Existing Uses:** Two single-family residential homes will remain on the subject property. The original residence, built in 1950, is located on the northern portion of the property and will be on Lot 1 of the proposed subdivision. A newly built second residence on the site's southeast corner will be on Lot 4 of the concept plan. An existing shop will be located on Lot 5.
- **Access:** The property has approximately 485 feet of frontage on Foothill Road. The existing access point onto Foothill Road will be utilized and improved per Highway District Requirements for the subdivision. No lots will have direct access to Foothill Road.
- **Private Road:** Quail Coulee Road will serve each lot and provide access to Foothill Road. The road will be designed and developed according to Star private road standards per the Star Area of City Impact Agreement.
- **Septic:** Individual domestic septic systems. Lot 1, 4, and 5 will utilize an existing septic system.
- **Water:** Individual domestic wells. Lot 1, 4, and 5 will utilize an existing domestic well. The property has groundwater rights and is not within an irrigation district; therefore, no surface water rights are available.



Image 1. Looking north at the subject parcel with text showing the proposed lots.



Image 2. Looking south at the subject parcel with text showing the proposed lots.



VALENTINE, RICHARD ©

Image 3. Site Plan

## Evaluation of Criteria: Rezone to R-R Rural Residential

We request that the subject property be rezoned to R-R (Rural Residential). The R-R designation is the most logical zoning classification as it provides consistency with the area's character, the Canyon County Future Land Use Map designation of the area as Residential, and the Star Future Land Use Map designation as Low-Density Residential Maximum 1 Unit Per Acre. Due to the topography and poor soils, the land is not feasible for farming. An R-R designation satisfies the County's rezoning criteria, as explained below:

**1. Is the proposed conditional rezone generally consistent with the comprehensive plan?**

Yes. As shown in Image 4, the subject property and surrounding area's future land use designation in Canyon County is Residential. The Plan describes the designation as "promoting and enhancing predominantly single-family living areas at a low-density standard" with a minimum of one unit per acre. The proposed zone change is consistent with the Future Land Use Map designation for residential use.

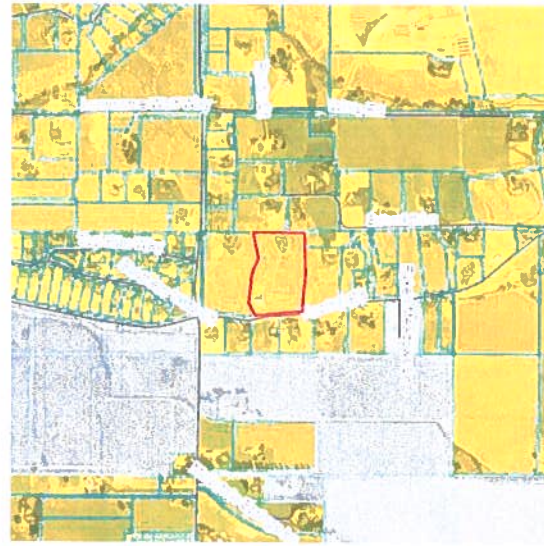


Image 4: Future Land Use Map.  
Yellow – Residential, Gray – City Limits

The proposal is consistent with the following goals and policies of the Plan:

### Chapter 2 Population

P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.

G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.

### Chapter 4 Land Use and Community Design

G4.01.00 Support livability and high quality of life as the community changes over time.

P4.01.01 Maintain a balance between residential growth and agriculture that protects the rural character.

G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.

G4.03.00 Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.

P4.03.01 Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.

P4.03.02 Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.

P4.04.02 Align planning efforts in areas of city impact.

### Chapter 11 Housing

G11.02.00 Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.

## Chapter 12 Agriculture

*P12.01.02* Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.

*P12.01.05* Direct development to land with lower irrigatable soil classifications as determined by Canyon Soil Conservation District or by the USDA Natural Resources Conservation Service.

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

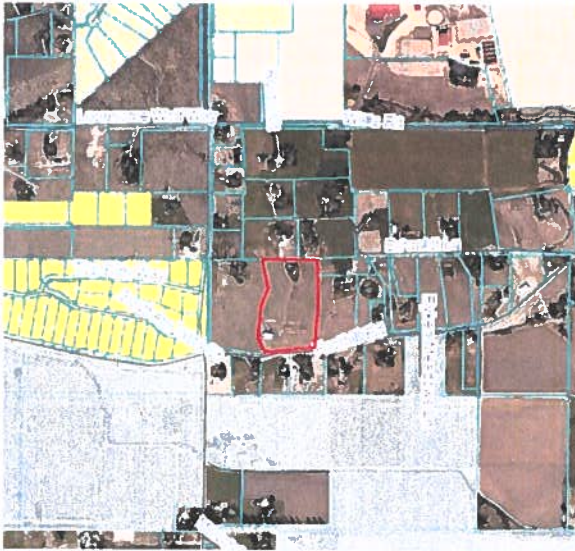


Image 5. Zoning Map

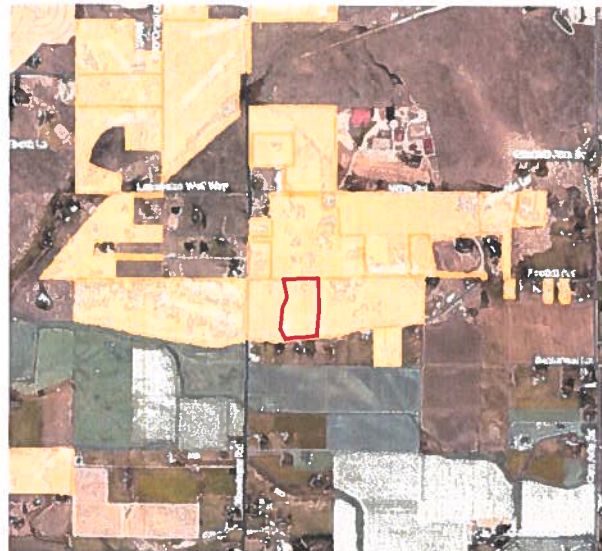


Image 6. Map of existing subdivisions.

Images 5 and 6 above show that the surrounding land uses are primarily residential. The subject parcel is located within the Star Area of City Impact, and Star City limits are located approximately 400 feet to the south (shown in gray in Image 5). A CR-RR designation is the most appropriate for the site due to the residential character, topography, poor soils, and proximity to Star City Limits. The A (Agricultural) zoning district has a minimum lot size requirement of 40 acres, which the 10-acre subject property does not meet. The proposed zone change would bring the subject property and future lots in compliance with the current minimum lot size requirements.

3. Is the proposed conditional rezone compatible with surrounding land uses?

Yes, the subject parcel is compatible with the surrounding residential uses, as shown in Images 7 through 9—several properties near the subject property range from less than one acre to four acres. The area has multiple subdivisions with compatible lot sizes, such as View Ridge Estates (shown in Image 8), Schmidt Subdivision (shown in Image 7), Ryken Meadows Estates (shown in Image 6), and Quail View Subdivision (shown in Image 7). The proposed concept plan (future preliminary plat) shows a replat of the Foster Heights Subdivision, in which the subject property is Lot 10. Of the eleven lots within the Foster Heights Subdivision, four of the lots are less than two acres, and five of the lots range from two to five acres. The

proposed five lots with an average lot size of two acres are compatible with the existing lots within the Foster Heights Subdivision and the surrounding residential.



Image 7. East



Image 8. North



Image 9. West



Image 10. South

**4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**

No, the proposal will not negatively affect the area's character, as shown in Images 7 through 10, and the applicant has proposed conditions to mitigate impacts. As mentioned in Criteria 3, the subject property is surrounded by residential uses with similar lot sizes to the proposed conceptual site plan. Of the five lots being proposed, two of the lots would consist of existing homes, and one lot would contain the existing shop. Due to the existing homes, only three lots are left for future homesites, which will not negatively affect the area's character. To mitigate impacts on the area's character, the applicant has proposed a condition addressing the square footage of homes to ensure the future homes remain consistent in character.

**5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities, be provided to accommodate the proposed conditional rezone?**

Yes. As described below, adequate facilities and services will be provided to accommodate the conditional rezone:

**Sewer:** All lots will have individual septic systems in accordance with Southwest District Health requirements. Three of the five lots proposed will utilize an existing septic system.

**Water:** Domestic wells will serve each lot in accordance with Southwest District Health requirements. Three of the five proposed lots will utilize an existing domestic well. The property has groundwater rights available. As permitted by state law, any new residence would be allowed to irrigate a half (0.5) acre from a domestic well. We have added a condition requiring installing residential sprinklers for fire suppression in each residence. The property is not within an irrigation district, therefore no water rights are available.

**Drainage:** Per Idaho Department of Environmental Quality and Highway District #4 requirements, all stormwater will be retained on-site via storm retention areas on each lot and roadside swales.

**Utilities:** Adequate utilities are available to accommodate the proposal. A 10-foot public utility easement is reserved along the exterior boundary and on the interior lot sidelines. Cable One (Sparklight), CenturyLink, Idaho Power, and Intermountain Gas are available to accommodate the proposal.

**6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**

The existing access to Foothill Road will be improved to Highway District standards and provide adequate access. No future lot will have direct access to Foothill Road. The area is under the jurisdiction of Canyon Highway District #4. Four hundred seventy-seven square feet of the subject property will be dedicated to Canyon Highway District #4 for Foothill Road right-of-way as part of the development at the time of final plat.

**7. Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?**

Yes. The subject property has approximately 485 feet of frontage along Foothill Road with an existing legal access point in the southeast corner. We propose utilizing the same access point per Canyon Highway District #4 requirements.

**8. Will the proposed conditional rezone impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**

No, the proposed zone change to CR-RR will not impact essential public services and facilities. The area is served by Middleton School District #134, Star Fire Protection District, and Canyon County Sheriff. The proposed subdivision is not large enough to impact essential public services and facilities. A condition requiring Firewise landscaping and fire sprinkler systems are proposed for fire mitigation. The existing gate on the driveway will be removed to allow emergency access.

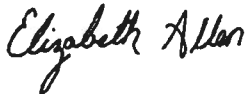
### Development Agreement Conditions

A Development Agreement is requested as part of the Conditional Rezone Request. We are proposing the following conditions to ensure that the development maintains the character of the area:

1. Future division of the subject lot shall be limited to five lots.
2. Development of the future lots will be limited to one (1) single-family residence with a garage, attached or detached, on each lot.
3. Residences must be at least 3,000 square feet. The minimum square footage of the ground floor of a two-story residence is 2,000 square feet, and the minimum square footage for garages is 420 square feet.
4. No residence shall be in excess of two stories above ground.
5. Outbuildings, separate garages, barns, and shelters shall be constructed of good quality building materials, wholly finished and painted on the exterior, and in harmony with the dwelling residence.
6. Outdoor lighting, such as exterior, entryway, landscape, or porch lighting, shall be unobtrusive, designed, and located so it is not a nuisance. All outdoor lighting shall be shielded and downward-facing so that the light stays within the lot's boundaries.
7. Domestic wells shall not irrigate more than one-half acre of land.
8. Landscaping of future lots should follow Firewise principles of landscape design and plant materials.
9. All future residences shall be equipped with a fire sprinkler system.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions about the request.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth Allen". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Elizabeth Allen  
Bristlecone Land Use Consulting  
elizabeth@bristleconelanduseconsulting.com

cc: Robert and Danielle Huff

# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City  
☐ N/A – Explain why this is not applicable: \_\_\_\_\_  
☒ How many Individual Domestic Wells are proposed? 3 with 2 existing

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system  
☐ N/A – Explain why this is not applicable: \_\_\_\_\_

3. **IRRIGATION WATER PROVIDED VIA:**  
☐ Surface ☒ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**  
☒ Pressurized ☐ Gravity

5. **ACCESS:**  
☒ Frontage ☐ Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

6. **INTERNAL ROADS:**  
☐ Public ☒ Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)  
Type: \_\_\_\_\_ Height: \_\_\_\_\_

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches  
☐ Other: \_\_\_\_\_

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)  
None

### RESIDENTIAL USES

**1. NUMBER OF LOTS REQUESTED:**

- ☒ Residential 5      ☐ Commercial \_\_\_\_\_ ☐ Industrial \_\_\_\_\_  
☐ Common \_\_\_\_\_ ☐ Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- ☐ Water supply source: domestic well

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- ☐ Sidewalks    ☐ Curbs    ☐ Gutters    ☐ Street Lights    ☒ None

### NON-RESIDENTIAL USES

**1. SPECIFIC USE:** \_\_\_\_\_

**2. DAYS AND HOURS OF OPERATION:**

- ☐ Monday \_\_\_\_\_ to \_\_\_\_\_  
☐ Tuesday \_\_\_\_\_ to \_\_\_\_\_  
☐ Wednesday \_\_\_\_\_ to \_\_\_\_\_  
☐ Thursday \_\_\_\_\_ to \_\_\_\_\_  
☐ Friday \_\_\_\_\_ to \_\_\_\_\_  
☐ Saturday \_\_\_\_\_ to \_\_\_\_\_  
☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?**    ☐ Yes    If so, how many? \_\_\_\_\_    ☐ No

**4. WILL YOU HAVE A SIGN?**    ☐ Yes    ☐ No    ☐ Lighted    ☐ Non-Lighted

Height: \_\_\_\_\_ ft      Width: \_\_\_\_\_ ft.      Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other \_\_\_\_\_

**5. PARKING AND LOADING:**

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? \_\_\_\_\_

ANIMAL CARE-RELATED USES
1. MAXIMUM NUMBER OF ANIMALS: <u>N/A</u>
2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION? <input type="checkbox"/> Building <input type="checkbox"/> Kennel <input type="checkbox"/> Individual Housing <input type="checkbox"/> Other _____
3. HOW DO YOU PROPOSE TO MITIGATE NOISE? <input type="checkbox"/> Building <input type="checkbox"/> Enclosure <input type="checkbox"/> Barrier/Berm <input type="checkbox"/> Bark Collars
4. ANIMAL WASTE DISPOSAL <input type="checkbox"/> Individual Domestic Septic System <input type="checkbox"/> Animal Waste Only Septic System <input type="checkbox"/> Other: _____

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



## NEIGHBORHOOD MEETING SIGN UP SHEET

### CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

#### SITE INFORMATION

Site Address: 6849 Foothill Road	Parcel Number: 62197050900	
City: Star	State: Idaho	ZIP Code: 83669
Notices Mailed Date: January 16, 2024	Number of Acres:	Current Zoning: A
Description of the Request: Rezone and preliminary plat		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Elizabeth Allen		
Company Name: Bristlecone Land Use Consulting LLC		
Current address: P.O. Box 3953		
City: Nampa	State: Idaho	ZIP Code: 83653
Phone: 907-978-3439	Cell:	Fax:
Email: elizabeth@bristleconelanduseconsulting.com		

#### MEETING INFORMATION

DATE OF MEETING: January 31, 2024	MEETING LOCATION: On-site	
MEETING START TIME: 3:00 pm	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. ROSALYN STODARENS	Rosalyn Stodarens	6474 Foothill Rd, Star
2. Rod Hawker	Rod Hawker	23700 Blessinger Rd Star
3. STEVEN & SHERI JONES	[Signature]	6743 Selkirk Ln Star
4. Terry Stoddard	[Signature]	6881 Foothill Rd
5. Bobbi		
6. Nancy & Bernie Valente		
7. Cindy Schellenberg	[Signature]	6817 Schmidt Ln.
8. Tyler Strickland	[Signature]	6820 Schmidt Ln
9. Allen & Kirk Burge		6909 Foothill Rd

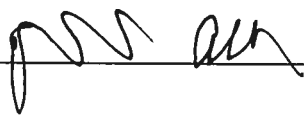
10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Elizabeth Allen

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 1 / 31 / 24



## AGENCY ACKNOWLEDGMENT

Date: March 27, 2024

Applicant: Bristlecone Land Use Consulting, Elizabeth Allen

Parcel Number: R21970509

Site Address: 6828 Foothill Road, Star

### SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

#### Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 12/27/2023 Signed: \_\_\_\_\_

*Anthony Lee*

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

District: SWDH

☒ Applicant submitted/met for informal review.

Date: 3/27/24 Signed: \_\_\_\_\_

*[Signature]*  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

Highway District: - see attached District: \_\_\_\_\_

☒ Applicant submitted/met for informal review.

Date: 1/31/24 Signed: \_\_\_\_\_

*[Signature]*  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District: Not applicable

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact

City: City of Star

☒ Applicant submitted/met for informal review.

Date: 1-31-24 Signed: \_\_\_\_\_

*[Signature]*  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)



**CANYON HIGHWAY DISTRICT No. 4**  
15435 HIGHWAY 44  
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135  
FAX 208/454-2008

## Pre- Development Meeting Minutes

**Project Name:** Foothill- Foster Heights Replat

**Project Owner/Representative:** Robert and Danielle Huff/Bristlecone Elizabeth Allen

**Phone:** 208-477-1059

**Email:** elizabeth@bristleconelanduseconsulting.com

**Project Location:** R21970509

**Jurisdiction:**

### Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
Foothill Road			60' (30' half width from centerline)	

### Access:

Use existing private road approach located east property line

### Improvement Requirements:

- ROW dedication 30' from centerline
- Paved approach per SD-106
- Improve Foothill like Ryken Meadows
- 5' shoulder
- Slopes behind shoulder--Can hinge after the shoulder at 4:1 for foreslope to 0.5' below road section and then make back slope at max 3:1 until catches.
  - See SD-103 in HSDP and AASTO for clear zone requirements for more information
- If mailboxes on foothill, mail turnout required --like Ryken Meadow's

### Other Comments:

- Outside of Foothill Road ROW, slope maintenance easement in favor to CHD4 required. Limit is located at catch point of back slope

The above represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards/policies in effect at the time of approach permit application or improvement drawings shall apply. This is not an exhaustive list please see further details within the ACCHD: HSDP 2022.



# Star Fire Protection District

Headquarters • 11665 W. State St., Suite B • Star, ID 83669 • (208) 286-7772 • [www.midstarfire.org](http://www.midstarfire.org)

## PRE-DEVELOPMENT MEETING

*Based on the 2018 International Fire Code, referenced standards for NFPA, and codes set forth by the City or County.*

Meeting Date: March 27, 2024

Meeting Location: Phone Call

Prepared By: Victor Islas, Deputy Chief 

Fire District: ☐ Middleton Rural Fire District ☒ Star Fire Protection District

Address: 6828 Foothill Rd., Star, ID 83669

Parcel: R21970509

Contact: Bristlecone Land Use Consulting, Elizabeth Allen Email: [elizabeth@bristleconelanduseconsulting.com](mailto:elizabeth@bristleconelanduseconsulting.com)

City/County Development Services: Canyon County

County/City Permit Number: TBD

Fire District Permit Number: TBD

Nearest Fire Station:

☒ Station 51 ☐ Station 52 ☐ Station 53 ☐ Future Station 54 ☐ Future Station 55

Estimated Response: Station 51 located at 11665 W. State St., Star, Id and is 3.4 miles with a travel time of 7 minutes under normal driving conditions to the address given above.

### General Notes:

Applicant is requesting rezone to rural residential. 5 single family residential lots with 3 exiting lots already developed.

### Access:

- 1) Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
- 2) The Purposed main private driveway will meet the intent of the code for access and turnaround for the main development access with less than 30 lots.
- 3) Each lot will be held to additional requirements as outlined below:
  - i) All the lots are large enough to accommodate a structure beyond the distance. An approved 20' wide driveway shall be provided within 150ft of the far point of any residential structure.
  - ii) Fire apparatus access roads shall extend to within 150ft of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
  - iii) Dead-end fire apparatus access roads exceeding 150 ft in length shall be provided with an approved area for turning a fire apparatus. (IFC 503.2.5)
  - iv) The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 ft. (IFC 503.2.4)
  - v) Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface that can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)
  - vi) Fire apparatus access roads shall not exceed 10 percent in grade (IFC D103.2)
- 4) If gates are installed across the private drive or private driveways, they shall follow the fire districts requirements for gates and barriers.



# Star Fire Protection District

Headquarters • 11665 W. State St., Suite B • Star, ID 83669 • (208) 286-7772 • [www.midstarfire.org](http://www.midstarfire.org)

## **Fire Flow Requirements:**

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105)
  - a. This subdivision is not serviced by a municipal water system and is proposing individual wells. If sufficient fire flow cannot be provided, an alternative such as automatic residential fire sprinkler system would be considered as an equivalent.
  - b. Water supply options shall be provided to the fire district in writing before the final plat approval.
  - c. A note shall be placed on the final plat indicating the source of the water supply or sprinklers.

## **Street Sign/Address Markings:**

All buildings need to have a permanently posted address, which will be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address needs to be posted at the beginning of construction and maintained thereafter. The address need be visible and legible from the road on which the road on which the address is located. Address signs along one-way roads will be visible from both the intended direction of travel and the opposite direction. Where multiple addresses are required at a single driveway, they need to be mounted on a single post, and additional signs will be posted at locations where driveways divide.

## **Additional Notes:**

1. Fire District Review and Permit will be required for each lot before the building permit is issued by Canyon County.
2. It shall be the responsibility of the applicant to provide Canyon County Development Services with a copy of this letter.

## **Pre-Application Meeting**

The pre-application meeting is an overview of requirements for the project as presented by the developer or owner. The pre-application meeting does not replace reviews for building permits issued by the Fire District. The Fire District will review plans during the building permit phase to ensure all codes are met and the project meets the requirements of the district.

Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

For further clarification, information or to schedule and pre-application meetings please contact the Fire Code Official at (208) 286-7772.

**2022-030500**

RECORDED

**06/15/2022 09:30 AM**

CHRIS YAMAMOTO  
CANYON COUNTY RECORDER

Pgs=3 JW/NSLOW \$15.00

TYPE: DEED


REECE M. HRIZUK, ATTORNEY AT LAW  
ELECTRONICALLY RECORDED

**WARRANTY DEED**

For Value Received, **ROB R. HUFF** and **DANIELLE DAY HUFF**, Trustees of **THE ROB R. AND DANIELLE DAY HUFF FAMILY TRUST**, a trust established under the laws of the State of Idaho by an Agreement dated February 8, 2018, Grantor, hereby transfer, convey, grant and warrant unto **ROBERT R. HUFF** and **DANIELLE D. HUFF**, husband and wife, Grantee, all that certain real property more particularly described in **EXHIBIT "A"**, attached hereto and incorporated herein by reference (hereafter referred to as the "Property").

TO HAVE AND TO HOLD the Property, with its appurtenances unto the Grantee, its assigns and successors-in-interest forever. And the Grantors covenants to and with the Grantee that Grantors are the owners in fee simple of the Property; that the Property is free from all encumbrances, excepting those as may be herein set forth, and excepting those of record; and, that they will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 9<sup>th</sup> day of June, 2022.

  
ROB R. HUFF

  
DANIELLE DAY HUFF

Until a change is requested,  
send all tax statements to the  
following:

**ROBERT R. AND DANIELLE D. HUFF**  
372 S Eagle Road #282  
Eagle, ID 83616

After recording, return to

Reece M. Hrizuk  
Attorney at Law  
224 SW 3<sup>rd</sup> Street  
Fruitland, ID 83619

WARRANTY DEED - 1

State of Idaho

) ss.

County of Canyon

I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.

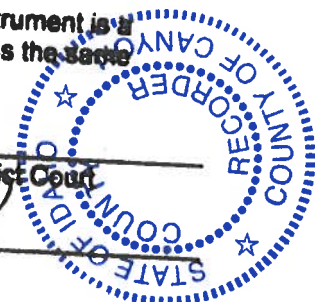
DATED

5/2/2024

**RICK HOGABOAM**, Clerk of the District Court  
and Ex Officio Recorder

By

Deputy



STATE OF ~~IDAHO~~ *Florida* )  
: ss.  
County of ~~Ada~~ *Manatee* )

On this, the 9<sup>th</sup> day of June, 2022,  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared **ROB R. HUFF** and **DANIELLE DAY HUFF**, as  
Trustees of **THE ROB R. AND DANIELLE DAY HUFF FAMILY TRUST**, a  
trust established under the laws of the State of Idaho by an  
Agreement dated February 8, 2018, known or identified to me to  
be the persons whose names are subscribed to the foregoing on  
behalf of said Trust and acknowledged to me that they executed  
the same.

IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed my official seal the day and year first above written.



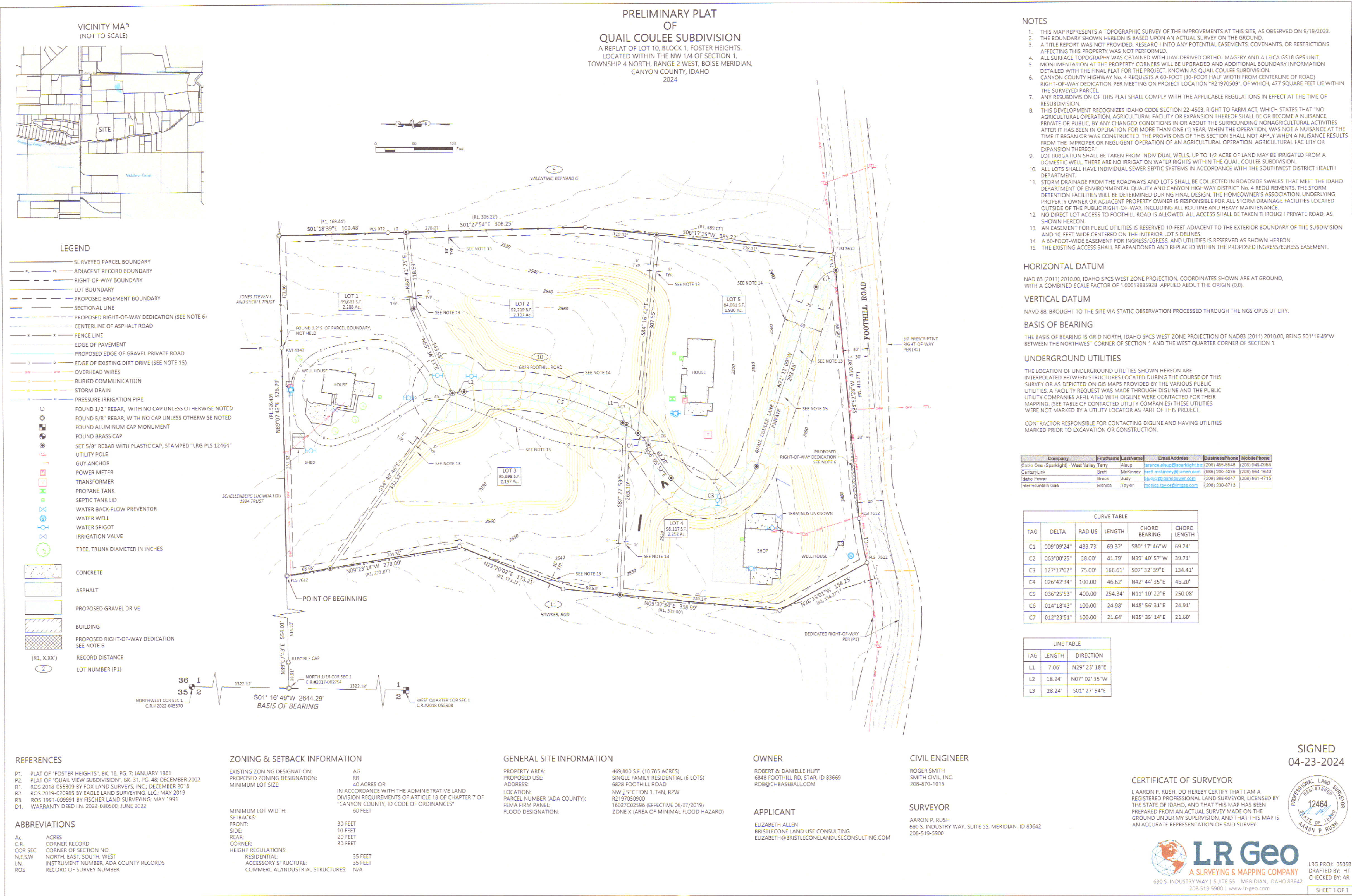
*Sharon K. Hartman*  
Notary Public for said State  
Residing at: *Manatee County, FL*  
Commission expires: *12/05/2025*

**EXHIBIT "A"**

Land in Canyon, Idaho, as follows:

Lot 10 in Block 1 of Foster Heights Subdivision, according to the official plat thereof, filed in Book 18 of Plats at Page 7, official records of Canyon County, Idaho.

Together with all water and water rights, ditches and ditch rights, minerals and mineral leases, tenements and hereditaments, appurtenances and fixtures, easements, rights, privileges, permits and licenses thereunto belonging, in anywise appertaining or used in connection therewith, and the reversions, remainders, rents, issues and profits thereof.



**Canyon County Development Services**

111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

**Building Divsn Email:** buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

**Receipt Number:** 82776

**Date:** 6/4/2024

**Date Created:** 6/4/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Elizabeth Allen - Bristlecone Land Consulting

**Comments:**

**Site Address:** 6848 FOOTHILL RD, Star ID 83669 / Parcel Number: 21970509 0

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Conditional Rezone with Development Agreement	CR2024-0002	\$1,400.00	\$0.00	\$0.00

**Sub Total:** \$1,400.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,400.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Credit Card	157131204	\$1,400.00

**Total Payments:** \$1,400.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

**Issued By:** Jalmeida

Page 1 of 1