

**CITY COUNCIL REGULAR MEETING AGENDA**

City Hall - 10769 W State Street, Star, Idaho
Tuesday, June 03, 2025 at 7:00 PM

PUBLIC NOTICE: THIS MEETING IS RECORDED AND PLACED IN AN ONLINE FORMAT. PERSONS MAY EITHER VIEW OR LISTEN TO VIDEO / AUDIO OF THIS MEETING UNTIL SUCH TIME THE RECORDING IS DESTROYED UNDER THE CITY'S RETENTION POLICY.

1. **CALL TO ORDER** – Welcome/Pledge of Allegiance
2. **INVOCATION** – Bishop Charles Ashton, Church of Jesus Christ of Latter-Day Saints
3. **ROLL CALL**
4. **PRESENTATIONS**
 - A. **Police Chief Report and Introductions**
5. **CONSENT AGENDA (ACTION ITEM)** **All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*
 - A. **Approval of Claims**
 - B. **Approval of Minutes: May 6, 2025**
 - C. **Approval of Minutes: May 27, 2025 Budget Workshop**
 - D. **Hacienda De Estrella Planned Unit Development, Development Agreement and Preliminary Plat Findings of Fact/Conclusions of Law**
 - E. **The Quarry at River Park Preliminary Plat and Private Road Findings of Fact/Conclusions of Law**
 - F. **Milestone #3 Easement Vacation (VAC-25-03)**
 - G. **Milestone #4 Easement Vacation (VAC-25-02)**
6. **PUBLIC HEARINGS with ACTION ITEMS:** (The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
 - A. **Star River Crossing Rezone & Development Agreement (RZ-25-01)(DA-25-01)** *This item was tabled from May 6, 2025. The Applicant is requesting approval of a Rezone to Central Business District (CBD) and a Development Agreement for a proposed future commercial development. The property is located at 10122 W. State Street in Star, Idaho, and consists of 6.27 acres.*
7. **ACTION ITEMS:**(The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)
 - A. ~~**Fiscal Year 2023 Audit (ACTION ITEM)**~~
 - B. **City of Star Ordinance 417-2025 for Sorano Estates Subdivision with Development Agreement (ACTION ITEM)**
 - C. **Downtown Revitalization Plan Scope of Work & Contract (ACTION ITEM)**
 - D. **Executive Session - Idaho Code 74-206(f)** To communicate with legal counsel regarding potential and/or pending litigation **(ACTION ITEM)**
 - E. **Actions After Executive Session (ACTION ITEM)**
8. **ADJOURNMENT**



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The meeting can be viewed via a link posted to the City of Star website at staridaho.org. Information on how to participate in a public hearing remotely will be posted to staridaho.org under the meeting information. The public is always welcomed to submit comments in writing.

Land Use Public Hearing Process

Public signs up to speak at the public hearing

Mayor Opens the Public Hearing

Mayor asks council if there is any Ex Parte Contact

Staff presents the application

Applicant has up to **20 minutes** to present their project

Council can ask the applicant questions and staff questions

Public Testimony (**3 minutes per person**)

1. Those for the project speak
2. Those against the project speak
3. Those who are neither for or against but wish to speak to the project
4. Council may ask the individual speaking follow-up questions that does not count towards their 3 minutes

Applicant rebuttal (**10 minutes**)

Council can ask the applicant and staff questions

Mayor closes the public hearing

Council deliberates

Motion is made to approve, approve with conditions, deny or table the application to a date certain in the future

Thank you for coming to the Star City Council meeting, public involvement is fantastic and helps in shaping our city for the future. As this is a public hearing, there will be no cheering, clapping, jeering or speaking out during the hearing. Only the person at the podium has the floor to speak during their allotted time. If someone does speak out, cheer, claps, etc. they will be asked to leave the hearing and or escorted out of the hearing. We want to keep these hearings civil so everyone can be heard.

Thank you for your participation.

Mayor Trevor Chadwick

Vendor Name	Doc #	Invoice #/Description	Date	Warrant	Amount	Inv Date	Period	Fund	Org	Account	Section 5, Item A.
A & B LOCK AND KEY	CL 5160	65819 Door Lock and Installation	05/22/25	-99077	386.00	05/01/25	5/25	10	555	41540	434
ACTION PLUMBING	CL 5122	3438 Replace Recirc Tank Blake Pk	05/09/25	23987	650.75	05/08/25	5/25	10	554	41540	434
ACTION PLUMBING	CL 5122	3436 Replace Thermal Tank	05/09/25	23987	350.00	05/08/25	5/25	10	554	41540	434
ACTION PLUMBING	CL 5122	3435 Install Faucets	05/09/25	23987	758.00	05/08/25	5/25	10	554	41540	434
ADA COUNTY HIGHWAY DISTRICT	CL 5111	19315 ACHD Impact Fees Apr 2025	05/07/25	-99101	349,300.00	04/30/25	4/25	10	0	40000	791
ADA COUNTY LANDFILL	CL 5151	126005 Landfill Fees	05/21/25	24006	15.00	05/17/25	5/25	10	0	41595	831
ADA COUNTY LANDFILL	CL 5151	123351 Landfill Fees	05/21/25	24006	15.00	05/13/25	5/25	10	0	41595	831
ADA COUNTY LANDFILL	CL 5151	124032 Landfill Fees	05/21/25	24006	15.00	05/14/25	5/25	10	0	41595	831
ADA COUNTY PROSECUTORS OFFICE	CL 5099	May 2025 Prosecutions Contract	05/05/25	-99112	3,541.90	04/25/25	5/25	10	0	41300	327
ADA COUNTY SHERIFF'S OFFICE	CL 5090	122635 Police Services Apr 2025	05/02/25	-99119	301,181.48	04/01/25	4/25	10	0	42110	365
ADA COUNTY SHERIFF'S OFFICE	CL 5133	122688 Police Services May 2025	05/15/25	-99090	301,181.48	05/01/25	5/25	10	0	42110	365
AMAZON CAPITAL SERVICES	CC 130	CC-130 Waste Basket	05/15/25	-99087	13.72	04/01/25	5/25	10	0	41810	611
AMAZON CAPITAL SERVICES	CC 130	CC-130 Office Supplies	05/15/25	-99087	101.70	04/06/25	5/25	10	0	41810	611
AMAZON CAPITAL SERVICES	CC 130	CC-130 Passport Office Chairs	05/15/25	-99087	275.59	04/15/25	5/25	10	0	41810	611
AMAZON CAPITAL SERVICES	CC 130	CC-130 Office Supplies	05/15/25	-99087	90.07	04/03/25	5/25	10	0	41810	611
AMAZON CAPITAL SERVICES	CC 130	CC-130 Stamps	05/15/25	-99087	31.78	04/18/25	5/25	10	0	41810	611
AMAZON CAPITAL SERVICES	CC 130	CC-130 Office Chair	05/15/25	-99087	126.13	04/20/25	5/25	10	0	41810	611
AMAZON CAPITAL SERVICES	CC 131	CC-131 Wall Calendar	05/15/25	-99088	9.01	04/12/25	5/25	10	0	41810	611
AMAZON CAPITAL SERVICES	CC 132	CC-132 30 Pocket Constitution	05/15/25	-99085	285.90	04/02/25	5/25	10	0	48520	840
AMAZON CAPITAL SERVICES	CC 134	CC-134 Toner/iPad Case	05/15/25	-99089	265.96	04/04/25	5/25	10	0	42200	371
AMAZON CAPITAL SERVICES	CC 134	CC-134 Toner/Apple iPad	05/15/25	-99089	646.99	04/03/25	5/25	10	0	42200	371
AMAZON CAPITAL SERVICES	CC 134	CC-134 Apple iPad	05/15/25	-99089	349.98	04/17/25	5/25	10	0	42200	371
AMAZON CAPITAL SERVICES	CC 135	CC-135 Office Supplies	05/16/25	-99084	142.74	04/16/25	5/25	10	0	41810	611
AMAZON CAPITAL SERVICES	CC 135	CC-135 Photo Paper	05/16/25	-99084	41.34	04/17/25	5/25	10	0	44022	690
AMAZON CAPITAL SERVICES	CC 135	CC-135 Freedom Park Rentals	05/16/25	-99084	479.98	04/02/25	5/25	10	0	44022	621
AMAZON CAPITAL SERVICES	CC 135	CC-135 Promotional Items	05/16/25	-99084	338.54	04/17/25	5/25	10	0	44020	531
AMAZON CAPITAL SERVICES	CC 135	CC-135 Summer Camp Supplies	05/16/25	-99084	59.97	04/17/25	5/25	10	104	44022	611
AMAZON CAPITAL SERVICES	CC 135	CC-135 Promotional Items	05/16/25	-99084	121.10	04/16/25	5/25	10	0	44020	531
AMAZON CAPITAL SERVICES	CC 135	CC-135 Eggstravaganza Supplies	05/16/25	-99084	19.99	04/16/25	5/25	10	63	45000	598
AMAZON CAPITAL SERVICES	CC 135	CC-135 Baseball Jerseys	05/16/25	-99084	44.93	04/08/25	5/25	10	0	44022	612
AMAZON CAPITAL SERVICES	CC 135	CC-135 Basketball Jerseys	05/16/25	-99084	67.14	04/08/25	5/25	10	0	44022	612
AMAZON CAPITAL SERVICES	CC 135	CC-135 Return Flashlights	05/16/25	-99084	-31.98	04/10/25	5/25	10	0	41810	611
AMAZON CAPITAL SERVICES	CC 135	CC-135 Promotional Items	05/16/25	-99084	243.04	04/16/25	5/25	10	0	44020	531
AMAZON CAPITAL SERVICES	CC 135	CC-135 Sports Tees	05/16/25	-99084	39.93	04/03/25	5/25	10	0	44022	612
AMAZON CAPITAL SERVICES	CC 135	CC-135 Office Supplies	05/16/25	-99084	6.64	04/12/25	5/25	10	0	41810	611
AMAZON CAPITAL SERVICES	CC 135	CC-135 Promotional Items	05/16/25	-99084	95.00	04/15/25	5/25	10	0	44020	531
AMAZON CAPITAL SERVICES	CC 135	CC-135 Promotional Items	05/16/25	-99084	93.90	04/16/25	5/25	10	0	44020	531
AMAZON CAPITAL SERVICES	CC 135	CC-135 Baseball Shirts	05/16/25	-99084	47.72	04/07/25	5/25	10	0	44022	612
AMAZON CAPITAL SERVICES	CC 135	CC-135 Promotional Items	05/16/25	-99084	235.00	04/16/25	5/25	10	0	44020	531
AMAZON CAPITAL SERVICES	CC 135	CC-135 Mayor's Youth Scholarship	05/16/25	-99084	264.81	04/18/25	5/25	10	0	48520	840
AMAZON CAPITAL SERVICES	CC 135	CC-135 Star Iron-on Patches	05/16/25	-99084	13.28	03/31/25	5/25	10	0	44022	612
AMAZON CAPITAL SERVICES	CC 135	CC-135 Eggstravaganza Supplies	05/16/25	-99084	18.98	04/18/25	5/25	10	63	45000	598
AMAZON CAPITAL SERVICES	CC 135	CC-135 Freedom Park Rentals	05/16/25	-99084	188.47	04/17/25	5/25	10	0	44022	621
AMAZON CAPITAL SERVICES	CC 135	CC-135 Promotional Items	05/16/25	-99084	12.98	04/17/25	5/25	10	0	44020	531
AMAZON CAPITAL SERVICES	CC 136	CC-136 Constitutions MY Scholarship	05/27/25	-99070	95.30	05/10/25	5/25	10	0	48520	840
ANALYTICAL LABORATORIES, INC	CL 5121	2502304 Pond Water Testing Freedom Pk	05/09/25	-99094	290.00	03/31/25	4/25	10	571	45100	747
ANALYTICAL LABORATORIES, INC	CL 5121	2503049 Pond Water Testing Freedom Pk	05/09/25	-99094	580.00	04/30/25	4/25	10	571	45100	747
ANDRU MALDONADO	CL 5126	League Stipend Soccer	05/12/25	23994	750.00	05/10/25	5/25	10	231	44021	356
ANNIE PEW	CL 5128	Seniors Graduation Gifts	05/14/25	23998	31.75	04/19/25	5/25	10	0	44022	690
ANNIE PEW	CL 5128	Office Supplies HALO Activity	05/14/25	23998	10.57	04/21/25	5/25	10	0	47001	594
ANNIE PEW	CL 5128	Auction Gift Basket	05/14/25	23998	100.60	04/22/25	5/25	10	0	44022	560
ANNIE PEW	CL 5128	Cabinet Hinges	05/14/25	23998	398.72	04/22/25	5/25	10	0	42200	371
ANNIE PEW	CL 5128	HALO Download Escape Room	05/14/25	23998	12.75	04/19/25	5/25	10	0	47001	594
ANNIE PEW	CL 5128	Snacks HALO Activity	05/14/25	23998	25.42	04/21/25	5/25	10	0	47001	594
APPLE	CC 134	CC-134 Storage Subscription	05/15/25	-99089	8.97	04/03/25	5/25	10	0	42200	372
APPLEBEES	CC 132	CC-132 Police Chief Meeting	05/15/25	-99085	65.05	04/15/25	5/25	10	0	45050	585
ARCTIC CIRCLE	CC 135	CC-135 Sports Player of the Game	05/16/25	-99084	230.55	04/17/25	5/25	10	0	44021	531
ARTISTREE LANDSCAPING & TREE SERVICE	CL 5077	Irrigation Boothill Pk C Ord 2	05/02/25	23978	11,550.00	04/30/25	4/25	10	0	45100	748
ASSOCIATION OF IDAHO CITIES	CL 5112	2000012894 AIC Spring District Reg	05/08/25	-99100	50.00	03/10/25	4/25	10	0	41740	560
B'S ACE HARDWARE	CC 133	CC-133 Fasteners for Pump House	05/15/25	-99086	122.07	04/16/25	5/25	10	555	41540	434
BASE CAMP WARM SPRINGS	CC 136	CC-136 Fuel Leadership Conference	05/27/25	-99070	30.31	05/01/25	5/25	10	0	41740	550
BATTERIES PLUS BULBS	CL 5159	P82455250 AAA and AA Batteries	05/21/25	24007	30.72	05/12/25	5/25	10	0	41580	447
BILLS MACHINE SHOP	CL 5180	25-1679 Freedom Park Bridge	05/28/25	-99065	28,000.00	05/02/25	5/25	10	0	45100	747
BILLS MACHINE SHOP	CL 5180	25-1796 Freedom Park Dockzilla	05/28/25	-99065	42,500.00	05/23/25	5/25	10	0	45100	747
BLAKE TRAILERS INC	CL 5176	25-377 Repair Riverhouse Door	05/28/25	24019	125.00	05/21/25	5/25	10	0	45100	753
BLUE EMBER TECHNOLOGIES LLC	CC 132	CC-132 Bollard Wrenches	05/15/25	-99085	394.75	04/18/25	5/25	10	0	41570	613
CANON FINANCIAL SERVICES, INC	CL 5132	40531213 Shared Copier S&W	05/15/25	-99091	522.66	05/12/25	5/25	10	0	42200	374
CANON FINANCIAL SERVICES, INC	CL 5132	40531870 Leases for 2 Copiers	05/15/25	-99091	256.24	05/12/25	5/25	10	0	42200	374
CANYON COUNTY CLERK	CL 5081	Apr 2025 Prosecution Services	05/02/25	23979	100.00	05/01/25	4/25	10	0	41300	328
CAPCUT	CC 134	CC-134 International Fee	05/15/25	-99089	0.80	04/15/25	5/25	10	0	42200	372
CAPCUT	CC 134	CC-134 Video Editing Software	05/15/25	-99089	99.99	04/15/25	5/25	10	0	42200	372
CAPRIOTTIS SANDWICH SHOP	CC 135	CC-135 Lunch for Maintenance Crew	05/16/25	-99084	79.52	04/04/25	5/25	10	0	44022	690
CASH	CL 5171	Freedom Park Rental Expenses	05/22/25	24018	200.00	05/22/23	5/25	10	0	44022	621
CHARLIE RUIZ	CL 5124	League Stipend Football	05/12/25	23995	750.00	05/10/25	5/25	10	216	44021	356
CHEF'SSTORE	CC 135	CC-135 Eggstravaganza Supplies	05/16/25	-99084	268.93	04/16/25	5/25	10	63	45000	598
CHEVRON	CC 136	CC-136 Fuel ID Falls Meeting	05/27/25	-99070	80.00	05/17/25	5/25	10	0	41560	626
CIVIC PLUS	CL 5117	335035 Social Media Archive	05/08/25	-99096	8,398.50	04/30/25	4/25	10	0	42200	375
CIVIC PLUS	CL 5117	335069 Municipal Website Subscription	05/08/25	-99096	5,200.00	04/30/25	4/25	10	0	42200	375
CLEARWATER FINANCIAL LLC	CL 5110	3274 Park Impact Fee Project Add 1	05/07/25	-99102	3,950.00	04/30/25	5/25	10	0	48960	593
CLEARWATER FINANCIAL LLC	CL 5110	3274 Police Impact Fee Proj Add 2	05/07/25	-99102	3,950.00	04/30/25	5/25	10	0	48960	593
CLEARWATER FINANCIAL LLC	CL 5110	3274 Travel Costs in-person Mt	05/07/25	-99102	47.70	04/30/25	5/25	10	0	48960	593
CLEARWATER FINANCIAL LLC	CL 5110	3274 Pathways Impact Fee Proj Add 3	05/07/25	-99102	2,750.00	04/30/25	5/25	10	0	48960	593
COSTCO	CC 135	CC-135 B/A School Program Snacks	05/16/25	-99084	319.34	04/07/25	5/25	10	101	44022	611
COSTCO	CC 135	CC-135 Sports Drinks	05/16/25	-99084	33.98	04/16/25	5/25	10	0	44021	531
COSTCO	CC 135	CC-135 Water for Meetings	05/16/25	-99084	19.95	04/01/25	5/25	10	0	41810	611
COSTCO	CC 135	CC-135 Eggstravaganza Candy	05/16/25	-99084	169.92	04/16/25	5/25	10	63	45000	598
COSTCO	CC 135	CC-135 Flowers MYC	05/16/25	-99084	24.99	04/07/25	5/25	10	0	45070	590
COSTCO	CC 135	CC-135 Parent Night Out Easter	05/16/25	-99084	17.37	04/16/25	5/25	10	107	44022	611
COSTCO	CC 135	CC-135 Summer Camp Supplies	05/16/25	-99084	652.74	04/06/25	5/25	10	104	44022	611
COSTCO	CC 136	CC-136 MY Scholarship Awards Dinner	05/27/25	-99070	187.47	05/14/25	5/25	10	0	48520	840
CUSHING TERRELL	CL 5153	196077 Star Event Center Design	05/21/25	24008	11,268.77	04/30/25	5/25	10	0	45100	737
DAN'S PUMP AND FILTER LLC	CL 5165	9963 Service Call HC Park Fountain	05/22/25	24009	90.00	05/21/25	5/25	10	0	41580	446
DANA PARTRIDGE	CL 5114	Services 04/24/25 to 05/07/25	05/08/25	-99098	3,065.47	05/08/25	5/25	10	0	41740	565
DANA PARTRIDGE	CL 5172	Services 05/08/25 to 05/21/25	05/23/25	-99072	2,964.23	05/22/25	5/25	10	0	41740	565
DELTA AIR	CC 136	CC-136 Airlfare Washington DC	05/27/25	-99070	889.55	05/15/25	5/25	10	0	41740	550
DEX IMAGING	CL 5130	ARL3303500 Monthly Copier Lease	05/15/25	-99093	318.72	05/16/25	5/25	10	0	42200	374

DOLLAR TREE	CC	135	CC-135 Sports Tools	05/16/25	-99084	24.91	04/13/25	5/25	10	0	44021	612
DOLLAR TREE	CC	135	CC-135 Summer Camp Supplies	05/16/25	-99084	201.40	04/07/25	5/25	10	104	44022	
DUTCH BROS	CC	135	CC-135 Gift Cards HALO	05/16/25	-99084	200.00	04/07/25	5/25	10	0	47001	
ECI CONTRACTORS	CL	5070	Apr 2025 Electrical Inspection	05/01/25	-99129	21,066.08	05/01/25	4/25	10	0	40500	454
EL MARICHI LOCO	CC	136	CC-136 Lunch for Staff Cinco De Mayo	05/27/25	-99070	67.13	05/07/25	5/25	10	0	45050	585
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE	CL	5137	26268271 GIS Annual Subscription	05/15/25	24003	700.00	04/22/25	4/25	10	0	42200	372
EPIC SHINE	CC	132	CC-132 Car Wash	05/15/25	-99085	0.01	04/11/25	5/25	10	0	48590	699
EPIC SHINE	CC	136	CC-136 Car Wash	05/27/25	-99070	0.01	05/13/25	5/25	10	0	48590	699
ERIC FINN	CL	5086	Riverhouse Deposit Refund	05/02/25	23980	500.00	04/29/25	4/25	10	0	40700	882
FAIRBANK EQUIPMENT INC	CL	5102	S2567996.1 Sprayer Parts	05/07/25	-99109	62.61	04/30/25	4/25	10	560	41550	435
FATBEAM LLC	CL	5098	55755 Fiber Optic Internet Service	05/05/25	-99113	3,987.50	05/01/25	5/25	10	0	41100	419
FC INTERNACIONAL	CL	5065	Soccer Camp - Spring Break	04/29/25	23975	1,704.00	03/26/25	4/25	10	106	44022	352
FISHER'S TECHNOLOGY	CL	5096	1493777 Copier Rec Center	05/05/25	-99115	84.17	05/01/25	5/25	10	0	42200	374
FISHER'S TECHNOLOGY	CL	5096	1493776 Copier City Hall	05/05/25	-99115	152.02	05/01/25	5/25	10	0	42200	374
FORTE	CL	5152	89060725 System Support Agreement	05/21/25	-99081	3,146.49	05/21/25	5/25	10	0	42200	376
FRED MEYER	CC	135	CC-135 Parent Night Out Easter	05/16/25	-99084	58.06	04/16/25	5/25	10	107	44022	611
GAMEFACE ATHLETICS	CL	5072	321571 Inspection Stickers	05/02/25	-99127	1,642.00	05/01/25	4/25	10	0	41810	611
GAMEFACE ATHLETICS	CL	5072	321632 Mayor's Youth Council Polos	05/02/25	-99127	300.00	04/14/25	4/25	10	0	45070	590
GAMEFACE ATHLETICS	CL	5131	321714 Mayor's Youth Council Hats	05/15/25	-99092	2,350.00	05/14/25	5/25	10	0	45070	590
GAMEFACE ATHLETICS	CL	5158	321838 Mayor's Golf Tournament Balls	05/21/25	-99078	485.26	05/12/25	5/25	10	0	48500	595
GEM STATE PAPER & SUPPLY COMPANY	CL	5103	3104328 Janitorial Supplies	05/07/25	-99108	36.24	04/23/25	4/25	10	553	41540	434
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5113	*6757-001 Cable Stiper/Solenoid Actvtr	05/08/25	-99099	295.66	04/25/25	4/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5113	*1537-001 Cuttng Tool/Tees/Swing Joint	05/08/25	-99099	441.73	04/29/25	4/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5113	*7573-001 Underground Cable Locator	05/08/25	-99099	1,114.93	04/23/25	4/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5113	*5286-001 Decoder for ACC	05/08/25	-99099	641.10	04/24/25	4/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5113	*2459-001 Station Decoder Expansion	05/08/25	-99099	561.98	04/22/25	4/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5113	*4667-001 Elbow Pipe Fitting	05/08/25	-99099	73.00	05/02/25	4/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5113	*7847-001 Pump Pliers/Sprinklers/Rotors	05/08/25	-99099	1,494.16	04/17/25	4/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5113	*6259-001 RMS Milliamp Clamp M	05/08/25	-99099	328.70	04/23/25	4/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5113	*9242-001 Credit for ACC2	05/08/25	-99099	-920.72	04/17/25	4/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5168	*1748-001 Irrigation Repair Pavilion	05/22/25	-99075	870.06	05/06/25	5/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5168	*2984-001 Irrigation Repair Supplies	05/22/25	-99075	313.35	05/20/25	5/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5168	*3330-001 Irrigation Repair Supplies	05/22/25	-99075	217.99	05/20/25	5/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5168	*2984-002 Credit Irrigation Supplies	05/22/25	-99075	-22.20	05/20/25	5/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5168	*9036-001 Sprinkler Repair/Replacement	05/22/25	-99075	1,178.56	05/15/25	5/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5168	*6277-001 Irrigation Repair Pavilion	05/22/25	-99075	19.19	05/12/25	5/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5168	*7357-001 Ground Fault Locator/Sprnklr	05/22/25	-99075	1,991.13	05/09/25	5/25	10	565	41550	435
HERITAGE LANDSCAPE SUPPLY GROUP	CL	5168	*4559-001 Irrigation Repair Suplies	05/22/25	-99075	877.23	05/16/25	5/25	10	565	41550	435
IDAHO CORRECTIONAL INDUSTRIES	CL	5161	048248 Envelopes	05/22/25	24010	297.00	05/12/25	5/25	10	0	41810	611
IDAHO DEPARTMENT OF LABOR	CL	5079	0007009720 Unemployment Insurance	05/02/25	23981	32.10	04/30/25	4/25	10	0	41740	556
IDAHO POWER COMPANY	CL	5173	0030943198 11665 W State St 41CM	05/23/25	-99071	8.36	05/16/25	5/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5173	0033367599 W Otter Rock Dr Pump	05/23/25	-99071	103.20	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0030885171 11665 W State St C	05/23/25	-99071	113.92	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0030980194 Floating Feather/Plummer	05/23/25	-99071	10.97	05/16/25	5/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5173	0033207655 11665 W State St A1	05/23/25	-99071	187.53	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0033207654 11665 W State St A	05/23/25	-99071	303.39	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0030968905 W Picket Cr/Pollard Ln 41CM	05/23/25	-99071	10.05	05/16/25	5/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5173	0033022594 960 S Main Bathroom	05/23/25	-99071	147.18	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0033380347 W Otter Rock Dr Outlets	05/23/25	-99071	27.63	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0033022589 10769 W State St CT City	05/23/25	-99071	774.03	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0033372621 10405 W Otter Rock Dr Pond	05/23/25	-99071	749.79	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0030204591 Hunters Creek Street Lights	05/23/25	-99071	15.48	05/16/25	5/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5173	0033157130 11380 W Hidden Brook Dr	05/23/25	-99071	61.15	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0032863988 960 S Main Street	05/23/25	-99071	72.21	05/14/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0033022572 1310 N Little Camas BG Shop	05/23/25	-99071	126.00	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0033022576 11225 W Blake Dr Blake Park	05/23/25	-99071	97.40	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0033022554 1250 N Star Rd HC Pump	05/23/25	-99071	749.31	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0033022587 1500 N Star Rd CT	05/23/25	-99071	623.80	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0033022563 10775 W State St Star	05/23/25	-99071	139.06	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0033022592 1300 N Star Rd HC Entry	05/23/25	-99071	57.63	05/16/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0033022584 Street Lights Star	05/23/25	-99071	397.37	05/16/25	5/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5173	0032863989 960 S Main Street	05/23/25	-99071	443.88	05/14/25	5/25	10	0	41100	412
IDAHO POWER COMPANY	CL	5173	0033022580 State/Plummer Street Lights	05/23/25	-99071	12.03	05/16/25	5/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5173	0030204606 Street Lights Blake Park	05/23/25	-99071	18.07	05/16/25	5/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5173	0033075641 Highbrook/Hwy 44 St Lights	05/23/25	-99071	33.15	05/16/25	5/25	10	0	41100	413
IDAHO POWER COMPANY	CL	5173	0033022596 Blake Park Sprinkler CK	05/23/25	-99071	3.81	05/16/25	5/25	10	0	41100	412
IDAHO PRESS	CC	136	CC-136 News Subscription	05/27/25	-99070	197.60	05/16/25	5/25	10	0	48590	699
IDAHO PRESS	CL	5177	56834 Legal/Pub Notice ORD 415-2025	05/28/25	-99068	230.94	05/27/25	5/25	10	0	41810	530
IDAHO PRESS	CL	5177	56835 Legal/Pub Notice ORD 416-2025	05/28/25	-99068	179.70	05/27/25	5/25	10	0	41810	530
IDAHO TRANSPORTATION DEPARTMENT	CC	131	CC-131 License Plates Ford F-150 Truck	05/15/25	-99088	23.57	04/14/25	5/25	10	0	45110	744
INSPECT LLC	CL	5071	Apr 2025 Plumbing Inspections	05/01/25	-99128	19,656.43	05/01/25	4/25	10	0	40500	453
INTERMOUNTAIN GAS COMPANY	CL	5094	*3000 1 Outreach Bldg 10775 W State St	05/05/25	23988	27.46	05/01/25	5/25	10	0	41100	414
INTERMOUNTAIN GAS COMPANY	CL	5094	*7251 2 Police Stn 11665 W State St	05/05/25	23988	127.49	05/01/25	5/25	10	0	41100	414
INTERMOUNTAIN GAS COMPANY	CL	5094	*3000 2 City Hall 10769 W State St	05/05/25	23988	50.33	05/01/25	5/25	10	0	41100	414
INTERMOUNTAIN GAS COMPANY	CL	5094	*1000 1 B&G Shop 1310 N Little Camas	05/05/25	23988	83.47	05/01/25	5/25	10	0	41100	414
J-U-B ENGINEERS	CL	5076	0183028 Eng/Survey Svcs BLM Prop Annex	05/08/25	23989	13,091.00	03/27/25	4/25	10	0	45100	754
J-U-B ENGINEERS	CL	5076	0183460 Eng/Survey Svcs BLM Prop Annex	05/08/25	23989	4,204.00	04/18/25	4/25	10	0	45100	754
J-U-B ENGINEERS	CL	5076	0183461 Eng/Survey Svcs Freedom Pk Lot	05/08/25	23989	2,458.50	04/18/25	4/25	10	0	45100	747
JD PALATINE, LLC	CC	135	CC-135 Background Checks	05/16/25	-99084	572.45	04/01/25	5/25	10	0	41810	533
JIM RICHARDS	CL	5078	Riverhouse Deposit Refund	05/02/25	23982	500.00	04/29/25	4/25	10	0	40700	882
JON C IRBY LANDSCAPING	CL	5179	1/2 Dwnpymt Landscaping Plants	05/28/25	-99066	30,000.00	05/27/25	5/25	10	0	45100	747
KEELY ELECTRIC	CL	5164	1015 Repair Lighting HC/Blake Parks	05/22/25	-99076	1,706.83	05/21/25	5/25	10	556	41540	434
KIMLEY-HORN AND ASSOCIATES, INC	CL	5091	Lowe's Refund CUP/DR/C2R Permit	05/05/25	-99118	2,710.00	04/28/25	4/25	10	0	40700	885
LAKEY VILLEGAS LAW AND POLICY	CL	5136	5960 Moyle v City of Star	05/15/25	23999	450.00	05/06/25	5/25	10	0	41300	323
LAKEY VILLEGAS LAW AND POLICY	CL	5136	6180 Moyle v City of Star	05/15/25	23999	375.00	05/14/25	5/25	10	0	41300	323
LENNAR HOMES OF IDAHO	CL	5156	Refund Permit Overpayment	05/21/25	24011	410.74	05/16/25	5/25	10	0	40700	884
LES SCHWAB	CL	5166	*100115130 Dismount & Mount Kubota	05/22/25	24012	163.92	05/06/25	5/25	10	569	41560	437
LKV ARCHITECTS	CL	5107	Refund Waived Permit Fees	05/07/25	23990	185.00	05/07/25	5/25	10	0	40700	884
LONE STAR CHALLENGE COINS LLC	CC	132	CC-132 City Challenge Coins	05/15/25	-99085	463.00	04/18/25	5/25	10	0	45070	590
MAILERLITE	CC	134	CC-134 Newsletter Software	05/15/25	-99089	59.00	04/01/25	5/25	10	0	42200	372
MATTHEW KENDALL	CL	5125	League Stipend Soccer	05/12/25	23996	750.00	05/10/25	5/25	10	231	44021	356
MAVERIK	CC	132										

MICROSOFT	CC	134	CC-134 MS EA Play Fee	05/15/25	-99089	6.35	04/12/25	5/25	10	0	42200	371
MICROSOFT	CC	134	CC-134 MS 365 Business Basic	05/15/25	-99089	26.14	04/05/25	5/25	10	0	42200	
MICROSOFT	CC	134	CC-134 Visio Plan 2 Subscription	05/15/25	-99089	19.00	04/03/25	5/25	10	0	42200	
MOUNT OLYMPUS WATER	CL	5080	24331811 Water City Hall	05/05/25	-99121	93.89	04/26/25	5/25	10	0	41810	611
MOUNT OLYMPUS WATER	CL	5080	24335904 Water Rec Center	05/05/25	-99121	42.39	04/26/25	5/25	10	0	41810	611
MOUNTAIN ALARM	CL	5100	6282536 Security Backup/Monitor	05/05/25	-99111	46.33	05/01/25	5/25	10	327	48900	333
MOUNTAIN ALARM	CL	5100	6282537 Fire Alarm/Monitoring	05/05/25	-99111	92.50	05/01/25	5/25	10	327	48900	333
MOUNTAIN VILLAGE RESORT	CC	136	CC-136 Lunch Leadership Conference	05/27/25	-99070	79.68	05/01/25	5/25	10	0	41740	550
NAPA AUTO PARTS	CL	5101	123196 Tire Repair Kit	05/07/25	-99110	18.47	04/30/25	4/25	10	568	41560	437
NICOLE JOHNSON	CL	5149	Riverhouse Deposit Refund	05/20/25	24013	500.00	05/16/25	5/25	10	0	40700	882
OFFICE SAVERS ONLINE	CL	5109	11987 Copy Paper	05/07/25	-99103	179.97	05/06/25	5/25	10	0	41810	611
OWEN SELBY	CL	5055	Painting Riverbarn	04/29/25	23976	135.00	04/26/25	4/25	10	112	44022	442
PARKBOISE	CC	132	CC-132 Parking BVEP Meeting	05/15/25	-99085	3.00	04/01/23	5/25	10	0	41740	550
PATHWAY CONCRETE & LANDSCAPING LLC	CL	5120	220 Fltg Feather - Star Mid School	05/09/25	-99095	15,000.00	03/31/25	4/25	10	0	45100	748
PATHWAY CONCRETE & LANDSCAPING LLC	CL	5154	227 Splash Pad Maintenance	05/21/25	-99080	2,400.00	05/17/25	5/25	10	0	45100	738
PELLA WINDOWS & DOORS OF IDAHO & WYOMING	CL	5163	19213797 Door Repair Riverhouse	05/22/25	24014	553.66	02/27/25	5/25	10	555	41540	434
PILOT	CC	136	CC-136 Fuel Leadership Conference	05/27/25	-99070	13.62	04/28/25	5/25	10	0	41740	550
PORTAPROS LLC	CL	5085	112049BJ-1 River Walk Pk Portable Rstrm	05/02/25	-99123	793.00	04/25/25	4/25	10	567	41550	435
PORTAPROS LLC	CL	5170	133217K-1 Freedom Park Portable Rstrm	05/22/25	-99073	1,364.00	05/20/25	5/25	10	567	41550	435
PORTAPROS LLC	CL	5170	112049BK-1 River Walk Pk Portable Rstrm	05/22/25	-99073	468.79	05/08/25	5/25	10	567	41550	435
PORTAPROS LLC	CL	5175	133295K-1 Star Mid Sch Portable Rstrm	05/28/25	-99069	179.00	05/22/23	5/25	10	567	41550	435
PRICES GUARANTEED DOORS	CL	5068	Proposal Door Repair Rec Center	04/29/25	23977	335.00	04/25/25	4/25	10	555	41540	434
RAGERS SMASH N AXE	CC	135	CC-135 Staff Recognition	05/16/25	-99084	20.00	04/03/25	5/25	10	0	44022	690
REBECCA DOYLE	CL	5075	Employee Birthday Items	05/02/25	23983	22.01	04/07/25	4/25	10	0	41810	611
REBECCA DOYLE	CL	5075	Riverbarn Rentals Materials	05/02/25	23983	96.54	04/23/25	4/25	10	555	41540	434
REMARKABLE OSLO	CC	132	CC-132 Tablet Fee	05/15/25	-99085	3.17	04/03/25	5/25	10	0	41810	611
REMARKABLE OSLO	CC	132	CC-132 International Fee	05/15/25	-99085	0.03	04/03/25	5/25	10	0	41810	611
REMARKABLE OSLO	CC	136	CC-136 International Fee	05/27/25	-99070	0.03	05/05/25	5/25	10	0	41810	611
REMARKABLE OSLO	CC	136	CC-136 Tablet Fee	05/27/25	-99070	3.17	05/05/25	5/25	10	0	41810	611
REPUBLIC SERVICES INC	CL	5092	001403471 Blake Haven Park	05/05/25	-99117	111.51	04/30/25	5/25	10	0	41100	411
REPUBLIC SERVICES INC	CL	5092	001403443 Star City Hall	05/05/25	-99117	254.67	04/30/25	5/25	10	0	41100	411
REPUBLIC SERVICES INC	CL	5092	001402985 Star River Access 10	05/05/25	-99117	89.39	04/30/25	5/25	10	0	41100	411
REPUBLIC SERVICES INC	CL	5092	001402905 Hunters Creek Park	05/05/25	-99117	643.09	04/30/25	5/25	10	0	41100	411
REVOLUTION TRUCK SERVICE	CL	5145	INV-2918 Bus Repairs	05/20/25	24005	2,513.06	05/19/25	5/25	10	568	41560	437
RIDLEY'S FAMILY MARKETS	CC	135	CC-135 Cups/Plates City Hall	05/16/25	-99084	16.78	04/01/25	5/25	10	0	41810	611
RIDLEY'S FAMILY MARKETS	CC	135	CC-135 Drinks for City Hall	05/16/25	-99084	27.53	04/17/25	5/25	10	0	41810	611
RIMI INC	CL	5069	Apr 2025 Mechanical Inspections	05/01/25	-99130	21,113.60	05/01/25	4/25	10	0	40500	455
ROBERT LITTLE	CL	5150	396256 Life Insurance	05/21/25	-99083	-285.38	05/21/25	5/25	10	0	41740	565
ROBERT LITTLE	CL	5150	396256 B&G Contracted Services	05/21/25	-99083	5,250.00	05/21/25	5/25	10	0	41740	565
RON ISHII	CL	5138	5628 HC Computer Upgrade	05/15/25	24004	60.00	03/03/25	5/25	10	0	45070	591
RON WESTON	CL	5115	Paint & Supplies for Big Foot	05/08/25	23991	29.53	05/08/25	5/25	10	0	44021	531
RON WESTON	CL	5115	Paint Supplies for Big Foot	05/08/25	23991	5.30	05/08/25	5/25	10	0	44021	531
ROYALTY ELECTRIC LLC	CL	5084	25001-5 Phone Service April 2025	05/02/25	-99124	1,148.00	05/02/25	4/25	10	0	41100	416
ROYALTY ELECTRIC LLC	CL	5095	24070-5 Camera/Fiber/Shed Rough-in HCP	05/05/25	-99116	14,298.00	05/02/25	5/25	10	0	42200	371
ROYALTY ELECTRIC LLC	CL	5095	25015-2 Cameras Riverwalk Restroom	05/05/25	-99116	13,370.00	05/01/25	5/25	10	0	42200	371
ROYALTY ELECTRIC LLC	CL	5095	25006-6 Camera Frdm Pk/View Station Pol	05/05/25	-99116	3,483.00	05/01/25	5/25	10	0	42200	371
ROYALTY ELECTRIC LLC	CL	5157	25015-3 Additional Footage/Conduit	05/22/25	-99079	4,175.00	05/05/25	5/25	10	0	45100	750
RUSTIC TABLE	CC	132	CC-132 City Engineers Meeting	05/15/25	-99085	94.96	04/08/25	5/25	10	0	45050	585
RUSTIC TABLE	CC	132	CC-132 Police Chief Meeting	05/15/25	-99085	20.09	04/20/25	5/25	10	0	45050	585
RUSTIC TABLE	CC	136	CC-136 MY Scholarship Dinner	05/27/25	-99070	1,359.98	05/16/25	5/25	10	0	48520	840
SAWYER	CC	134	CC-134 Registration Software	05/15/25	-99089	3,355.80	04/15/25	5/25	10	0	42200	372
SHELLY SCHWERS	CL	5178	Pickleball Instructor	05/28/25	-99067	720.00	05/27/25	5/25	10	6	44021	352
SHERWIN WILLIAMS	CL	5116	1377-6 Paint for Pavilion Pump	05/09/25	-99097	82.03	04/17/25	4/25	10	555	41540	434
SHERWIN WILLIAMS	CL	5116	3269-5 Tray Liner/Pail Liner/Roller	05/09/25	-99097	28.02	04/16/25	4/25	10	555	41540	434
SHERWIN WILLIAMS	CL	5116	3246-3 Pump Protector	05/09/25	-99097	13.56	04/15/25	4/25	10	0	41580	450
SHERWIN WILLIAMS	CL	5116	3721-5 Paint for Riverbarn	05/09/25	-99097	250.16	04/25/25	4/25	10	555	41540	434
SHERWIN WILLIAMS	CL	5116	1638-1 Roller/Paint Brush	05/09/25	-99097	20.46	04/26/25	4/25	10	555	41540	434
SHERWIN WILLIAMS	CL	5116	1541-7 Paint for Riverbarn	05/09/25	-99097	102.55	04/24/25	4/25	10	555	41540	434
SIGNS2U	CC	135	CC-135 Bus Wrap Design	05/16/25	-99084	85.00	04/01/25	5/25	10	0	44022	612
SIGNUPGENIUS	CC	134	CC-134 Scheduling Software	05/15/25	-99089	269.89	04/12/25	5/25	10	0	42200	372
SIMPLOT TURF & HORTICULTURE	CL	5104	216079007 Herbicide	05/07/25	-99107	3,700.00	04/30/25	4/25	10	560	41550	435
SQUARE HARDWARE	CC	134	CC-134 Card Reader	05/15/25	-99089	103.88	04/17/25	5/25	10	0	42200	371
STAR COUNTRY CAFE	CC	132	CC-132 Sheriff/Fire Chief Meeting	05/15/25	-99085	100.11	04/11/25	5/25	10	0	45050	585
STAR COUNTRY CAFE	CC	136	CC-136 Breakfast Meeting	05/27/25	-99070	61.23	05/02/25	5/25	10	0	41740	550
STAR FIRE DEPARTMENT	CL	5073	Apr 2025 Star Fire Impact Fees	05/01/25	23984	227,784.48	05/01/25	4/25	10	0	40000	734
STAR MERCANTILE INC	CL	5119	02-299147 Water	05/09/25	23992	7.00	04/23/25	4/25	10	0	44022	611
STAR MERCANTILE INC	CL	5119	02-302924 Hardward Playground	05/09/25	23992	0.88	04/25/25	4/25	10	0	41580	447
STAR MERCANTILE INC	CL	5119	02-273724 Duplicate Keys Rec Shed	05/09/25	23992	10.50	04/09/25	4/25	10	557	41540	434
STAR MERCANTILE INC	CL	5119	03-118945 Shears for Landscape	05/09/25	23992	15.99	04/01/25	4/25	10	0	41570	613
STAR MERCANTILE INC	CL	5119	03-138267 Recreation Supplies	05/09/25	23992	30.92	04/26/25	4/25	10	0	44022	611
STAR MERCANTILE INC	CL	5119	02-291578 Hitch Bolts	05/09/25	23992	5.98	04/19/25	4/25	10	0	41580	447
STAR MERCANTILE INC	CL	5119	02-296542 Coupler	05/09/25	23992	70.82	04/21/25	4/25	10	0	41580	447
STAR MERCANTILE INC	CL	5119	02-277517 Electrical Wire 960 Pump Hse	05/09/25	23992	15.04	04/11/25	4/25	10	556	41540	434
STAR MERCANTILE INC	CL	5119	02-261623 Wall Texture for Riverbarn	05/09/25	23992	12.99	04/02/25	4/25	10	555	41540	434
STAR MERCANTILE INC	CL	5119	02-288053 Screws	05/09/25	23992	0.60	04/17/25	4/25	10	0	41580	447
STAR MERCANTILE INC	CL	5119	02-267022 Duct Tape for Cables	05/09/25	23992	5.99	04/05/25	4/25	10	555	41540	434
STAR MERCANTILE INC	CL	5119	02-288467 Hose Clamps	05/09/25	23992	7.55	04/17/25	4/25	10	0	41580	447
STAR MERCANTILE INC	CL	5119	02-261676 Wall Texture for Riverbarn	05/09/25	23992	41.97	04/02/25	4/25	10	555	41540	434
STAR MERCANTILE INC	CL	5119	02-286410 Hardware for Playground Gate	05/09/25	23992	16.59	04/16/25	4/25	10	0	41580	447
STAR MERCANTILE INC	CL	5119	02-284635 Hasp for Riverhouse	05/09/25	23992	6.99	04/15/25	4/25	10	0	41580	447
STAR MERCANTILE INC	CL	5119	02-277682 Hardware	05/09/25	23992	10.99	04/11/25	4/25	10	0	41580	447
STAR MERCANTILE INC	CL	5119	02-284635 Electrical Grounding Rod	05/09/25	23992	6.99	04/15/25	4/25	10	556	41540	434
STAR MERCANTILE INC	CL	5119	02-271807 Outlet Covers for Barn	05/09/25	23992	13.24	04/08/25	4/25	10	556	41540	434
STAR SEWER & WATER DISTRICT	CL	5083	2025-0028 Water Meter Riverhouse	05/02/25	23985	1,836.90	04/21/25	4/25	10	0	45100	747
STAR STORAGE	CL	5089	Unit C08	05/02/25	23986	155.00	03/17/25	4/25	10	549	41540	434
STAR STORAGE	CL	5089	Unit C04	05/02/25	23986	175.00	03/17/25	4/25	10	549	41540	434
STAR STORAGE	CL	5089	Unit C06	05/02/25	23986	175.00	03/17/25	4/25	10	549	41540	434
STAR STORAGE	CL	5167	Unit C06	05/22/25	24015	175.00	05/22/25	5/25	10	549	41540	434
STAR STORAGE	CL	5167	Unit C08	05/22/25	24015	155.00	05/22/25	5/25	10	549	41540	434
STAR STORAGE	CL	5167	Unit C04	05/22/25	24015	175.00	05/22/25	5/25	10	549	41540	434
SUMMIT PORTABLE RESTROOMS	CL	5108	21018 Pavilion Prk 3 Portable	05/07/25	-99104	697.00	04/22/25	4/25	10	567	41550	435
SUN VALLEY RESORT	CC	136	CC-136 Hotel Leadership Conference	05/27/25	-99070	326.48	05/01/25	5/25	10	0	41740	550
SUN VALLEY RESORT	CC	136	CC-136 Hotel Leadership Conference	05/27/25	-99070	326.48	05/01/25	5/25	10	0	41740	550
SWANK MOTION PICTURES, INC	CL	5134	BO 2477649 Movies for Movie Night	05/15/25	24000	1,290.00	05/06/25	5/25	10	52	45000	598
SWIG	CC	135	CC-135									

TATES RENTS	CL	5105	2440647119 Sod Cutter	05/07/25	-99106	108.23	04/29/25 4/25	10	0	41570	442
TATES RENTS	CL	5105	2440532119 Trencher	05/07/25	-99106	185.81	04/29/25 4/25	10	0	41570	
THE ANGRY EASEL	CC	135	CC-135 Art Paint N Sip Class	05/16/25	-99084	208.00	04/18/25 5/25	10	175	44022	
THE HOME DEPOT	CC	133	CC-133 Trim Riverbarn/Siding Pump House	05/15/25	-99086	142.56	04/07/25 5/25	10	555	41540	434
THE HOME DEPOT	CC	133	CC-133 Door Lock for Tree House	05/15/25	-99086	59.82	04/17/25 5/25	10	555	41540	434
THE HOME DEPOT	CC	135	CC-135 Freedom Park Rentals	05/16/25	-99084	1,120.05	04/09/25 5/25	10	0	44022	621
THE HOME DEPOT	CC	135	CC-135 Sports Equipment	05/16/25	-99084	346.66	04/08/25 5/25	10	0	44021	612
THE HOME DEPOT	CC	135	CC-135 Return Shed Materials	05/16/25	-99084	-8.96	04/08/25 5/25	10	0	41540	434
THE LUBE CENTER	CC	136	CC-136 Oil Change	05/27/25	-99070	115.13	04/28/25 5/25	10	0	41580	449
THE STAR COURIER NEWSPAPER	CL	5148	2776 Star Events Advertising	05/20/25	24016	513.00	05/15/25 5/25	10	0	45050	585
THE TIMES NEWS	CC	132	CC-132 Monthly News Subscription	05/15/25	-99085	36.99	04/02/23 5/25	10	0	41810	530
TIMECLOCK PLUS	CL	5106	00414510 Implementation Service	05/07/25	-99105	2,291.25	04/28/25 4/25	10	0	42200	372
TIMECLOCK PLUS	CL	5181	00419569 Implementation Service	05/28/25	-99064	1,267.50	05/25/25 5/25	10	0	42200	372
TITAN EXCAVATION & CONSTRUCTION	CL	5093	3374 Utilities/Pad Freedom Pk	05/05/25	23993	33,848.98	05/05/25 5/25	10	0	45100	747
TITAN EXCAVATION & CONSTRUCTION	CL	5135	3377 Sewer Demo/Disposal River	05/15/25	24001	7,900.00	05/28/25 5/25	10	0	45100	753
TREASURE VALLEY COFFEE	CL	5169	10998321 Coffee/First Aid B&Gs	05/22/25	-99074	107.92	05/09/25 5/25	10	0	41810	611
UNITED STATES POSTAL SERVICE	CC	131	CC-131 Postage for Ford Docs to IRS	05/15/25	-99088	6.89	04/03/25 5/25	10	0	41810	641
UNITED STATES POSTAL SERVICE	CC	131	CC-131 Postage for 941 to IRS	05/15/25	-99088	5.58	04/14/25 5/25	10	0	41810	641
UNITED STATES POSTAL SERVICE	CC	136	CC-136 Postage Flood Plain Mailers	05/27/25	-99070	11.16	05/15/25 5/25	10	0	41810	641
VALLEY WIDE COOP	CL	5082	A93391 Fuel	05/02/25	-99125	1,544.33	04/23/25 4/25	10	0	41560	626
VALLEY WIDE COOP	CL	5082	A92194 Tank Rental	05/02/25	-99125	150.00	04/02/25 4/25	10	0	41560	626
VALLEY WIDE COOP	CL	5082	A92317 Fuel	05/02/25	-99125	1,190.30	04/02/25 4/25	10	0	41560	626
VALLEY WIDE COOP	CL	5082	F22744 Gas Credit Allowance	05/02/25	-99125	-28.07	04/30/25 4/25	10	0	41560	626
VERIZON WIRELESS	CL	5147	6112452042 Monthly Cell Phones/Equipmt	05/20/25	24017	2,251.41	05/01/25 5/25	10	0	41100	373
VOLTLINE MEDIA	CL	5146	2503 Labor & Equip Movie Night	05/20/25	-99082	1,000.00	05/19/25 5/25	10	52	45000	598
VOLTLINE MEDIA	CL	5146	2503 Repeat Customer Discount	05/20/25	-99082	-150.00	05/19/25 5/25	10	52	45000	598
WALMART	CC	135	CC-135 Sports Shed Items	05/16/25	-99084	45.03	04/03/25 5/25	10	0	44021	612
WEATHERTECH	CC	135	CC-135 Vehicle Products	05/16/25	-99084	281.83	04/10/25 5/25	10	0	41810	611
WESTERN RECORDS DESTRUCTION	CL	5087	0749945 02-64 Gallon City Hall	05/02/25	-99120	248.00	05/01/25 4/25	10	0	41100	411
WHITE PETERSON	CL	5129	168350 Keith Hill-First Church	05/15/25	24002	9,929.00	04/30/25 4/25	10	0	41300	323
WILLIAM MOY	CL	5123	Refund Double Payment Passport	05/12/25	23997	240.00	05/09/25 5/25	10	0	40700	886
WRANGLER DRIVE-IN	CC	136	CC-136 Lunch Leadership Conference	05/27/25	-99070	45.87	04/29/25 5/25	10	0	41740	550
YORGASON LAW OFFICES PLLC	CL	5074	513 City Attorney Additional Services	05/01/25	-99126	720.00	05/01/25 4/25	10	0	41300	322
YORGASON LAW OFFICES PLLC	CL	5074	513 City Attorney Monthly Services	05/01/25	-99126	3,500.00	05/01/25 4/25	10	0	41300	322
YOUNG ELEVATOR INC	CL	5097	1565 Routine Service/Maintenance	05/05/25	-99114	150.00	05/01/25 5/25	10	331	48900	333

Section 5, Item A.

**CITY COUNCIL REGULAR MEETING MINUTES**

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PUBLIC NOTICE: THIS MEETING IS BEING RECORDED AND PLACED IN AN ONLINE FORMAT, PERSONS MAY EITHER VIEW OR LISTEN TO VIDEO/AUDIO OF THIS MEETING UNTIL SUCH TIME THE RECORDING IS DESTROYED UNDER THE CITY'S RETENTION POLICY.

1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

2. INVOCATION – Ada County Sheriff's Chaplin Jeff Wood

Chaplin Wood provided the invocation.

3. ROLL CALL

ELECTED OFFICIALS: Mayor Trevor Chadwick, Council President David Hershey and Council Members Kevan Wheelock, Jennifer Salmonsens and Kevin Nielsen.

STAFF: City Attorney Chris Yorgason; City Clerk Shelly Tilton; City Planning Administrator Shawn Nickel; Assistant City Planner and Sports & Recreation Director Ryan Field; City Engineer Ryan Morgan; Public Information Officer Dana Partridge; Star Police Chief Zach Hessing and Deputy Chief Fire Marshall Victor Islas.

4. CONSENT AGENDA (ACTION ITEM) **All matters listed within the Consent Agenda have been distributed to each member of the Star City Council for reading and study, they are considered to be routine and will be enacted by one motion of the Consent Agenda or placed on the Regular Agenda by request.*

A. Approval of Claims**B. Approval of Minutes: April 1, 2025****C. Approval of Minutes: April 15, 2025****D. Findings of Fact/Conclusions of Law for Sorano Estates Subdivision Annexation & Zoning, Development Agreement, Planned Unit Development, Preliminary Plat**

- Council Member Salmonsens made a motion to approve the Consent Agenda consisting of 4A the Approval of Claims, 4B Approval of Minutes for April 1st 2025, 4C Approval of Minutes April 15th 2025 and 4D Findings of Fact/Conclusions of Law for Sorano Estates Subdivision Annexation & Zoning, Development Agreement, Planned Unit Development and Preliminary Plat. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

5. PUBLIC HEARING

- A. The Quarry at River Park Preliminary Plat and Private Road (PP-24-05) (PR-24-04)** The Applicant is requesting approval of a Preliminary Plat and a Private Road, for a proposed residential subdivision consisting of 228 residential lots, 19 common and 3 commercial lots. The property is located at 21339

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Blessinger Road Star, Idaho, and consists of 186.15 acres with a proposed density of 1.23 dwelling units per acre.

Mayor Chadwick opened the hearing at 7:04 p.m. Council members have had no ex-parte communication.

City Planning Administrator Shawn Nickel reviewed the application for a Preliminary Plat and Private Streets. The application consists of a preliminary plat on approximately 186 acres with 228 residential lots, 3 commercial lots and multiple common lots. City Council previously approved annexation and zoning, the Development Agreement included approval of private streets and conditions of approval including 7.5' side yard setbacks and relocation of the clubhouse. Application requirements including site posting, agency transmittals, legal notices and site posting have been completed. The application has been reviewed for compliance with the Unified Development Code and Comprehensive Plan. A letter from Star Fire District is included as a late exhibit. Items for special consideration include the previously approved private streets, commercial uses, fencing and buffering. The city would like to see future dedication of the streets and public right of ways. The council's previous approval included a Recreational Vehicle (RV) Park as a conditional use; no other uses were listed so staff recommends that the Development Agreement be modified with any conditions the council wants to include after tonight's hearing. Additional items for consideration include fencing and buffering to be consistent with the original River Park Subdivision to the east. Staff recommends approval with conditions. Shawn reviewed the layout of the property; this is the West Star Area.

Travis Hunter with Boise Hunter Homes presented the application. He said this development is a continuation of the River Park Estates community. He discussed river frontage; a majority of the river property will not have homes on it. Those that are beach front will have personal beaches installed by the developer. There will be water access for property owners that don't have waterfront lots.

Todd Tucker with Boise Hunter Homes presented history of the project. The property was annexed into the city in 2022. The development agreement has conditions of approval and a conceptual development plan that they are in agreement with. The preliminary plat has residential, commercial lots and open space. He reviewed the previously approved conditions. Changes made to the plan include a cul-de-sac road, the club house being relocated to a more central area and lots were made 1 acre minimum in size. Commercial uses were discussed with many of the prohibited uses being requested to be allowed. Todd said the lifestyle the development provides is resort like. He discussed side yard setbacks; the minimum lot width has been increased from 65' to 70'. Public and private streets within the development were reviewed. There are public and private streets within the development; they would like the option of the private streets to become public in the future. He discussed final plat timing, requesting flexibility in the timing.

Council Member Nielsen asked for further discussion on the items that are being requested to be changed. Todd discussed commercial uses; they understand the concerns with the commercial lots being next to residences. They are requesting many of the prohibited uses be allowed as a conditional use permit to allow them to be considered by the council in the future. They aren't looking to have certain uses, just hoping to keep the options open. The commercial lots are the entrance to the development, there are some uses they wouldn't want to have at the entrance. He described various potential uses.

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Shawn said staff isn't against the uses and is ok with leaving them allowable under a conditional use permit for future council consideration.

Buffering and setbacks around the commercial lots as well as the residential lots were reviewed. RV dump station options were discussed.

Public and private streets were discussed. The request for private roads with the option to have them made public in the future is to have them constructed to public road standards while avoiding delays by the highway district.

Timeframes of development were discussed; they may begin sooner but are looking to begin after River Park Estates is completed.

Council Member Salmonsens discussed code regarding the length of streets that dead end or have cul-de-sacs. The review letter from the Fire District indicated no concerns. Lake access and use of the lake was discussed; notes will be included on the final plat and in the CC&Rs ensuring access. There is nothing in city code that restricts motors on the lakes. Pathway connection was discussed. Boundary fencing isn't currently planned; internal fencing will be similar to the River Park development, being a solid vinyl fence on internal lot lines. It was clarified that boundary fencing hasn't been decided whether it is being done or not, Todd Tucker said he doesn't see the requirement in city code. Shawn said fencing is recommended to be consistent with what is at River Park and will be required at with a condition of approval.

It hasn't been determined if the two developments will have combined or separate HOAs.

Shawn stated that Highway District 4 requires sidewalks to be outside the right-of-way with the HOA providing the maintenance regardless of streets being private or public.

Gerald Buydos spoke in favor of the application. He said consistency in a vision for residents is important. As a homeowner he would like the same developer building the homes in the adjacent property to have that consistency in look and feel.

Mary Dauven is against the application. Her concern with this development continuing is having all of the traffic end up on Blessinger Road; she wonders how that many cars can enter the highway at the 55-mph speed and feels there needs to be traffic control; she wonders when a light will be installed at that intersection. She asked with this many new homes, when will the Highway District catch up? She feels there needs to be additional ways to get out of the area. Mayor Chadwick discussed various developments that are being required to install traffic lights in the area, connection points are coming. He thinks the lights should be installed in the next couple of years and explained the proportionate funds agreement that helps development pay for this infrastructure.

Amanda Woller is against the application. She asked about the traffic plan, how neighbors are expected to navigate traffic with all of the construction going on. She said there is a lot of garbage in her yard with all of the construction happening, she feels something should be done about that. She also feels a traffic impact study should be completed.

Al Dauven is against the application. He discussed a death on Blessinger road and said he hears sirens frequently up and down the highway. The problem needs to be addressed, let the developers who are making a lot of money step up and pay to solve the problems. He said turn offs and turn ons on highways kill people. He feels city officials need to discuss this with legislators. He has nothing against the development, it is great. Mayor Chadwick asked Al and everyone in the audience to talk

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with legislators asking them to help with funding. He said it will take citizens to help talk with them. Al explained that people speed up when they see people turning onto the highway, people turning on must get to high speed quickly to not be hit. Al thinks that if the developers are turned down the legislators will pay attention; Mayor Chadwick said it is the people who vote them in that make the difference. Council Member Nielsen said the effect of citizens contacting legislators can't be underestimated; he suggested ITD be talked to also. Al discussed a stop sign on Woodruff that should be moved to Blessinger, that would stop a lot of the speeding.

Trace Leighton is against the application. He had sent an email to staff for consideration. His concern is the egress for this development, he also had to get to a high speed to merge onto the road. He has talked with ITD who said that it will be a right in and right out until a light is installed. He asked the city to request that as well. Berms, landscaping and fencing were discussed. He feels impact fees should cover costs for a stop light.

Amanda Nichols, representing Layton Lakes Estates HOA, spoke against the application. She mentioned right in right out access concerns, sewer and water, fencing; it is important to them that the fence is included. The Landruff Lane sidewalk continuing could create a lot that will be a parking spot for fishing in the private ponds and cause irrigation issues. She said it had been stated at a neighborhood meeting that there would be no motorized boats on the lakes and said there is nowhere for dumping for an RV Park.

Jeff Herrera is against the application. The RV park provides opportunity for people to wander who may wander over to their subdivision's lakes, creates safety concerns. He discussed undesirable commercial uses. There are too many houses, may not want apartment buildings as well.

Todd Tucker addressed questions and concerns. He discussed traffic stating that Landruff Lane is being extended, it is a small segment now but will be extended as development occurs. Development builds the roads, that happens as development happens. A discussion will be held with those working on the current project about trash blowing around so that it stops being a problem. He said infrastructure is paid for by developers. Regarding Highway 44 and Blessinger, they put that in because they had concerns about safety; this was done without anyone telling them to because they felt it was important for safety. They constructed the deceleration ahead of development without being required to do so. He explained that impact fees are paid as building permits come in. There are conditions of approval and concept plans that are being followed. An existing access easement into a neighboring property was discussed.

Josh Lenard spoke on behalf of the applicant. He discussed concessions made for the neighbors which included creating 1 acre lots on the western boundary and moving the club house. He said access to Highway 44 is decided by Highway District 4; they will comply with what is required with the right in right out access. He discussed sewer and water stubs. Josh said a berm is not needed as they are residential lots backing up to residential lots, with like uses berms aren't required. Fencing was discussed; it is not required in code but is an administrative requirement, being required by the city. A cross-access agreement on Eagle Roost in favor of 22444 Trigger Ranch Lane is under the jurisdiction of Highway District 4, they will comply with what is required. Josh requests flexibility to have timing for phases.

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Council Member Nielsen asked about motorized boats, a citizen had stated that it was discussed during neighborhood meetings that there would not be motorized boats on the lake. Travis Hunter said it is a large lake that boats will be allowed to use; whether motorized boats will be allowed or not hasn't been considered at this point, he believes a neighboring development allows motorized boats. They are as concerned about noise for residents as everyone else is but that hasn't been determined yet. He said he didn't represent anything about motorized boats at a neighborhood meeting.

Shawn addressed access and right-of-way; if it becomes a public road staff is supportive of cross access. At the time of final plat there will be reviewed to ensure that there is not a common lot that prevents access. The council can make it a condition that access be provided.

Weed abatement will be managed along the frontage on Highway 44 until the project can be developed.

Mayor Chadwick closed the public hearing at 8:40 pm.

Council Member Salmonsens stated the preliminary plat looks very similar to the concept plan with a few changes. She is in support of the commercial use changes with conditional use with the exception of the dump station. She is not a fan of the private streets but it was already approved with them. She discussed Landruff Lane being planned as a collector road, the Boise River greenbelt connection and stated the extension of the neighboring River Park Estates will be nice.

Council Member Nielsen said with an RV site being approved he would suggest not restricting a dump station if it were to become an opportunity in the future. He said the application is consistent with the comprehensive plan, doesn't see any problems with the private roads as discussed. Conditions noted included that the western part of Landruff Lane not be constructed at this time as long as the highway district agrees, direct staff to assist the developer to convince the highway district of that, maintaining an easement for that private road; agree to the private streets now with conditions that the private streets do convert to public at some point; first plat for this development will not be required until one year after the last final plat for River Park Estates; all conditions of approval listed by Star Fire District which include single family setbacks being 7.5' per city code; pathways will be constructed as discussed, Council Member Salmonsens discussed some along the Kennedy canal; Star pathway plan be followed; community center will be built as an amenity; fencing along the entire western border, open to consideration of fencing; if and when Eagle Roost Lane becomes public that cross access will be provided.

Council Member Wheelock supports widening of lots and 7.5' setbacks, houses look great but look great further apart also, good with fences. He likes the roads going public at some point, the private roads were accepted to mitigate the HD4 slowdown originally, he would look to see them all public at some point.

Council Member Hershey is in favor with the changes. He feels fencing of the developer's choosing should be allowed between their properties.

Shawn wants to ensure a type of fencing is included; staff recommends fencing that is consistent with what is existing. He asked if the council wants to see a modified development agreement, this could be brought back at a future meeting. City Attorney Chris Yorgason said the conditions could be amended into the development agreement in a future hearing so it is documented in case the property sells in the future. For tonight it could be included in the conditions of approval.

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- Council Member Nielsen moved to approve with all of the conditions as we have discussed. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

B. Hacienda De Estrella Subdivision Planned Unit Development, Development Agreement Modification and Preliminary Plat (PUD-24-01) (DA-21-19) (PP-24-06) The Applicant is seeking approval of a Planned Unit Development, a Development Agreement Modification, and Preliminary Plat for a proposed mixed-use development consisting of 42 residential lots, 8 live/work lots, and 5 commercial lots. The property is located on the southwest corner of Hwy 44 and Bent Lane in Star, Idaho, and consists of 14.24 acres. Mayor Chadwick opened the hearing at 9:02 p.m. Council Members have had no exparte communication.

City Planning Administrator Shawn Nickel reviewed the application. The Hacienda De Estrella Subdivision is requesting a Planned Unit Development (PUD) Development Agreement Modification and Preliminary Plat with attached homes, live/work units and commercial lots. The council approved Grace Assisted Living facility in 2021. Application requirements including legal notices and site posting have been completed to UDC requirements. The application has been reviewed for compliance with the Unified Development Code and City Comprehensive Plan. There are two late exhibits, updated landscape plan with detached sidewalks and updated townhome elevations. Items for special considerations include waiver of side yard setbacks to 5' for townhomes with no fencing between buildings, approved commercial uses, shared parking agreement and cross access easement. Staff recommends approval with recommended conditions. Shawn provided a concept plan and provided a map of the area.

Becky Isagari provided the current zoning map and reviewed the project description which includes residential, townhomes, live-work lots, commercial and open space. The Single family attached homes will share one common wall. The live-work units have workspace and garage on the ground floor with living space on the second floor and bedrooms on the third floor. Becky discussed landscaping and amenities including a picnic area, benches, playground and volleyball court. Some sidewalks will be attached and some will be detached, the detached sidewalks will be tree lined. Road improvements were discussed. The development will connect to an existing water line. The development is designed to connect seamlessly to Sorano Estates Subdivision.

Council Member Wheelock asked about willingness to consider restricting the commercial lots that back up to residential lots to neighborhood commercial rather than C-1, Becky said that would be agreeable. He asked about setbacks, Becky said the setbacks allow for more efficient use of the space and allows the development to happen. He understands fire has approved it, but he likes the more open space that the larger setbacks provide. She said this is a tighter development.

Salmonsens asked about the sand volleyball being in the drainage area. City Engineer Ryan Morgan said this is being seen often that developers are making use of the drainage area.

Robert Burnett is one of the developers, he spoke in favor of the development. In consideration of the density, it is impactful to make the project work making it a little more affordable, removing the setbacks makes it more expensive. Mayor Chadwick asked about Landruff Lane, it is a collector.

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Doug Pill is in favor of the application. He likes the development and the affordability. Having commercial also lowers the cost of the development.

Daniel Wallis is in favor of the application. He discussed affordability and setbacks. Being younger he and his siblings need an affordable place to live.

Andrew Knowles spoke in favor of the application. He said it looks like a great project, and he is in support of it.

Chris Spalino is against the project. He is not against development but is against the density. From his home he would be looking at apartment buildings and a wall of windows. The skyline is being blocked out and soon we won't be able to see any nature around us. Without setbacks there will be a wall of three-story buildings that block views. High density housing deteriorates over time. He is concerned about traffic; he would like to see a berm for a noise barrier because there will be nonstop traffic.

David Cox is against the application. He said roads will have to be raised for floodplain. Headlights and road noise will come into his house without a berm. Pressurized irrigation has not been connected; he would like it to be separate from his neighborhood and is also concerned about sewer hookup. He would like to ensure the lift station won't interfere with the standard of living in that area. He said setbacks should be 7.5'. What will be given to neighbors on Landruff lane for sound barrier; with all of the development in the area, it will be a busy road but would like some consideration for privacy and sound.

Dean Waite provided rebuttal. He discussed where the two- and three-story homes would be located, landscape buffer and setbacks. The previously approved development had more town homes than this one does. The roads won't be raised.

David Sterling discussed the road being higher than the neighboring property. Landscape buffers and sidewalks were discussed. They would prefer not to put in a sidewalk there and the homeowner may not like people walking along his fence. It would cause them not to be able to put in the detached sidewalk. An easement may be a solution in case something is needed in the future.

Mayor Chadwich closed the hearing at 9:47 p.m.

Council Member Nielsen is an advocate of greater setbacks. He agrees that the nature of this application lends itself to a smaller setback. This aligns with the Comprehensive Plan, parking is good and there is infrastructure. Council Member Salmonsens agreed.

Council Member Wheelock likes larger setbacks and more exceptions are made than he would prefer. He likes the adjustment of the southern boundary to make it better for the existing residents; giving up a sidewalk is a good trade off for that.

Council Member Hershey said that setbacks are case by case.

- Council Member Hershey moved to approve Hacienda del Estrella Townhomes with the understanding that the south corner will be landscaped as discussed and also a conversation with the neighbors and fenced as it was agreed upon when the deliberation was happening, also that lot number 5 for the commercial can only be neighborhood residential commercial and setbacks are approved as presented at 5' for this case, public easement down south with no spike strip, commercial use up north. Council Member Wheelock seconded the motion. City Engineer Ryan Morgan clarified that with the

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connection coming through other subdivisions there is no need for a lift station. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

- C. **Star River Crossing Rezone and Development Agreement (RZ-25-01) (DA-25-01)** The Applicant is requesting approval of a Rezone to Central Business District (CBD) and a Development Agreement for a proposed future commercial development. The property is located at 10122 W. State Street in Star, Idaho and consists of 6.27 acres.

Mayor Chadwick opened public hearing at 9:55 p.m. No ex parte communication.

Mayor Chadwick discussed the need to table this application to June 3rd.

- Council Member Hershey moved to table the application to June 3rd. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

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6. ACTION ITEMS:

A. Ordinance 415-2025 Terramor Subdivision – (ACTION ITEM)

Ordinance 415-2025 for Terramor Subdivision was introduced.

- Council Member Wheelock moved pursuant to Idaho Code, Section 50-902, the rule requiring an ordinance to be read on three different days, with one reading to be in full, be dispensed with and that Ordinance No. 415-2025 for Terramor Subdivision and Ordinance 416-2025 LifeSpring Rezone be considered after reading once by title only. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.
- Council Member Hershey moved to approve Ordinance 415-2025 Terramor Subdivision Annexation an ordinance annexing to the City of Star certain real property located in the unincorporated area of Canyon County, Idaho; more specifically located on the north side of State Hwy 44 between Kingsbury Road & Blessinger Road in Star, Idaho (Canyon County parcels R3381401100, R33997001100, R339800100, R3398001000, R3398700000 & R33996010A0) and contiguous to the City of Star; the property is owned by Corey Barton & Open Door Rentals as Residential District with a Development Agreement and Planned Unit Development (R-3-DA-PUD), Neighborhood Commercial District with a Development Agreement and Planned Unit Development (C-1-DA-PUD) and General Commercial District with a Development Agreement and Planned Unit Development (C-2-DA-PUD) of approximately 297.17 acres; directing that certified copies of this ordinance be filed as provided by law; providing for related matters; and providing for an effective date. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

B. Ordinance 416-2025 LifeSpring Church Rezone - (ACTION ITEM)

Ordinance 415-2025 for Terramor Subdivision was introduced.



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, May 06, 2025 at 7:00 PM

- Council Member Salmonsens moved to approve Ordinance 416-2025 LifeSpring Church Rezone an ordinance rezoning certain real property located in Star, Ada County, Idaho; more specifically located at 174 & 198 N. Star Road (Ada County parcels R0011350085 & S0408336050); the property is owned by Star Christian Church Inc.; establishing the zoning classification of the rezoned property as Central Business district (CBD-DA) with a Development Agreement of approximately 1.64 acres; directing that certified copies of this ordinance be filed as provided by law; providing for related matters; and providing for an effective date. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

6. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 10:00 p.m.

**CITY COUNCIL WORKSHOP MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, May 27, 2025 at 6:30 PM

PUBLIC NOTICE: THIS MEETING IS BEING RECORDED AND PLACED IN AN ONLINE FORMAT, PERSONS MAY EITHER VIEW OR LISTEN TO VIDEO/AUDIO OF THIS MEETING UNTIL SUCH TIME THE RECORDING IS DESTROYED UNDER THE CITY'S RETENTION POLICY.

1. CALL TO ORDER – Welcome/Pledge of Allegiance

Mayor Chadwick called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

2. INVOCATION – Council Member Kevin Nielsen

Councilman Nielsen led the invocation.

3. ROLL CALL

ELECTED OFFICIALS: Mayor Trevor Chadwick, Council President David Hershey and Council Members Jennifer Salmonsens and Kevin Nielsen.

STAFF: City Clerk Shelly Tilton; City Treasurer Michelle Meyer; City Engineer Ryan Morgan; Star Fire Chief Zach Hessing and Building & Grounds Manager Bob Little.

Two members of the public were present.

4. FISCAL YEAR 2026 BUDGET WORKSHOP

Mayor Chadwick Provided Council Members and staff with copies of the draft working budget for fiscal year 2026 as well as reports on actual expenses and revenues for the current fiscal year. He discussed budget adjustments for the current fiscal year that will be presented at a council meeting in June. The fiscal year 2023 audit will be presented at the council meeting next week.

Police Chief Hessing presented his budget request. He discussed cost of living increases and competing wages for staffing with neighboring cities. He said that he is requesting 5% salary increases, Ada County is looking at 4% increases which is what will determine salaries for the police department contract. Chief Hessing provides costs associated with 3 proposed options of adding an elementary School Resource Officer (SRO), adding two patrol deputies or adding an SRP and two patrol deputies. The SRO would serve the current elementary school as well as the new one that will be built this year. He said the cost to have an officer at Freedom Park in the summer and for special events is approximately \$12,000. He said that 2 additional deputies would allow a minimum of 2 deputies on for each shift where now some shifts have only one. Option 3 would provide one deputy per 1000 residents per current population which is the goal. Chief Hessing also discussed the need for an additional handheld radio, Toughbook, increased training, computer depreciation, vehicles, electronic equipment contract and Ada County's K9 budget. Council members would like to start with Option 3, to include an additional SRO and 2 deputies, and cut down if needed. Mayor Chadwick mentioned that he had a discussion with Dr. Bubbs, Superintendent of the West Ada School District; the school district may be interested in partnering on the SRO. Potential grant funding was discussed.

**CITY COUNCIL WORKSHOP MINUTES**

City Hall - 10769 W State Street, Star, Idaho

Tuesday, May 27, 2025 at 6:30 PM

Building & Grounds Manager Bob Little discussed the buildings and facilities that his department cleans and maintains, including approximately 100 acres of landscaping at the city parks. The department currently has 7 full-time maintenance, 4 part-time seasonal and 2 cleaning staff. It would be helpful to have 4 additional full-time seasonal employees to help with the additional park landscaping and maintenance during the summer and fall. Additional mowers would be helpful; Bob will obtain quotes for these to potentially be added to the current budget. Vehicles and UTVs were discussed. Bob does basic maintenance and upkeep of the equipment, maintained beyond that is done by Mountain View Equipment Company. Contracting with a diver for the lakes at Freedom Park and with a towing company for parking violators at city parks was discussed.

City Clerk Shelly Tilton discussed passport scheduling, stating that the addition of a second Passport Acceptance Agent allowed appointments to be available much sooner.

5. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 7:57 p.m.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
HACIENDA DE ESTRELLA SUBDIVISION
FILE NO. DA-21-19 MOD/PUD-24-04/PP-24-06**

The above-entitled Development Agreement Modification, Planned Unit Development and Preliminary Plat land use applications came before the Star City Council for their action on May 6, 2025, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

Procedural History:

A. Project Summary:

The Applicant is seeking approval of a Planned Unit Development, a Development Agreement Modification, and Preliminary Plat for a proposed mixed-use development consisting of 38 residential lots, 8 live/work lots, and 5 commercial lots. The property is located on the southwest corner of Hwy 44 and Bent Lane in Star, Idaho, and consists of 14.24 acres. The subject property is located on the southwest corner of State Hwy 44 and Bent Lane. Canyon County Parcel No's. R3401000000 & R3401001200.

B. Application Submittal:

A neighborhood meeting was held on May 13, 2024, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on July 24, 2024.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on April 19, 2025. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on April 21, 2025. Notice was sent to agencies having jurisdiction in the City of Star on July 24, 2024. The property was posted in accordance with the Star Unified Development Code on April 17, 2025.

D. History of Previous Actions:

August 17, 2021	Council approved applications for Annexation and Zoning (AZ-21-13), Development Agreement (DA-21-19) and Conditional Use Permit (CUP-21-04) for Grace Assisted Living Facility. The property was zoned commercial (C-2-DA).
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E. *Comprehensive Plan Land Use Map and Zoning Map Designations:*

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Commercial (C-2-PUD-DA)	Commercial	Vacant Ground
Proposed	Commercial (C-2-PUD-DA)	Commercial	Commercial and Residential
North of site	Mixed Use (MU)	Commercial/Industrial Corridor	Agricultural Residential
South of site	Residential (R-2 & R-5)	Estate Urban Residential	Star River Ranch & Legado Subdivisions
East of site	Commercial (C-2-DA) Residential (R-5) Agricultural (County)	Commercial/Industrial Corridor/Estate Urban Residential	Agricultural Residential
West of site	Residential (R-2-DA) Commercial (C-2-PUD-DA)	Estate Urban Residential/Commercial Industrial Corridor	Sorano Estates Subdivision

F. *Development Features.***PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAT:**

Through the Planned Unit Development (PUD) process, the applicant requests approval of multiple land use types within the development including, single family attached residential, live-work and neighborhood commercial. The PUD will allow the proposed uses to be integrated together to provide for pathway connections, parking and landscaping, setbacks and amenities in one approval process. **Within the existing C-2 zoning district, the proposed non-conforming land uses (attached residential and live/work) will make up 3.05 acres (21.42%) of the total development.**

The Planned Unit Development overall master plan consists of 46 residential units including 38 single-family attached dwellings, 8 live/work units and 5 commercial lots, with multiple common lots.

The neighborhoods include different lot sizes and residential dwellings:

Single-Family Attached: 38 units

2,725 to 2,727 square feet (average lot dimensions: (27' x 101')

Live/Work Units: 8 units

2,490 to 2,739 square feet (average dimensions: (30' x 83')

Commercial Lots: 5 lots

20,382 to 48,655 square feet

Proposed Setbacks:

Code Requirement	Front Yard Setback - 15' to living area/side load garage 20' to garage face	Rear Yard Setback – 15'	Interior Side Yard Setback 7.5'	Street Side Yard Setback 20'
Requested Setback	20' to living area/side 20' garage face Zero-Lot-Lines for Attached Units	10'	5' (10' between Buildings)	20'

Council originally approved 0-lot line side yard setbacks for the Grace Assisted Living residential units. This is recorded in the DA (**see attached exhibit**). Any additional variations will need to be included in the requested Development Agreement Modification.

The Star Fire District has indicated in their review letter that they would support the proposed 5’ side yard setbacks (10’ between buildings) without fences between buildings.

Sewer and Water will be provided by the Star Sewer and Water District and is in close proximity to the property. Annexation into the Sewer and Water District will be required.

The roads in the preliminary plat will be public throughout the development. There will be three main road sections within this plat.

Landruff Lane – To be built along the southern portion of the development

This is proposed to be 47 feet from back of curb to back of curb with a 7-foot detached sidewalk. The planter strip is only 2 feet wide and does not satisfy the 8-foot requirement in Section 8-8C-1. Landruff Lane will be built by multiple developments and should be consistent in design and construction. The Sorano Estates Development to the west, is proposing the same width of pavement, but with 12-foot-wide planter strips.

Bent Lane – Existing road along the eastern portion of the development to be improved

Bent Lane will be improved on the development side by adding 13 feet of pavement along with a curb and gutter. There will also be a 7-foot detached sidewalk with an 8-foot landscape strip.

Interior Local Roads – To be constructed



The local roads are proposed to be 36 feet from back of curb to back of curb with attached 5-foot sidewalks. The attached sidewalks were not previously approved by the existing Development Agreement and will need to be approved by Council.

This property also has frontage along State Highway 44. The Applicant will be required to build an 8-foot-wide detached sidewalk with an 8-foot landscape strip. The Applicant may also bond for the sidewalk as allowed by the highway district.

As per Highway District #4 policy, all sidewalks are located outside of the right of way, which will put ownership and maintenance on the HOA. It is also the policy of HD4 to have all street drainage above ground.

The Unified Development Code, Section 8-4E-2, requires a development of this size to have a minimum of one (1) site amenity. The total open space within the development is 2.5 acres, or 17.56 percent of the site. The usable open space provided is 2.35 acres, or 16.50 percent. A central common area is in the center of the project consisting of 14,389 square feet. The lot includes a covered picnic area and park benches, satisfying this requirement.

The C-2 zoned commercial lots should be limited to uses compatible with the future, adjacent residential uses. Staff is recommending that the Council consider the following C-1 uses for the future commercial.

- **Allowed uses outright* (principally permitted & conditional use) within the C-1 zoned properties:** Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices. All principally permitted uses in C-1 zone unless otherwise listed herein.

*** Subject to CZC and Design Review Approval**

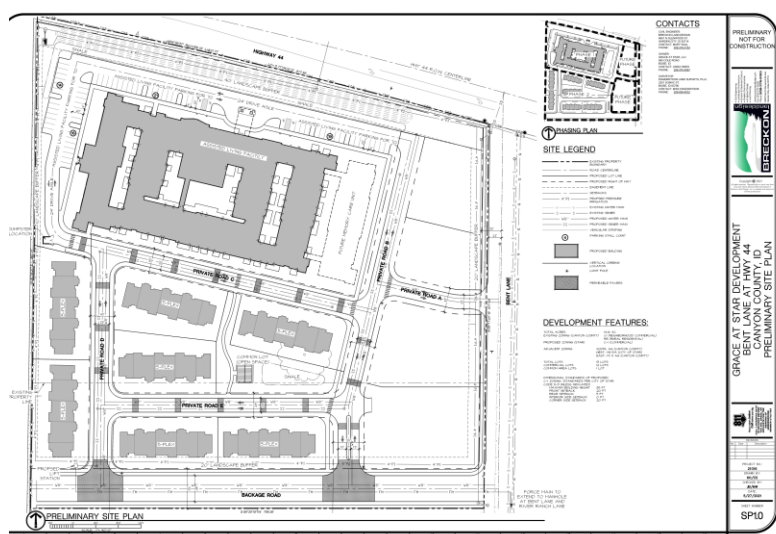
- **Uses Allowed only as Conditional Uses within the C-1 zoned properties:** Animal Care Facility; Drive-through establishment /drive-up service window; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Educational Institution, Flex Space; Government Office; Laundromat; Laundry and Dry Cleaning; Portable Classroom/Modular Building; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Restaurant; Retirement Home; Warehouse and Storage; Shooting range (indoor/outdoor); Shopping or Commercial center;
- **Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the Code):** Automotive Mechanical/Electrical Repair and Maintenance; Bar/Tavern/Lounge/ Drinking Establishment; Brewpub/Wine Tasting; Convenience Store; Conference/Convention Center; Equipment rental, sales, and services; Events/Entertainment Facility, public or private (indoor/outdoor); Golf Course/Driving Range; Hospital (for profit); Hotel/motel; Mortuary; Pawnshop; Public;

Farmers or Saturday Market; Fireworks Stand; Hospital (non-profit); Gasoline, Fueling & Charging Station with or without Convenience Store; Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental and service; Vehicle washing facility; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility; Storage facility, outdoor (commercial); Storage facility, self-service (commercial)

ADDITIONAL DEVELOPMENT FEATURES:

- Lighting – Streetlights shall reflect the “Dark Sky” criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight plan or design with the application packet. **The Applicant shall work with Staff on a plan that meets city requirements. This will be required before the final plat can be signed.**
- Street Names – Applicant has provided approval from Canyon County for the proposed street names.
- Subdivision Name – Applicant has provided approval from Canyon County for the proposed subdivision name.
- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use “Treasure Valley Tree Selection Guide”, as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan does not appears to satisfy these requirements. All streets are to have street trees every 35 feet. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until trees are verified in place per code.**
- Block lengths – **Not all blocks meet the 750’ block length requirement and will need to be approved as a waiver through this Council action.**
- Mailbox Cluster – Applicant has received approval from Star Postmaster for the location of the mailbox clusters. **The approval letter and map do not appear to provide the same location of the cluster. The Applicant will need to confirm with Postmaster prior to installation.**
- Phasing – The Applicant is proposing the project be built in one single phase.

- Mitigation fees – All future building permits shall be subject to emergency service mitigation fees, as determined by Council.
- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. The applicant has submitted building elevations for review by Staff and Council. **The submitted elevations appear to satisfy UDC Section 8-3B-3 and contain a minimum of 3 architectural elements. A concept for the live/work has been submitted by the applicant. Future CZC and Design Review shall be required for all commercial and live/work buildings.**
- Structure Height – Applicant is proposing that all residential structures will be thirty-five (35') in height or less.
- Fencing – Staff will require as a condition of approval for the applicant to provide a fencing plan showing all required and proposed fencing and/or buffering.
- **Parking** – **The applicant has designed the development to include additional parking for guests for the attached residential and live/work uses. This includes approximately 13 on-street parking spaces within the attached residential area of the development and an off-street parking lot containing an additional 16 parking spaces. These 29 spaces, along with a requirement for shared parking easements with the commercial lots, guarantees the availability of additional parking within the entire development.**
- **APPROVED GRACE ASSISTED LIVING SITE PLAN** – The previously approved Grace Assisted Living Facility include the mixture of commercial and residential uses:



DEVELOPMENT AGREEMENT (Modified):

Through the Development Agreement process, the applicant is proposing to work with the City and, when applicable, neighboring property owners to provide further insurances that the development will be built as presented and/or modified by the Council through the review process. Items that should be considered by the applicant and Council include the following:

- Proposed Setbacks (5’ side yard with 10’ between buildings and no fencing)
- Approved Commercial Use
- ITD Proportionate Share Fees
- Street Trees
- Shared Parking and Access Easements
- Fencing and Buffering Plan
- Compliance With Weed Abatement Code
- Future Emergency Mitigation Fees
- Future Residential Building Elevations
- Maintenance of Residential Sidewalks

H. *On-Site Features:*

- ★ Areas of Critical Environmental Concern – No known areas.
- ★ Evidence of Erosion – No evidence.
- ★ Fish Habitat – No.
- ★ Floodplain – Yes (Zone AE).
- ★ Mature Trees – None.
- ★ Riparian Vegetation – No.
- ★ Steep Slopes – None.
- ★ Stream/Creek – None.
- ★ Unique Animal Life – No unique animal life has been identified.
- ★ Unique Plant Life – No unique plant life has been identified.
- ★ Unstable Soils – No known issues.
- ★ Historical Assets – No historical assets have been observed.
- ★ Wildlife Habitat – No known sensitive wildlife habitat observed.

I. *Agencies Responding:*

The following agencies responded, and correspondence was attached to the staff report.

ITD	August 12, 2024 (TIS Acknowledgment)
Highway District #4	February 27, 2025
Star Fire District	October 4, 2024

J. Staff received the following letters & emails for the development:

No public comments have been received to date.

K. ***Comprehensive Plan and Unified Development Code Provisions:***

Comprehensive Plan:

.2.3 Land Use Map Designations:

Commercial

Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan.

Commercial/Industrial Corridor

This area is located along the Hwy 44 corridor and is approximately 1,000 feet deep on both sides of the highway. Suitable primarily for the development of a wide range of commercial and light industrial activities including offices, retail, service establishments, manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park, and similar uses. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. All development within this land use shall be free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare. Uses on the fringes shall transition to and be compatible with existing and future residential uses.

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.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Work to create a vibrant Central Business District.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

8.5.6 Policies Related Mostly to the Commercial Planning Areas

- A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights.
- B. Encourage commercial facilities to locate on transportation corridors.
- C. Locate neighborhood services within walking distance to residential development.
- D. Discourage the development of strip commercial areas.
- E. Maintain and develop convenient access and opportunities for shopping and employment activities.
- F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.
- G. Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.

- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

18.4 Implementation Policies:

E. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.

Unified Development Code:

8-1E-1: TERMS DEFINED:

COMMERCIAL USE: An occupancy of a building, structure or other property which involves any retail sale, wholesale distribution, office, entertainment service, recreational area, restaurant, room for rent, manufacturing, hybrid production facility or other nonresidential use. However, this definition shall not include home occupations, churches, public schools, hospitals, public civic centers or public recreation facilities, or other facilities owned by, or operated strictly for the benefit of the public.

MIXED USE DEVELOPMENT: The development of a tract of land which includes uses from two (2) or more of the land use categories such as residential, commercial, office, light industrial, public space or agricultural. See also definition of Multiple Use Building and Live/Work Unit.

PLANNED UNIT DEVELOPMENT (PUD): Property planned as a unit that demonstrates innovation and creativity in site design to protect natural features, preserve open space and create public amenities. A well-designed urban type development characterized by a wide mix of uses, on site amenities, trip capture, and connectivity within the community; conservation of open space and preservation of environmental attributes; an emphasis on community character and forming a sense of community. A PUD may contain a specific use exception for uses not allowed in the zoning district and may allow for a density bonus.

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

The following zoning districts are hereby established for the interpretation of this title, the

zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

(R) RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

(C-2) GENERAL COMMERCIAL DISTRICT: To provide for the establishment of areas for commercial uses allowed in other commercial zones and commercial uses which are more intensive than those permitted in other commercial zones, and typically located adjacent to arterial roadways and not immediately adjacent to residential, including the establishment of areas for travel related services such as hotels, motels, service stations, drive-in restaurants, offices, limited warehousing, commercial services and retail sales.

(PUD) PLANNED UNIT DEVELOPMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., R-4-PUD), indicates that the development was approved by the city as a planned unit development, with specific allowances and design approved by Council.

(DA) DEVELOPMENT AGREEMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., C-2-DA), indicates that the zoning was approved by the city with a development agreement, with specific conditions of zoning.

8-3A-3: USES WITHIN ZONING DISTRICTS

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses

<u>ZONING DISTRICT USES</u>	C-1		C-1
Accessory structure - Residential or Commercial	A	Concrete batch plant 1	N
Adult business/adult entertainment	N	Conference/convention center	P
Agriculture, forestry, fishing	N	Contractor's yard or shop 1	N
Airport	N	Convenience store	C
Animal care facility 1	P	Dairy farm	N
Artist studio1	P	Drive-through establishment/drive-up service window 1	C
Arts, entertainment, recreation facility1	C	Dwelling:	
Asphalt plant 1	N	Multi-family 1	N
Auction facility	N	Secondary 1	N
Automated Teller Machine (ATM) 1	A	Single-family attached	N
Automotive hobby 1	N	Single-family detached	N
Automotive mechanical/electrical repair and maintenance	C	Two-family duplex ¹	N
Bakery- Retail or Manufacturing	P	Live/Work Multi-Use 1	N
Bar/tavern/lounge/drinking establishment	C	Educational institution, private	C
Barbershop/styling salon	P	Educational institution, public	C
Bed and breakfast	P	Equipment rental, sales, and services	C
Beverage bottling plant	N	Events/Entertainment Facility, public or private (indoor/outdoor) 1	C
Boarding house	N	Fabrication shop	N
Brewery/Distillery	C	Farm	N
Brewpub/Wine Tasting	C	Farmers' or Saturday market	C
Building material, garden equipment and supplies	C	Feedlot	N
Campground/RV park 1	N	Financial institution	P

	C-1		C-1
Caretaker Unit 1	A	Flammable substance storage	N
Cement or clay products manufacturing	N	Flex Space	C
Cemetery 1	N	Food products processing	C
Chemical manufacturing plant 1	N	Fracking	N
Child Care center (more than 12) 1	C	Gasoline, Fueling & Charging station with or without convenience store 1	C
Child Care family (6 or fewer) 1	A	Golf course/Driving Range	C
Child Care group (7-12) 1	C	Government office	P
Child Care-Preschool/Early Learning1	C	Greenhouse, private	N
Church or place of religious worship1	C	Greenhouse, commercial	C
Civic, social or fraternal organizations	P	Guesthouse/granny flat	N
Healthcare and social services	P	Power plant	N
Heliport	N	Processing plant	N
Home occupation 1	N	Professional offices	P
Hospital	C	Public infrastructure; Public utility major, minor and yard 1	C
Hotel/motel	C	Public Utility Yard	C
Ice manufacturing plant	N	Recreational vehicle dump station	C
Institution	C	Recycling center	C
Junkyard	N	Research activities	P
Kennel	N	Restaurant	C
Laboratory	P	Retail store/retail services	C
Laboratory, medical	P	Retirement home	C
Laundromat	P	Riding Arena or Stable, Private/ Commercial	N

	C-1		C-1
Laundry and dry cleaning	P	Salvage yard	N
Library	P	Sand and gravel yard	N
Manufactured home 1	N	Service building	P
Manufactured home park 1	N	Shooting range (Indoor/Outdoor)	C/N
Manufacturing plant	N	Shopping or Commercial center	C
Meatpacking plant	N	Short Term Rentals 1	N
Medical clinic	P	Solid waste transfer station	N
Mining, Pit or Quarry (excluding accessory pit) 1	N	Storage facility, outdoor (commercial)1	C
Mining, Pit or Quarry (for accessory pit) 1	A	Storage facility, self-service (commercial)1	C
Mortuary	C	Swimming pool, commercial/public	P
Multiple Use Building 1	C	Television station	N
Museum	P	Temporary living quarters 1	N
Nursery, garden center and farm supply	P	Terminal, freight or truck 1	N
Nursing or residential care facility 1	P	Truck stop	N
Office security facility	P	Turf farm	N
Parking lot/parking garage (commercial)	C	Vehicle emission testing 1	P
Parks, public and private	P	Vehicle impound yard 1	N
Pawnshop	P	Vehicle repair, major 1	C
Personal and professional services	P	Vehicle repair, minor 1	C
Pharmacy	P	Vehicle sales or rental and service 1	C
Photographic studio	P	Vehicle washing facility 1	C
Portable classroom/modular building (for private & public Educational Institutions) ¹	P		

	C-1		
Vehicle wrecking, junk or salvage yard ¹	N		
Veterinarian office	P		
Vineyard	N		
Warehouse and storage	N		
Wholesale sales	P		
Winery	N		
Wireless communication facility 1	C		
Woodworking shop	N		

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
C-2	35'/60' ⁵	20'	5'	0' ⁴	20'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

8-3B-3: RESIDENTIAL DISTRICTS: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

J. Additional residential standards applying to all new residential subdivisions:

1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
 1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. A minimum of three (3) architectural elements shall be provided for all single-family residential structures. These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

8-3B-3 - FIGURE EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
 5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
- a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans

3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners Association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

8-3C-1: ALL COMMERCIAL AND OFFICE DISTRICTS:

- A. Comply with Section 8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED.
- B. New commercial developments shall incorporate site and architectural design recommendations from the Architectural Overlay Design Guidelines for the Central Business District and Riverfront Center.
- C. Big box retail commercial, generally a single-story single use building over 50,000 square feet, shall not be permitted unless approved by Council.
- D. Commercial buildings and centers, including shopping centers and strip malls immediately adjacent to State Street and Star Road shall front the roadway with parking located to the rear. Single buildings may provide parking on the sides as approved by Council. Direct access to these roadways shall be limited to avoid excessive access points. Existing alleyways shall be utilized when present, or new alleyways as permitted by the transportation authority.
- E. All commercial buildings fronting State Street, Star Road, and State Hwy 16 & 20/26 shall be designed with architectural elements facing the roadways that provide a visually pleasing character to the public view, as may be determined through the Design Review process.
- F. Site Improvements:
 - 1) Prior to any ground disturbance for any commercial, industrial or other non-residential buildings, a Commercial Site Improvements application shall be submitted to the City for approval by the City Engineer. This shall include any new site development initiated prior to a City Building permit.
 - 2) In any development that requires a traffic signal as part of the approval process, the applicant shall be responsible for providing an Emergency Opticom System to the intersection.
 - 3) One (1) full-size copy of the construction drawings, drawn in accordance with the requirements hereinafter stated. The construction Drawings shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"),

and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.

- a. Application shall include compliance with Section 8-4A-8 and 8-4A-11 of this ordinance.
 - b. Construction drawings shall include both above ground and below ground improvements, including the proposed building envelope of proposed improvements. Said improvements must include proposed finished grades of all impervious surfaces, and shall be in conformance with all Federal, State, and local regulations. Construction drawings shall include an erosion and sediment control plan, prior to pre-construction meeting.
 - c. Electronic file of all application materials in original .pdf format shall be submitted with the application on a thumb drive.
- 4) Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

Certification Of Completion: Upon the completion of construction of any commercial development, and/or other improvements subject to architectural review approval, a written certification of completion shall be prepared by the licensed engineer and/or architect responsible for the approved plan. The certifications of completion shall state that the installation of all improvements is in substantial compliance with the city approved plans. This certification shall be submitted prior to the issuance of a certificate of occupancy, signature of a final plat, or release of bond, and is required as a part of, and not in lieu of, the inspections performed, and certificates issued by the city.

8-3G-1: ARCHITECTURAL OVERLAY DISTRICT:

- A. An Architectural Overlay District boundary is all of the existing Central Business District north of the Boise River, and approximately 750' on either side of SH-44 from city limit to city limit, and Star Road from the Boise River north, and including all future annexations within this area. This shall also include all other non-residential zoned uses and properties throughout the City. Single-family dwellings that are part of an approved PUD or Conditional Use Permit shall comply with this section.
- B. Architectural Overlay District includes the entirety of the South of the River Area Plan.
- C. The "STAR DESIGN GUIDELINES, CENTRAL BUSINESS DISTRICT AND RIVERFRONT CENTER" (the Guidelines), is adopted through this ordinance. It may be amended from time to time by a Resolution of the Star City Council and shall be used within the Architectural Overlay District.

- D. If the Architectural Overlay District Guidelines conflict with other parts of the City of Star code, the Architectural Overlay District Guidelines shall be used.

8-4A-21: MAILBOXES:

All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



8-4E-1: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - APPLICABILITY:

The standards for common open space and site amenities shall apply to all residential developments with a density exceeding one dwelling unit per acre.

8-4E-2: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - STANDARDS:

A. Open Space and Site Amenity Requirement (see also Chapter 8 "Architectural Review"):

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.
2. Each development is required to have at least one site amenity.
3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
4. Developments with a density of 1 dwelling unit per acre or less may request a waiver

of open space and amenities to the Council. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.

5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Usable Area Open Space: The following qualifies to meet the usable area open space requirements:

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:

a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;

b. Qualified natural areas, as determined by the Administrator;

c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;

d. A plaza.

e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.

f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).

2. Additions to a public park or other public open space area.

3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.

4. Parkways along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:

a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.

b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:

1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open-style fencing, may qualify for up to 20% of the required open space total, as determined by the Administrator.

C. Qualified Site Amenities: Qualified site amenities shall include, but not be limited to, the following:

1. Clubhouse;
2. Fitness facilities, indoors or outdoors;
3. Public art;
4. Picnic area; or
5. Recreation amenities:
 - a. Swimming pool with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).
 - b. Children's play structures.
 - c. Sports courts.
 - d. Additional open space in excess of 10% qualified usable space.
 - e. RV parking for the use of the residents within the development.
 - f. School and/or Fire station sites if accepted by the district.
 - g. Pedestrian or bicycle circulation system amenities meeting the following requirements:

(1) The system is not required for sidewalks adjacent to public right of

way;

(2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and

(3) The system is designed and constructed in accord with standards set forth by the city of Star;

h. Pond and/or waterway amenities including, but not limited to docks, shade structures, ADA access, and fish stocking.

6. Community Gardens.

D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

E. Maintenance:

1. All common open space and site amenities shall be owned by and be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

8-6A-3: PRELIMINARY PLAT PROCESS

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title, and the criteria and standards contained herein.

B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. Any unresolved access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.
2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
4. Additional information on the preliminary plat and separately submitted information to include the following:
 - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
 - b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
 - c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
 - d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
 - e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
 - f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
 - g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
 - h. Any proposed or existing utilities, including, but not limited to, power poles,

storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;

- i. Any flood zone information including FEMA FIRM panels;
 - j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;
 - k. Phasing plan showing all proposed phases of the development;
 - l. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
 - m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
 - n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
 - o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
 - p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
 - q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
 - r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
 - s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
5. Additional information in the application as determined by the administrator may include the following:
- a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
 - b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements

as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

- c. F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

PLANNED UNIT DEVELOPMENT

8-7-1: PURPOSE:

A. The purpose of the planned unit development (PUD) requirements is to provide an opportunity for exemplary site development that meets the following objectives:

1. Preserves natural, scenic and historic features of major importance;
2. Allows for innovative design that creates visually pleasing and cohesive patterns of development; and
3. Creates functionally integrated development that allows for a more efficient and cost-effective provision of public services.
4. Master planning of large acreages that include a variety of residential and commercial uses within one development.

B. It is not the intent that the PUD process be used solely for the purposes of deviation from the dimensional standards in the district, however deviations from dimensional and other standards within this title, may be approved for portions of the development by the council if the PUD incorporates design features that add to the overall design and quality of the proposed development. By allowing dimensional standard deviations in portions of the development, exceptions in land uses allowed and pre-approvals of specific uses as conditions of approval within the PUD application process, the City expects in return a unique development that provides upgraded open space and amenities, mixed uses, multiple residential styles and superior site design.

8-7-2: APPLICABILITY:

A planned unit development can be developed in any district. A PUD must have both commercial and a variety of residential components in order to qualify.

8-7-3: PROCESS:

A. Preapplication Meeting: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a planned unit development. The meeting should be held well in advance of the preparation of the planned unit development

application, and before a neighborhood meeting is scheduled. A draft site plan and preliminary plat map (if required) shall be provided to staff at the meeting.

B. Application Requirements: An application, map requirements, and fees, shall be submitted to the administrator.

1. At the discretion of the administrator, designee or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, floodplain, cemetery, manufactured home parks, or hazardous or unique areas of development. Phasing plans shall be included in the application if the project is to be phased.

2. A site amenity plan shall be provided with the planned unit development application.

C. Concurrent Review: Concurrent review of other applications may be required as determined by the administrator. In cases where subdivision platting would be necessary, concurrent review of preliminary plat is required.

D. Public Hearing Requirements: All planned unit development applications shall comply with the public notice and hearing procedures contained within this title.

8-7-4: STANDARDS:

The council may approve planned unit developments, in accord with the following standards:

A. General Use Standards:

1. Deviations from Underlying District Requirements: Deviations from dimensional and other standards within this title may be approved by the council if the PUD incorporates design features that add to the overall design and quality of the proposed development. The exception is that along the periphery of the planned development, the applicable setbacks as established by the district shall not be reduced. Internal setback deviations may be considered by Council with approval from the Fire District, when emergency concerns are addressed. Examples for considerations may include, but are not limited to, alley-loaded homes providing multiple access points, and/or fire-sprinkled homes.

2. Allowed Uses: Applicant may request that specific conditional use(s) be allowed in the district as principal permitted use(s) and up to twenty-five percent (25%) of non-permitted uses be allowed as permitted uses if the council finds that compatibility within the PUD, compatibility with adjacent uses and compliance with the intent of the comprehensive plan is provided. It is at the sole discretion of the Council to approve non-permitted uses within the development, including the maximum amount of those non-permitted uses.

3. Private Streets and Service Drives: The uses within the planned unit development are interconnected through a system of roadways and/or pathways as appropriate. Private streets

and service drives may be permitted, if designed and constructed to the transportation authority standards and in accord with this title. The approval of private streets shall not prevent access and/or interconnectivity to adjacent properties or otherwise create unreasonable development opportunities.

4. Buildings Clustered: Buildings shall be clustered where practical to preserve scenic or environmentally sensitive areas in the natural state, or to consolidate small open spaces into larger, more usable areas for common use and enjoyment.

5. Density Bonus: A residential density bonus may be given for dedications of land for public use such as school, park, fire station or recreational facility provided to the public entity by donation or at a cost less than, or equal to, the applicant's predevelopment cost for that land. The bonus shall be proportional to the amount of land being dedicated. For example, if ten (10) percent of the total property is being donated, the density bonus shall be ten (10) percent. However, in no case shall the bonus exceed twenty-five (25) percent of the units permitted by the district.

B. Private Open Space: In addition to the common open space and site amenity requirements of this title, a minimum of eighty (80) square feet of additional, private, usable open space shall be provided for each residential unit not planned as single-family detached. This requirement can be satisfied through porches, patios, decks, and enclosed yards. Landscaping, entryway and other accessways do not count toward this requirement.

C. Residential Use Standards:

1. Housing Types: A variety of housing types may be included within a single planned development, such as attached units (townhouses, duplexes), detached units (patio homes), single-family and multi-family units, regardless of the district classification of the site, provided that the overall density limit of the district is maintained. A minimum of two (2) housing types shall be provided for all PUD's.

D. Infill Planned Developments: Properties of five (5) acres or less within the city of Star, that are located in areas already substantially developed (at least 80 percent of the land area within 300 feet of the boundaries of the parcel) and where water, sewer, streets, schools and fire protection have already been developed and are provided. Upon recommendation of the administrator, the council may approve exceptions to other sections of this title as an incentive for in-fill development, including, but not limited to the following:

1. The council may allow up to a twenty-five percent (25%) increase in the density permitted for the district in which the site is located. It is at the sole discretion of the Council to approve the maximum density bonus requested. Density bonuses shall not be allowed in the CBD.

2. The council may also waive or modify open space and amenity requirements set forth in this section depending on the size and scale of the planned development and proximity to public

open space, pathways or greenbelts.

E. Conditions, Bonds and Safeguards: In approving the planned unit development, the council may prescribe appropriate conditions, additional conditions, bonds, and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.
2. Control the sequence and timing, or phasing, of the uses.
3. Control the duration of the use. Assure that the use and the property in which the use is located is maintained properly.
4. Designate the exact location and nature of the use and the property development.
5. Require the provision for on site or off-site public facilities or services.
6. Require more restrictive standards than those generally required in this title.
7. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, which provides services within the city.

8-7-5: REQUIRED FINDINGS:

Upon recommendation from the administrator, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a planned development request, the council shall make the following findings:

- A. The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.
- B. The planned unit development preserves the significant natural, scenic and/or historic features.
- C. The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.
- D. The internal street, bike and pedestrian circulation system is designed for the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions contained within the development, nor place an undue burden upon existing transportation and other public services in the surrounding area.
- E. Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.
- F. The proposal complies with the density and use standards requirements in accord with his

title.

G. The amenities provided are appropriate in number and scale to the proposed development.

H. The planned unit development is in conformance with the comprehensive plan.

8-7-6: TIME LIMITATIONS:

The time limitations and extensions as set forth for conditional uses within this title shall also apply to planned unit developments.

8-7-7: MODIFICATIONS:

The modification provisions as set forth for conditional uses within this title shall also apply to planned unit developments.

8-5-27: PUBLIC INFRASTRUCTURE; PUBLIC UTILITY MAJOR, MINOR AND YARD:

A. Accessory uses directly related to the maintenance and fueling of vehicles (including, but not limited to, truck and trailer washing, fuel pumps, garages for minor repair) may be allowed.

B. Installation of underground fuel tanks shall require written approval from the Idaho division of environmental quality, Idaho department of water resources, and Star joint fire protection district.

C. No portion of the outside storage areas and/or outside activity areas may be visible from any highway, interstate, gateway corridor, principal arterial, or minor arterial as herein defined.

D. All driveways into and through the facility and any open area with a driving surface shall be surfaced with a dustless material including, but not limited to, asphalt, concrete, pavers or bricks.

E. For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand feet (1,000') from a hospital or school.

8-7-5 : PLANNED UNIT DEVELOPMENT FINDINGS:

A. The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.

The Council finds that the planned unit development includes a site design, street and pathway layout, and building design that is cohesive, continuous and visually and functionally appropriate for the area. The development is a well-designed urban type development characterized by a wide mix of uses, on site amenities, trip capture, and connectivity within the community; conservation of open space and preservation of

environmental attributes; an emphasis on community character and forming a sense of community.

- B. The planned unit development preserves the significant natural, scenic and/or historic features.

The Council finds that the planned unit development demonstrates innovation and creativity in site design to protect natural features, preserve open space and create public amenities.

- C. The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.

The Council finds that the planned unit development is arranged so that the uses and structures will not cause damage, hazard or nuisance to persons or property in the vicinity. Council has placed additional conditions of approval associated with the site design.

- D. The internal street, bike and pedestrian circulation system is designed for the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions contained within the development, nor place an undue burden upon existing transportation and other public services in the surrounding area.

The Council finds that the planned unit development has been designed to take into consideration internal street, bike and pedestrian circulation. HD4 and ITD have reviewed and commented on the application with requirements incorporated into the approval of the development.

- E. Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.

The Council finds that the planned unit development includes open space that will be functionally related and accessible to all dwelling units through the pedestrian and bicycle pathway system.

- F. The proposal complies with the density and use standards requirements in accord this title.

The Council finds that the planned unit development complies with the density and use standards requirement of the Comprehensive Plan and Unified Development Code.

- G. The amenities provided are appropriate in number and scale to the proposed development.

The Council finds that the planned unit development includes the appropriate number and scale of amenities to the proposed development.

H. The planned unit development is in conformance with the comprehensive plan.

The Council finds that the planned unit development is in conformance to the comprehensive plan and the pertinent land use designations.

8-6A-7: PRELIMINARY PLAT FINDINGS:

1. The plat is in conformance with the Comprehensive Plan;
The Council finds that the Preliminary Plat, as originally submitted and accepted meets all requirements associated with Section 8-6A-3 of the UDC and is consistent with the Comprehensive Plan and will meet the intent of the Land Use designation. Further, the property is required to develop under the guidelines of the Comprehensive Plan and requirements of the Unified Development Code.
2. Public Services are available or can be made available and are adequate to accommodate the proposed development;
The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development. Emergency services were reviewed, and mitigation fees will be required to serve the Police Department and Star Fire District.
3. There is public financial capability of supporting services for the proposed development;
The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.
4. The development will not be detrimental to the public health, safety or general welfare;
The Council finds that the City has not been made aware of any known detriment that will be caused by this development. Residential uses are a permitted use through the PUD and are compatible with other residential uses in the immediate area.
5. The development preserves significant natural, scenic or historic features;
The Council finds that there are no known natural, scenic, or historic features that have been identified with this Preliminary Plat. The property has been in previous agricultural production.

Public Hearing of the Council:

- a. A public hearing on the application was heard by the City Council on March 18, 2025, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

b. Oral testimony (In-favor, Against or Neutral) regarding the application was presented to the City Council by:

- Shawn L Nickel, City Planning Director gave Staff Presentation
- Becky McKay, Applicant
- Brian Burnett
- Doug Pill
- Daniel Wallis
- Andrew Knowles
- Chris Spallino
- David Cox
- Dean Waite
- David Sterling

c. Public sign-ins that did not testify (In-Favor, Against or Neutral):

- Todd Campbell
- Ryder Burnett
- Amanda Wallis
- Mary Dauven
- Jerry Arbiter

d. Written testimony in favor of or opposing the application was presented to the City Council at the hearing by:

- None

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed planned unit development and preliminary plat application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the planned unit development and platting of the development. Review and discussion included development layout, access and street configuration, density, setbacks, open space, commercial uses, pathways and irrigation/drainage. The Council accepted staff's recommended conditions of approval on the application in the development agreement and preliminary plat. Council added additional conditions of approval. Council concluded that the Applicant's request, as conditioned, meets the requirements and findings for the planned unit development and preliminary plat. Council hereby incorporates the staff report dated May 6, 2025 into the official decision as part of these Findings of Fact, Conclusions of Law.

Statement of Compliance:

Council finds the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements.

Council added to the Development Agreement Modification, Planned Unit Development and Preliminary Plat applications the following conditions of approval to their decision to approve the applications to include the following:

- **Drainage swales to be constructed no more than 1-foot deep along arterials and collectors with dense trees, bushes, rocks and sand beds to be covered with decorative rock. A revised landscape plan shall be submitted to staff for review of proposed swales at each phase of final plat.**
- **A public access easement shall be provided along the entire southern side of Landruff Lane to provide future access to neighboring properties. This shall be included on all final plat phases associated with collector roadway.**
- **The applicant shall provide a fence and buffer area (berm) along the southern side of Landruff Lane. The applicant shall coordinate the area with Staff prior to submittal of Final Plat. A revised landscape plan shall be submitted prior to Final Plat with detailed fencing, buffering and updated street tree details.**
- **Detached sidewalk and adequate planter strip shall be located only along north side of Landruff Lane.**
- **Council approves a waiver of side yard setbacks to 5' to meet all Fire District requirements, including no fencing between buildings.**
- **Council approves the additionally requested setbacks of zero-lot-lines and 10' rear setbacks for the attached residential units.**
- **The applicant shall provide a shared parking agreement between the commercial and residential uses within the development. The applicant shall also provide cross-access easements between the commercial uses and the adjacent commercial use to the west. These shall be included within the final plat.**
- **The following commercial Land Uses are hereby approved as part of this development:**
- **Allowed uses outright* (principally permitted & conditional use) within the C-1 zoned properties: Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices. All principally permitted uses in C-1 zone unless otherwise listed herein.**

*** Subject to CZC and Design Review Approval**

- **Uses Allowed only as Conditional Uses within the C-1 zoned properties: Animal Care Facility; Drive-through establishment /drive-up service window; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Educational Institution, Flex Space; Government Office; Laundromat; Laundry and Dry Cleaning; Portable Classroom/Modular Building; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Restaurant; Retirement Home; Warehouse and Storage; Shooting range (indoor/outdoor); Shopping or Commercial center;**

- **Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the Code):** Automotive Mechanical/Electrical Repair and Maintenance; Bar/Tavern/Lounge/ Drinking Establishment; Brewpub/Wine Tasting; Convenience Store; Conference/Convention Center; Equipment rental, sales, and services; Events/Entertainment Facility, public or private (indoor/outdoor); Golf Course/Driving Range; Hospital (for profit); Hotel/motel; Mortuary; Pawnshop; Public; Farmers or Saturday Market; Fireworks Stand; Hospital (non-profit); Gasoline, Fueling & Charging Station with or without Convenience Store; Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental and service; Vehicle washing facility; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility; Storage facility, outdoor (commercial); Storage facility, self-service (commercial)

CONDITIONS OF APPROVAL

Conditions of Approval

1. The approved Preliminary Plat for the Hacienda de Estrella Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to any development work on the property.**
3. **The applicant has entered into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**
4. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
5. **All sidewalks and planter strips shall be built to UDC standards, unless otherwise approved by Council.**
6. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
7. **The Applicant shall confirm the location of the mail clusters prior to installation. The mailbox cluster must be covered and reasonably lit.**
8. **The Applicant shall provide an updated landscape plan showing compliance with the street tree requirements of one tree for every 35 feet. This will be required prior to signing the final plat.**

9. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight plan prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
10. Street trees along all streets shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees. If the trees will be installed by the builder, Certificate of Occupancy may be withheld until trees have been verified they are installed per code.
11. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
12. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
13. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
14. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
15. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
16. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
17. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
18. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
19. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
20. All common areas shall be owned and maintained by the Homeowners Association.

21. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
22. A sign application is required for any subdivision signs.
23. **Any additional Condition of Approval as required by Staff and City Council.**

Council Decision:

The Council voted 4-0 to approve the Development Agreement Modification, Planned Unit Development and Preliminary Plat for Hacienda De Estrella Subdivision on May 6, 2025.

Dated this 3rd day of June 2025.

Star, Idaho

By: _____

Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk

FINDINGS OF FACT AND CONCLUSIONS OF LAW
THE QUARRY AT RIVER PARK SUBDIVISION
FILE NO. PP-24-05/PR-24-04

The above-entitled Preliminary Plat and Private Street land use application came before the Star City Council for their action on May 6, 2025, at which time public testimony was taken and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

Procedural History:

A. Project Summary:

The Applicant is requesting approval of a Preliminary Plat and Private Street for a proposed residential subdivision consisting of 228 residential lots, 19 common and 3 commercial lots. The property is located at 21339 Blessinger Road in Star, Idaho, and consists of 186.15 acres with a proposed density of 1.23 dwelling units per acre. The subject property is generally located on the south side of State Highway 44 between Trigger Ranch Lane and Blessinger Road. Canyon County Parcel No. R3404900000

B. Application Submittal:

A neighborhood meeting was held on April 18, 2024, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on June 21, 2024.

C. Notice of Public Hearing:

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on April 19, 2025. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on April 21, 2025. Notice was sent to agencies having jurisdiction in the City of Star on July 24, 2024. The property was posted in accordance with the Star Unified Development Code on April 24, 2025.

D. History of Previous Actions:

October 4, 2022	Council approved applications for Annexation and Zoning (AZ-22-12), and Development Agreement (DA-22-13) for Quarry at River Park consisting of 185.93 acres. Property was zoned residential (R-2-DA) and commercial (C-1-DA).
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E. *Comprehensive Plan Land Use Map and Zoning Map Designations:*

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Residential (R-2-DA) Commercial (C-1-DA)	Estate Urban Residential Commercial/Industrial Corridor	Agricultural/Single Family Residential
Proposed	Residential (R-2-DA) Commercial (C-1-DA)	Estate Urban Residential Commercial/Industrial Corridor	Single Family Residential Commercial
North of site	AG (Canyon County)	Estate Urban Residential	Single Family Residential
South of site	AG (Canyon County)	Estate Urban Residential/Flood Way	Single Family Residential/Boise River
East of site	Residential (R-2-DA)	Estate Urban Residential	Approved River Park Subdivision
West of site	RR (Canyon County)	Rural Residential w/Special Transition Overlay/Commercial/Industrial Corridor	Leighton Lakes Subdivision (Canyon County)

F. *Development Features.***PRELIMINARY PLAT:**

The applicant is requesting approval of the Preliminary Plat for The Quarry at River Park Subdivision on 185.92 acres. The plat includes a total of 227 single family detached residential lots, 19 common/open space lots and 3 commercial lots (C-1 zoned lots). The residential lots range in size from 7,659 square feet to 66,804 square feet with an average buildable lot of 13,480 square feet.

Sewer and Water will be provided by the Star Sewer and Water District and is in close proximity to the property. The property has already been annexed into the Star Sewer and Water District.

The preliminary plat will be accessed primarily from State Highway 44 on the north and Blessinger Road on the east. Landruff Lane will provide east and west access as a collector road. A new road into the community from State Highway 44 will also serve as a collector road and run south from Highway 44. This will be a public road with future plans to connect to the east and west.

As per Highway District 4 policy, all sidewalks are located outside of the right of way, which will put ownership and maintenance on the HOA. It is also the policy of HD4 to have all street drainage above ground.

The amenities being provided with this preliminary plat include two large lakes and two smaller ponds. There will be a sandy beach with shade cabanas along the northeastern portion of the largest lake. The northern lake will have a fishing dock, and the southern lake will have a boat ramp. Both canals will have walking paths along them and additional pedestrian pathways will connect the development together. There is room for a future community center at the southern lake. The preliminary plat total open space equates to 88.76 acres or 47%. The preliminary plat qualified open space area is 84 acres or 45%.

ADDITIONAL DEVELOPMENT FEATURES:

- Lighting - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a streetlight plan and design with the application packet. The proposed plan and design satisfy City code.
- Street Names – Applicant will work with City Staff and Canyon County on the approval of the street names. This will be required at final plat.
- Subdivision Name – Applicant has provided approval from Canyon County for the proposed subdivision name.
- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. The submitted landscape plan appears to satisfy these requirements. If street trees are to be placed by the builder, Certificate of Occupancy may be withheld until trees are verified in place per code.
- Setbacks – The applicant is not requesting any set back waivers, and the proposed preliminary plat will adhere to the R-3 setbacks outlined in this report.
- Block lengths – Not all blocks meet the 750' block length requirement and will require a waiver from the Council.
- Mailbox Cluster – Applicant is working with the appropriate Postmaster to obtain approval on the location of mailbox clusters. This will be required at final plat. Mailbox clusters shall be covered and provided with lighting.
- Phasing – The Applicant is proposing multiple phases until full build out. They are asking for flexibility on the phasing due to market conditions. The initial proposal is fully build out after approximately 23 phases.

- Fencing – Neighbors adjacent to the development to the west have requested specific fencing and buffering from the applicant. This should be discussed at Council, or the applicant should agree to these requests in advance of the public hearing. A condition of approval will be placed on the applicant to provide a fencing plan for boundary and internal fencing types and locations.
- Building Elevations – The applicant has provided residential building elevations that have been included in the Council Packet.

- Sidewalks

Internal sidewalks are proposed at five-foot (5') widths and will be detached throughout the majority of the subdivision, with an eight (8') foot landscape strip. Due to some physical constraints, the Applicant is asking for some attached sidewalks and some streets with sidewalks on one side of the street only. The illustration above shows the proposed sidewalk plan.



- Mitigation fees – All future building permits shall be subject to emergency service mitigation fees, as determined by Council.
- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. The Applicant has

provided elevations that appear to comply with the 3 visual elements required on the front of the home.

PRIVATE STREETS:

- Public Collector – Staff is requesting that the Applicant create a public collector that will come south, off State Highway 44 and then east, through the commercial portion of the development and terminate at the easter property line. When the parcel to the east develops, the public collector will be continued. This will provide public cross-access and circulation east-west and to Blessinger Road. HD#4 will need to accept this request.



- Landruff Lane (Public Collector) – The proposed Landruff Lane collector roadway stubs to the west to provide future connectivity. It is undetermined at this time whether that roadway will ever be extended unless the Kingsbury Road river crossing becomes reality. Because of this, Staff, and some of the neighboring property owners to the west, are concerned that this stub will turn into a parking area that could entice trespassers onto private property and the private lakes. Staff would recommend that the right of way be granted, but the stub not be built and that the applicant should landscape it until the status of the connection is determined. HD#4 will need to accept this request.



- Private Streets – The streets in the development, except for the public collector roadway (Landruff) and the recommended commercial collector, are proposed to be private. Council originally approved private streets as part of the annexation and original Development Agreement. The Applicant is proposing to build all streets, with the exception of one, at 36 feet from back of curb to back of curb with 5-foot detached sidewalks and 8-foot landscape strips.

The exception, that is serving a total of 7 homes along the western edge of the northern pond is requested by the applicant to be built at 27 feet from back of curb to back of curb with a 5-foot attached sidewalk. This is due to the physical constraints of the property with the pond taking up most of the buildable land. The narrower street will allow deeper lots to accommodate single story homes on each of these 7 lots. Parking would be allowed on one side of the street only. Staff is supportive of this proposal.

Since the allowance of private streets in the River Park Subdivision to the east and the Council approval of private streets in the Development Agreement for the annexation of the subject property, concerns have been raised by City Staff regarding private streets in higher density developments. These concerns mostly revolve around police enforcement of traffic laws, including speeding, driving under the influence and illegal parking. With private streets, the police department has no jurisdiction to enforce these laws. The higher the residential density, the greater chance of violation within these subdivisions, and a higher expectation from residents who assume that the police will take care of these violations. This leaves enforcement strictly in the hands of the homeowners associations. If Council approves the private streets in this application, Staff recommends

that these roadways, along with the private streets in the River Park Subdivision, ultimately be dedicated to the public once the subdivisions are built out.

COMMERCIAL USES:

Council approved an RV Park as an allowed use for the commercial lots as part of the original Development Agreement. Staff recommends that Council review additional uses as part of this current application. The C-1 zoned commercial lots should be limited to uses compatible with the adjacent residential uses. Staff is recommending that the Council consider the following uses for the future commercial.

- Allowed uses outright* (principally permitted & conditional use) within the C-1 zoned properties: *Campground/RV Park (Approved Per DA)*; Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices. Other principally permitted uses in C-1 unless otherwise listed herein.

* Subject to CZC and Design Review Approval

- Uses Allowed only as Conditional Uses within the C-1 zoned properties: Animal Care Facility; Drive-through establishment /drive-up service window; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Educational Institution, Flex Space; Government Office; Laundromat; Laundry and Dry Cleaning; Portable Classroom/Modular Building; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Restaurant; Retirement Home; Warehouse and Storage; Shooting range (indoor/outdoor); Shopping or Commercial center; Storage facility, outdoor (commercial); Storage facility, self-service (commercial)
- Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the Code): Automotive Mechanical/Electrical Repair and Maintenance; Bar/Tavern/Lounge/ Drinking Establishment; Brewpub/Wine Tasting; Convenience Store; Conference/Convention Center; Equipment rental, sales, and services; Events/Entertainment Facility, public or private (indoor/outdoor); Golf Course/Driving Range; Hospital (for profit); Hotel/motel; Mortuary; Pawnshop; Public; Farmers or Saturday Market; Fireworks Stand; Hospital (non-profit); Gasoline, Fueling & Charging Station with or without Convenience Store; Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental and service; Vehicle washing facility; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility;

DEVELOPMENT AGREEMENT:

Council approved a Development Agreement for The Quarry as part of the annexation in 2022. The applicant has not submitted a Development Agreement Modification as part of this application. Given the additional, proposed conditions of approval and potential conditions Council may impose on this development, Staff recommends that the existing Development Agreement be updated. Items that should be considered by the applicant and Council include the following:

- Private Streets
- Approved Commercial Uses
- Fencing and Buffering
- Collector Roads
- Residential Building Elevations
- Compliance With Weed Abatement Code
- Future Emergency Mitigation Fees
- Future Residential Building Elevations
- Maintenance of Residential Sidewalks

H. On-Site Features:

- ✧ Areas of Critical Environmental Concern – No known areas.
- ✧ Evidence of Erosion – No evidence.
- ✧ Fish Habitat – No.
- ✧ Floodplain – Yes (Zone AE).
- ✧ Mature Trees – None.
- ✧ Riparian Vegetation – No.
- ✧ Steep Slopes – None.
- ✧ Stream/Creek – None.
- ✧ Unique Animal Life – No unique animal life has been identified.
- ✧ Unique Plant Life – No unique plant life has been identified.
- ✧ Unstable Soils – No known issues.
- ✧ Historical Assets – No historical assets have been observed.
- ✧ Wildlife Habitat – No known sensitive wildlife habitat observed.

I. Agencies Responding:

The following agencies responded, and correspondence was attached to the staff report.

ITD	May 16, 2025
Highway District #4	March 5, 2025
Flood Control District # 10	July 29, 2024

DEQ
Star City Engineer

August 5, 2024
April 25, 2025

J. Staff received the following letters & emails for the development:

Trace Leighton
Leighton Lake Estates HOA

April 29, 2025
April 30, 2025

K. ***Comprehensive Plan and Unified Development Code Provisions:***

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Estate Urban Residential

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of greater than one acre where those existing larger lots are not likely to be subdivided in the future. Clustering is allowed to preserve open space.

Commercial

Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan.

Commercial/Industrial Corridor

This area is located along the Hwy 44 corridor and is approximately 1,000 feet deep on both sides of the highway. Suitable primarily for the development of a wide range of commercial and light industrial activities including offices, retail, service establishments, manufacturing, warehousing, mini-storage and open storage, multi-tenant industrial park, and similar uses. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. All development within this land use shall be free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare. Uses on the fringes shall transition to and be compatible

with existing and future residential uses.

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.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

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.
- 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 lots of one acre and larger where those existing larger lots are 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.
- D. High Density residential uses should be located in close proximity to commercial centers located near highway corridors and on upper floors within the Central Business District land use area. High Density residential uses otherwise should not be dispersed throughout the community and should not be located along the Boise River.
- E. High Density residential may be limited to ensure compatibility and transition between uses adjacent to the site.
- F. High Density residential design specifications may include increased setbacks for multi-story buildings and increased landscape buffers.

8.5.4 Policies Related to the Special Transition Overlay Areas:

- A. Development adjacent to and within the Special Transition Overlay

Area is to provide for an appropriate transition between existing and new home sites where new urban development is being planned adjacent to previously approved and constructed rural county developments of years past.

B. Site layout is to provide for a transition in density and lot sizing with all policies regarding compatibility herein applying.

C. Modified street sections, such as with no curbs gutters or sidewalks, should be encouraged for adjacent compatibility where determined appropriate.

D. When an urban density residential development is planned with lots that directly abut lots within a Special Transition Overlay Area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that provide transitional lots and/or open space area avoiding urban lots directly abutting Special Transition Overlay Area lots.

E. Larger setbacks should be required for new lots planned to abut existing Special Transition Overlay Area lots.

8.5.6 Policies Related Mostly to the Commercial Planning Areas

A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Star's role as the urban core while protecting existing property rights.

B. Encourage commercial facilities to locate on transportation corridors.

C. Locate neighborhood services within walking distance to residential development.

D. Discourage the development of strip commercial areas.

E. Maintain and develop convenient access and opportunities for shopping and employment activities.

F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.

G. Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.

18.4 Implementation Policies:

- F. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.

Unified Development Code:

8-1E-1: TERMS DEFINED:

COMMERCIAL USE: An occupancy of a building, structure or other property which involves any retail sale, wholesale distribution, office, entertainment service, recreational area, restaurant, room for rent, manufacturing, hybrid production facility or other nonresidential use. However, this definition shall not include home occupations, churches, public schools, hospitals, public civic centers or public recreation facilities, or other facilities owned by, or operated strictly for the benefit of the public.

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

(C-1) NEIGHBORHOOD COMMERCIAL DISTRICT: To provide for the establishment of convenience business uses which tend to meet the daily needs of the residents of an immediate neighborhood while establishing development standards that prevent adverse effects on residential uses adjoining a C-1 district. Such districts are typically appropriate for small shopping clusters or integrated shopping centers located within residential neighborhoods, where compatible.

8-3A-3: USES WITHIN ZONING DISTRICTS

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

ZONING DISTRICT USES	R	C-1
Dwelling:		
Multi-Family	C	N
Secondary	A	N
Single Family Attached	P	N
Single Family Detached	P	N
Two-Family Duplex	P	N
Live/Work Multi-Use	N	N

<u>ZONING DISTRICT USES</u>	C-1		C-1
Accessory structure - Residential or Commercial	A	Concrete batch plant 1	N
Adult business/adult entertainment	N	Conference/convention center	P
Agriculture, forestry, fishing	N	Contractor's yard or shop 1	N
Airport	N	Convenience store	C
Animal care facility 1	P	Dairy farm	N
Artist studio1	P	Drive-through establishment/drive-up service window 1	C
Arts, entertainment, recreation facility1	C	Dwelling:	
Asphalt plant 1	N	Multi-family 1	N
Auction facility	N	Secondary 1	N
Automated Teller Machine (ATM) 1	A	Single-family attached	N
Automotive hobby 1	N	Single-family detached	N
Automotive mechanical/electrical repair and maintenance	C	Two-family duplex ¹	N
Bakery- Retail or Manufacturing	P	Live/Work Multi-Use 1	N
Bar/tavern/lounge/drinking establishment	C	Educational institution, private	C
Barbershop/styling salon	P	Educational institution, public	C
Bed and breakfast	P	Equipment rental, sales, and services	C
Beverage bottling plant	N	Events/Entertainment Facility, public or private (indoor/outdoor) 1	C
Boarding house	N	Fabrication shop	N
Brewery/Distillery	C	Farm	N
Brewpub/Wine Tasting	C	Farmers' or Saturday market	C
Building material, garden equipment and supplies	C	Feedlot	N
Campground/RV park 1	N	Financial institution	P

	C-1		C-1
Caretaker Unit 1	A	Flammable substance storage	N
Cement or clay products manufacturing	N	Flex Space	C
Cemetery 1	N	Food products processing	C
Chemical manufacturing plant 1	N	Fracking	N
Child Care center (more than 12) 1	C	Gasoline, Fueling & Charging station with or without convenience store 1	C
Child Care family (6 or fewer) 1	A	Golf course/Driving Range	C
Child Care group (7-12) 1	C	Government office	P
Child Care-Preschool/Early Learning1	C	Greenhouse, private	N
Church or place of religious worship1	C	Greenhouse, commercial	C
Civic, social or fraternal organizations	P	Guesthouse/granny flat	N
Healthcare and social services	P	Power plant	N
Heliport	N	Processing plant	N
Home occupation 1	N	Professional offices	P
Hospital	C	Public infrastructure; Public utility major, minor and yard 1	C
Hotel/motel	C	Public Utility Yard	C
Ice manufacturing plant	N	Recreational vehicle dump station	C
Institution	C	Recycling center	C
Junkyard	N	Research activities	P
Kennel	N	Restaurant	C
Laboratory	P	Retail store/retail services	C
Laboratory, medical	P	Retirement home	C
Laundromat	P	Riding Arena or Stable, Private/Commercial	N

	C-1		C-1
Laundry and dry cleaning	P	Salvage yard	N
Library	P	Sand and gravel yard	N
Manufactured home 1	N	Service building	P
Manufactured home park 1	N	Shooting range (Indoor/Outdoor)	C/N
Manufacturing plant	N	Shopping or Commercial center	C
Meatpacking plant	N	Short Term Rentals 1	N
Medical clinic	P	Solid waste transfer station	N
Mining, Pit or Quarry (excluding accessory pit) 1	N	Storage facility, outdoor (commercial)1	C
Mining, Pit or Quarry (for accessory pit) 1	A	Storage facility, self-service (commercial)1	C
Mortuary	C	Swimming pool, commercial/public	P
Multiple Use Building 1	C	Television station	N
Museum	P	Temporary living quarters 1	N
Nursery, garden center and farm supply	P	Terminal, freight or truck 1	N
Nursing or residential care facility 1	P	Truck stop	N
Office security facility	P	Turf farm	N
Parking lot/parking garage (commercial)	C	Vehicle emission testing 1	P
Parks, public and private	P	Vehicle impound yard 1	N
Pawnshop	P	Vehicle repair, major 1	C
Personal and professional services	P	Vehicle repair, minor 1	C
Pharmacy	P	Vehicle sales or rental and service 1	C
Photographic studio	P	Vehicle washing facility 1	C
Portable classroom/modular building (for private & public Educational Institutions) ¹	P		

	C-1		
Vehicle wrecking, junk or salvage yard ¹	N		
Veterinarian office	P		
Vineyard	N		
Warehouse and storage	N		
Wholesale sales	P		
Winery	N		
Wireless communication facility 1	C		
Woodworking shop	N		

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to living area/side load garage 20' to garage face	15'	<u>7.5'</u> ⁽²⁾	20'
C-1	35'	20'	5'	0' ⁴	20'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the

- potential to redevelop as a non-residential use in the future.
- 4. As approved by the Fire District.
- 5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

8-3B-3: RESIDENTIAL DISTRICTS: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

- I. Transitional Lots. For proposed residential developments located adjacent to a Special Transition Area only, as determined on the current Comprehensive Plan Land Use Map, transitional standards listed below shall be required if reasonable evidence is presented that adjacent properties will not be further subdivided in the future. This shall be through a legal encumbrance that prevents the adjacent land from being further subdivided. These encumbrances shall include:
 - 1. Property with a Future Comprehensive Plan Land Use Map designation that does not allow future redevelopment to densities lower than one dwelling unit per acre.
 - 2. Subdivision CC&R's preventing further redevelopment;
 - 3. Easements granted to municipal or other political entities, voluntary development easements granted to conservation land trusts, or other, legal encumbrances conserving the property in perpetuity, such as deed restrictions.This specifically excludes statements from landowners regarding future intent without proof of legal encumbrance.

The allowed Transitional Density for new development adjacent to Special Transition Areas, shall be as follows:

Existing Transitional Lot Sizes	Allowed Immediately Adjacent Minimum Lot Size	Allowed Immediately Across the Road from Transitional Lot
Lots larger than 1.1-acre	1 acre lots	½ acre lots
Lots of 1 to 1.1-acre	½ acre lots	1/3 acre lots
Lots smaller than 1-acre	1/3 acre lots	R-3 density Maximum

- J. Additional residential standards applying to all new residential subdivisions:
 - 1. Residential Elevations:
 - i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
 - ii. Single-Family Residential Building Front and Side Elevation Minimum

Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:

- 1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. A minimum of three (3) architectural elements shall be provided for all single-family residential structures. These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

8-3B-3 - FIGURE EXTERIOR ARCHITECTURAL ELEMENTS:



- 2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
- 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
- 4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and

dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.

5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
 - a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.
4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

8-4A-21: MAILBOXES:

All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



8-4D-3: STANDARDS (PRIVATE STREETS):

All private streets shall be designed and constructed to the following standards:

A. Design Standards:

1. Easement: The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot (with access easement) that provides access to all applicable properties.
2. Connection Point: Where the point of connection of the private street is to a public street, the private street shall be approved by the transportation authority.
3. Emergency Vehicle: The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the Star Fire District.
4. Gates: Private gates or other obstacles shall not be allowed, unless approved by Council and the Fire District.

B. Construction Standards:

1. Obtain approval from the county street naming committee and/or City for a private street name(s);
2. Contact the transportation authority to install an approved street name sign that complies with the regulations of the county street naming ordinance;
3. Roadway and Storm Drainage: The private street shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the city of Star based on plans submitted by a certified engineer.
4. Street Width and Construction: The private street may be constructed within an easement for low density developments of R-1 or less with a Fire District approved base and width of no less than 28'. All other residential developments shall be constructed within a common lot and shall have a 36' street width, and shall meet ACHD/CHD4 construction standards, unless otherwise determined by the Council and Star Fire District.
5. Sidewalks: A minimum five foot (5') detached sidewalk shall be provided on at least

one side of the street in commercial districts. This requirement may be waived if the applicant can demonstrate that an alternative pedestrian path exists. Residential private streets in some lower density developments may request a modification or waiver of sidewalks to be approved by Council. All other residential developments shall have a minimum 5' detached sidewalks on both sides of the street and shall further meet the requirements of 8-4A-17 of this title.

6. All private streets shall be paved unless a waiver is obtained by Council. Waivers for paving shall only be considered in low density developments of R-1 or less. Any unpaved streets shall be required to meet all Highway District standards for paving the approaches onto public streets.

7. Fire Lanes: All drive aisles as determined by the Star Fire District to be fire lanes, shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red.

8. Permits shall not be issued for any structure using a private street until the private street has been approved and inspected by the City Engineer and Fire District, and the transportation authority has signed off on all permits associated with access to a public street.

C. The applicant or owner shall establish an on-going maintenance fund through the Owner's association with annual maintenance dues to ensure that funds are available for future repair and maintenance of all private streets. This shall be a requirement in a development agreement and/or as part of a planned unit development. A reserve account condition shall be included in the recorded CC&R's and shall be provided to the City for review. The condition of approval shall include the following:

1. Private Street Reserve Study Requirements.

- a. At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the private street components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.
- b. The study required by this section shall at a minimum include:
 - i. Identification of the private street components that the association is obligated to repair, replace, restore, or maintain.
 - ii. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.

- iii. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).
 - iv. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.
 - v. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all private street components.
- c. A copy of all studies and updates shall be provided to the City, to be included in the development application record.

8-4D-4: REQUIRED FINDINGS (PRIVATE STREETS):

In order to approve the application, the administrator and/or Council shall find the following:

- A. The design of the private street meets the requirements of this article;
- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and
- C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

8-4E-2: STANDARDS FOR COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS:

A. Open Space and Site Amenity Requirement (see also Chapter 8 "Architectural Review"):

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.
2. Each development is required to have at least one site amenity.
3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.
4. Developments with a density of 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.
5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Usable Area Open Space: The following qualifies to meet the usable area open space requirements:

1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:
 - a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;
 - b. Qualified natural areas, as determined by the Administrator;
 - c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;
 - d. A plaza.
 - e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.
 - f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).
2. Additions to a public park or other public open space area.
3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.
4. Parkways along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:
 - a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.
 - b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.
 - c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:
 1. Must be at least fifty feet by one hundred feet (50' x 100') in area;

2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open-style fencing, may qualify for up to 20% of the required open space total, as determined by the Administrator.

C. Qualified Site Amenities: Qualified site amenities shall include, but not be limited to, the following:

1. Clubhouse;
2. Fitness facilities, indoors or outdoors;
3. Public art;
4. Picnic area; or
5. Recreation amenities:
 - a. Swimming pool with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).
 - b. Children's play structures.
 - c. Sports courts.
 - d. Additional open space in excess of 10% qualified usable space.
 - e. RV parking for the use of the residents within the development.
 - f. School and/or Fire station sites if accepted by the district.
 - g. Pedestrian or bicycle circulation system amenities meeting the following requirements:
 - (1) The system is not required for sidewalks adjacent to public right of way;
 - (2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and
 - (3) The system is designed and constructed in accord with standards set

forth by the city of Star;

h. Pond and/or waterway amenities including, but not limited to docks, shade structures, ADA access, and fish stocking.

6. Community Gardens.

D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

E. Maintenance:

1. All common open space and site amenities shall be owned by and be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

8-6A-3: PRELIMINARY PLAT PROCESS

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title, and the criteria and standards contained herein.

B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. Any unresolved access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.
2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.
3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;
4. Additional information on the preliminary plat and separately submitted information to include the following:
 - a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
 - b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
 - c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
 - d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
 - e. Streets, street names, rights of ways and roadway widths, including adjoining streets or roadways;
 - f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
 - g. Contour lines, shown at five-foot (5') intervals where the land slope is greater than ten percent (10%) and at two-foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
 - h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
 - i. Any flood zone information including FEMA FIRM panels;
 - j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;

- k. Phasing plan showing all proposed phases of the development;
 - l. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
 - m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
 - n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD's, CUP's, etc.).
 - o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
 - p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
 - q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
 - r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
 - s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.
5. Additional information in the application as determined by the administrator may include the following:
- a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
 - b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

- c. F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

8-6A-7: PRELIMINARY PLAT FINDINGS:

1. The plat is in conformance with the Comprehensive Plan;
The Council finds that the Preliminary Plat, as originally submitted and accepted meets all requirements associated with Section 8-6A-3 of the UDC and is consistent with the Comprehensive Plan and will meet the intent of the Land Use designation. Further, the property is required to develop under the guidelines of the Comprehensive Plan and requirements of the Unified Development Code.
2. Public Services are available or can be made available and are adequate to accommodate the proposed development;
The Council finds that Agencies having jurisdiction on this parcel were notified of this action. The City has not received notice that public services are not available or cannot be made available for this development. Emergency services were reviewed, and mitigation fees will be required to serve the Police Department and Star Fire District.
3. There is public financial capability of supporting services for the proposed development;
The Council finds that the City has not received notice from any jurisdictional agency that there are any problems with public financial capability for this development.
4. The development will not be detrimental to the public health, safety or general welfare;
The Council finds that the City has not been made aware of any known detriment that will be caused by this development. Residential and commercial uses are a permitted use through the original annexation and development agreement, and are compatible with other residential and commercial uses in the immediate area.
5. The development preserves significant natural, scenic or historic features;
The Council finds that there are no known natural, scenic, or historic features that have been identified with this Preliminary Plat. The property has been in previous agricultural production.

8-4D-4: REQUIRED FINDINGS (PRIVATE STREETS):

In order to approve the application, the administrator and/or Council shall find the following:

- A. The design of the private street meets the requirements of this article;

Council finds that the private street meet the requirements of the Code as submitted.

- B. Granting approval of the private street would not cause damage, hazard, or nuisance, or other

detriment to persons, property, or uses in the vicinity; and

Council finds that the construction of the private streets would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity.

C. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

Council finds that approval of the private streets will not immediately be in conflict with the comprehensive plan or the regional transportation plan. Council has conditioned the development to dedicate the private streets into public in the future, once all phases are completed.

Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on March 18, 2025, at which time testimony was heard and the public hearing was closed. The City Council made their decision at that time.

b. Oral testimony (In-favor, Against or Neutral) regarding the application was presented to the City Council by:

- Shawn L Nickel, City Planning Director gave Staff Presentation
- Travis Hunter, Applicant
- Todd Tucker, Applicant
- Gerald Buypos
- Mary Dauvan
- Amanda Waller
- Al Dauvan
- Trace Leighton
- Amanda Nichols, Leighton Lakes HOA
- Jeff Herrera
- Josh Leonard

c. Public sign-ins that did not testify (In-Favor, Against or Neutral):

- Jim Hunter
- Kirk Harwood
- Ryan Talyor Teets
- Ron Brutsman

d. Written testimony in favor of or opposing the application was presented to the City Council at the hearing by:

- None

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed preliminary plat and private street application in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the platting of the development. Review and discussion included development layout, access and street configuration, setbacks, open space, commercial uses, pathways, fencing, sewer and water extensions and irrigation/drainage. The Council accepted staff's recommended conditions of approval on the application for the preliminary plat. Council added additional conditions of approval. Council concluded that the Applicant's request, as conditioned, meets the requirements and findings for the preliminary plat and private street. Council hereby incorporates the staff report dated May 6, 2025 into the official decision as part of these Findings of Fact, Conclusions of Law.

Statement of Compliance:

Council finds the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements. Staff recommended a modification to the existing Development Agreement and Council supported a future modification to incorporate the following conditions of approval to their decision to approve the applications to include the following:

- **The applicant shall provide a public easement and pathway along the Lawrence/Kennedy Canal, location to be determined. All pathways shall be in compliance with the City of Star Pathway Master Plan. Pathways shall be either constructed or bonded for, prior to the signature of the City Engineer on the final plat for the phase that contains the pathway.**
- **The applicant shall provide public access and emergency access easements on all private streets at final plat.**
- **A community center shall be constructed as an amenity within the subdivision. The community center shall not be located along the western boundary of the subdivision.**
- **The applicant shall install a 6' high fence along the western boundary of the subdivision adjacent to the Leighton Lakes Subdivision at the time of development of each phase of the subdivision. The type of fencing shall be consistent with the fencing provided within the first phases of River Park Subdivision and shall be included in the modified development agreement. A revised landscape plan showing the type and location of the fencing shall be submitted at final plat. Fencing shall be either installed or bonded for prior to signature of the final plat by the City Engineer.**
- **The applicant shall convert the north/south and east/west roadways in the northern portion of the subdivision (commercial area) into a public collector roadway.**
- **The applicant shall provide a cross-access easement on the west side of the north/south public collector roadway (Eagle Roost Lane) south of Hwy 44 to 22444 Trigger Ranch Lane. This access is contingent on approval by HD4.**

- The applicant shall be allowed to phase the subdivision in conjunction with the phasing of the River Park Subdivision without the requirement for time extensions, provided that the first phase of The Quarry be submitted within the 18-month time period following the last phase of River Park Subdivision. At the owner's discretion, the applicant may also submit a final plat for The Quarry at any time prior to the final phase of River Park Subdivision.
- The applicant shall not construct the portion of Landruff Lane west of Saddle Bred Way until such time as the portion of Landruff Lane is constructed through the Leighton Estates Subdivision. Future right of way/easement dedicated with the recording of the final plat phase containing that portion of the subdivision. This area shall be landscaped and maintained by the HOA until a time if/when the roadway is extended. This condition is contingent upon approval by HD4. The applicant shall update the landscape plan prior to final plat.
- The applicant shall dedicate all private streets into public streets within one (1) year of recordation of the final plat for the final phase of the development, if accepted by HD4. The applicant shall work with City Staff and HD4 on this condition.
- The applicant shall meet all conditions of approval from the Star Fire District as noted on the letter dated 5-5-25.
- Council does not approve the request for a reduction of side yard setbacks. The development shall maintain the 7.5' side yard setbacks throughout the residential portions of the development.
- The applicant shall submit a request for a Development Agreement Modification within 3 months of approval of the Findings of Fact.
- Incorporate the applicant submitted residential building elevations into the Development Agreement Modification.
- The applicant shall follow the allowed commercial uses as listed in Section 8-3A-3 of the Unified Development Code that are allowed at the time of development of the commercial uses.
- The following uses are prohibited on the commercial lots:
 - Pawn Shop
 - Vehicle Sales or Rental and Service
 - Parking Lot/Commercial Parking Garage
 - Recycling Center
 - Commercial/Public Swimming Pool
 - Mortuary
- The Council approves all requested block length waivers.

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for The Quarry at River Park Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall meet all requirements listed in the signed development agreement(s).**
3. **The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to any development work on the property.**
4. **The applicant has entered into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at \$1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**
5. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
6. **All sidewalks and planter strips shall be built to UDC standards, unless otherwise approved by Council.**
7. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
8. **The Applicant shall confirm the location of the mail clusters prior to installation. The mailbox cluster must be covered and reasonably lit.**
9. **The private streets shall have a minimum street width of 36' and shall otherwise be constructed to ACHD/HD4 standards, unless otherwise approved by Council. The private street shall meet all requirements of the Star Fire District.**
10. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
11. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight plan prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
12. Street trees along all streets shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees. If the trees will be installed by the builder, Certificate of Occupancy may be withheld until trees have been verified they are installed per code.
13. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.

14. The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
15. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
16. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
17. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
18. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
19. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met, including annexation into the District.
20. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance, unless amended in the Development Agreement or CUP conditions.
21. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
22. All common areas shall be owned and maintained by the Homeowners Association.
23. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
24. A sign application is required for any subdivision signs.
25. **Any additional Condition of Approval as required by Staff and City Council.**

Council Decision:

The Council voted 4-0 to approve the Preliminary Plat for The Quarry at River Park Subdivision on May 6, 2025.

Dated this 3rd day of June 2025.

Star, Idaho

By: _____
Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shen T. Muth*

MEETING DATE: June 3, 2025

FILE(S) #: VAC-25-03- Vacation/Reduction of Utility Easements located on Lot 2, Block 3 of Milestone Ranch Subdivision #3

OWNER/APPLICANT/REPRESENTATIVE

<u>APPLICANT/REPRESENTATIVE:</u>	<u>OWNER</u>
Kyle Prewett	Toll West Inc
Toll Brothers	1140 Virginia Drive
3103 W Sheryl Dr Suite 100	Fort Washington, PA 19034
Meridian, Idaho 83642	

REQUEST

Request: The Applicant is seeking approval of a vacation of existing utility easements for Lot 2, Block 3 of Milestone Ranch Subdivision #3. The easements being vacated/reduced is a 42 square-foot portion of the platted public utilities, pressure irrigation and lot drainage.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the northwest corner of W. Floating Feather Road and Highway 16. Ada County Parcel No's. R3721750030, R3721750020 & R3721750010.

APPLICATION REQUIREMENTS

Application Submitted & Fees Paid March 19, 2025

STAFF REVIEW AND RECOMMENDATIONS

Based upon the information provided to staff in the application, staff finds that the proposed vacation of easements meets the requirements, standards and intent of the Comprehensive Plan and Zoning Ordinance. Staff recommends that Council approve the requested vacation as part of their consent agenda.

COUNCIL ACTION

The Council may **approve, conditionally approve, deny** or **table** this request for vacation of easements.

Council considers the following:

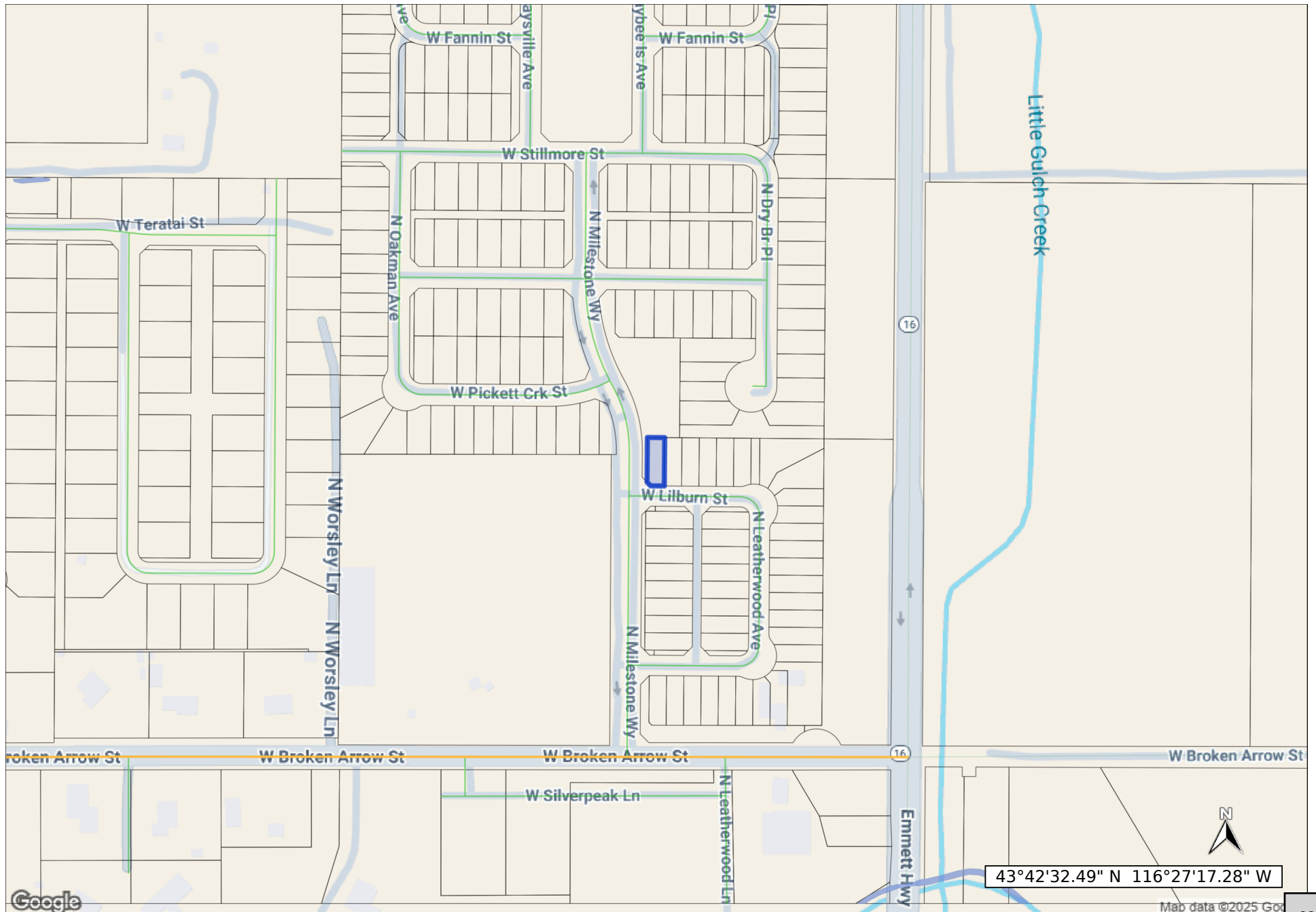
- 1. This application complies with the framework of Star’s Comprehensive Plan;
- 2. The vacations do not create any landlocked property;
- 3. The vacations do not restrict access to any parcel;
- 4. The vacations do not reduce the quality of public services to any parcel of land.

PROPOSED CONDITIONS OF APPROVAL

- 1. The applicant shall comply with all requirements of the City Engineer.
- 2. The applicant shall comply with any requirements of the Star Sewer & Water District.

COUNCIL DECISION

The Star City Council _____ File VAC-25-03 Easement Vacation for Lot 3, Block 3 of Milestone Ranch Subdivision #3 on _____, 2025.



Toll Brothers[®]

LAND DEVELOPMENT

Section 5, Item F.

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

March 17, 2025

City of Star
Planning & Zoning
PO Box 130
Star, Idaho 83669

RE: Milestone Ranch Subdivision No. 3 – Easement Vacation/Reduction – Lot 2, Block 3

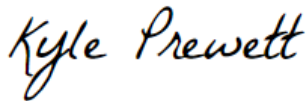
Dear Planning Staff,

On behalf of Toll West Inc., attached for your review is a Vacation application for Milestone Ranch Subdivision No. 3. The easement being vacated/reduced is a 42 square-foot portion of the platted Public Utilities, Pressure Irrigation, and Lot Drainage easement encumbering Lot 2, Block 3 of the subject phase.

The vacation/reduction is required to allow the homes offered in the subdivision to fit on the subject lot without encroaching on the subject easement. This vacation/reduction is directly linked to a Lot Line Adjustment Application submitted to the City on September 16, 2024. The Lot Line Adjustment Application impacts the lot subject to this easement as well as Lot 1, Block 3 of Milestone Ranch Subdivision No. 1. Once vacated/reduced, the portion of the subject easements continue to adhere to the City Code. Approval of the vacation/reduction has been issued by the following agencies: Lumen Technologies, Star Sewer and Water District, Intermountain Gas, Sparklight, Silver Star Communications, Farmers Union Ditch Company, and Idaho Power.

Thank you for your time and consideration of this application. If you have any questions or need further information, please don't hesitate to contact me at 208-576-3625 or by email at kprewett@tollbrothers.com.

Sincerely,



Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers



VACATION APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: Kyle Prewett (Toll Brothers)
Applicant Address: 3103 W Sheryl Dr. STE 100, Meridian, ID Zip: 83642
Phone: 831.801.9724 Fax: _____ Email: kprewett@tollbrothers.com

Owner Name: Toll West Inc.
Owner Address: 3103 W Sheryl Dr., STE 100. Meridian, ID Zip: 83642
Phone: _____ Fax: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Same as Applicant Firm Name: _____
Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Property Information:

Site Location: 8595 W Chamblee St, Star, ID 83669
Parcel Number(s): R5712780020
Approved Zoning Designation: R-5-DA

Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
<input checked="" type="checkbox"/>	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
<input checked="" type="checkbox"/>	Copy of neighborhood meeting notice sent to property owners within 300' and meeting sign-in sheet. (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
<input checked="" type="checkbox"/>	Completed and signed Vacation Application	
<input checked="" type="checkbox"/>	Fee	
<input checked="" type="checkbox"/>	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 is required.	

✓	Narrative fully describing the proposed request including the following: <ul style="list-style-type: none"> • Particular circumstances regarding the request to vacate • Names of the persons affected by the proposed vacation 	
✓	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	
✓	Legal description of platted area or property to be vacated (with engineers seal). <ul style="list-style-type: none"> • Submit two (2) paper and one (1) electronic copy 	
✓	Copy of recorded deed.	
✓	One (1) 8 ½" X 11" vicinity map showing the location of subject property	
✓	Two (2) 11" X 17" copies of site plan or plat showing the proposed vacation	
	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.	
✓	Two (2) Electronic versions of the site plan or plat showing the easement proposed to be vacated and vicinity map in PDF format submitted on disks with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form)	
✓	Submit (1) 11" X 17" and (1) 18" X 24" recorded copy of Plat to the Star City Planning Department prior to any building permits being issued.	

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees are due at the time of filing. 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.*

Kyle Prewett

3/17/25

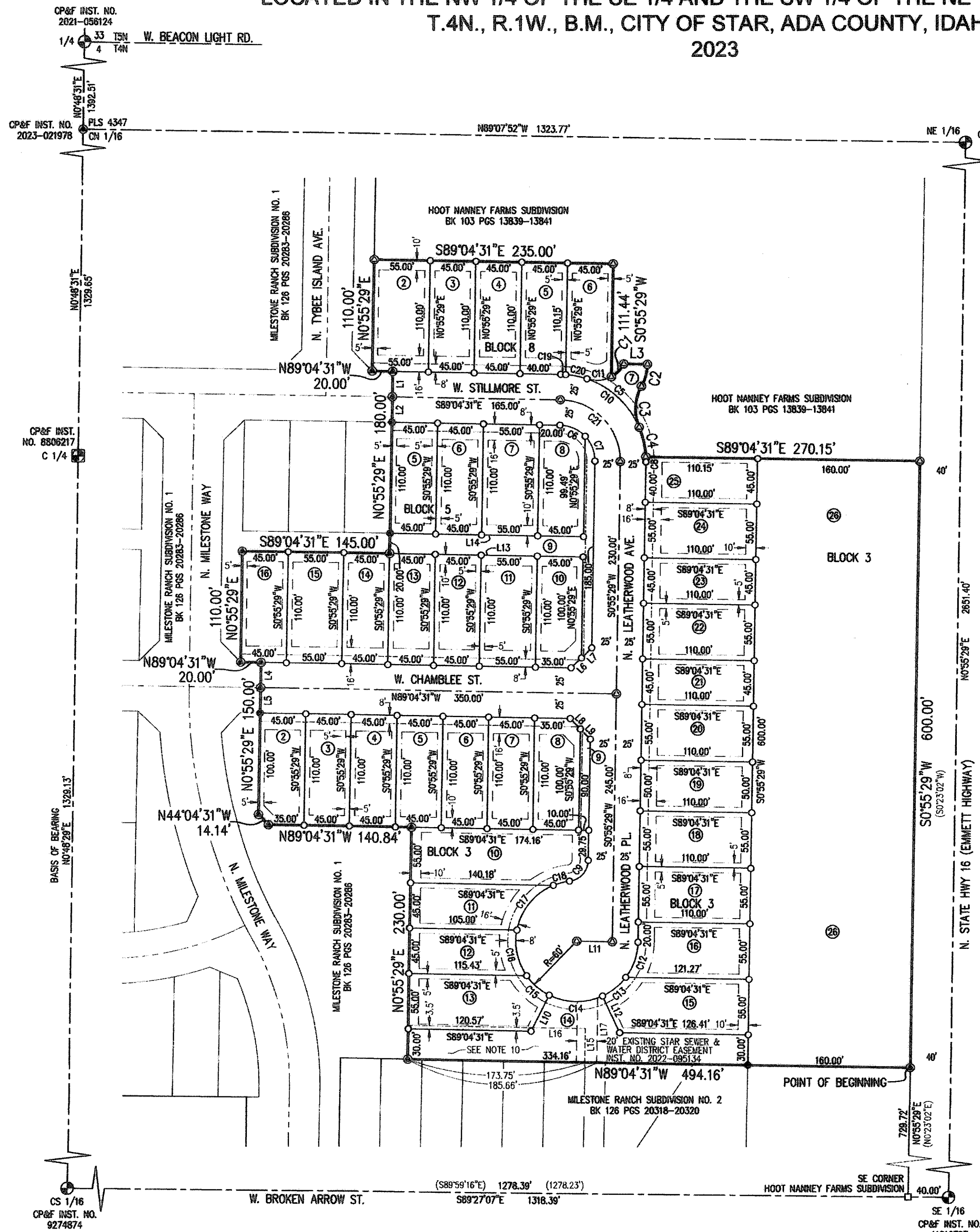
Applicant/Representative Signature

Date

****Note:** All presentation boards, material boards, and documentation that are a part of the public hearing shall become property of the City of Star.

MILESTONE RANCH SUBDIVISION NO. 3

A PORTION OF LOT 2, BLOCK 1, HOOT NANNEY FARMS SUBDIVISION
 LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4,
 T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
 2023



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	17.82'	30.00'	34°02'12"	N43°54'23"E	17.56'
C2	22.79'	46.00'	28°22'55"	S15°08'57"W	22.55'
C3	41.82'	46.00'	52°05'35"	S31°53'36"W	40.40'
C4	30.17'	85.00'	20°20'20"	S12°37'01"E	30.02'
C5	72.05'	85.00'	48°34'11"	N47°04'17"W	69.92'
C6	27.85'	35.00'	45°35'05"	N66°16'58"W	27.12'
C7	27.13'	35.00'	44°24'55"	N21°16'58"W	26.46'
C8	5.00'	85.00'	3°22'20"	N0°45'41"W	5.00'
C9	30.13'	21.00'	82°11'42"	N42°01'20"E	27.61'
C10	133.52'	85.00'	90°00'00"	N44°04'31"W	120.21'
C11	24.99'	30.00'	47°43'08"	N84°47'03"E	24.27'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C12	37.37'	60.00'	35°41'07"	N18°46'03"E	36.77'
C13	29.82'	60.00'	28°28'22"	N50°50'47"E	29.51'
C14	54.12'	60.00'	51°41'02"	S89°04'31"E	52.31'
C15	29.82'	60.00'	28°28'22"	S48°59'49"E	29.51'
C16	47.42'	60.00'	45°16'46"	S12°07'15"E	46.19'
C17	59.53'	60.00'	56°50'58"	S38°56'37"W	57.12'
C18	16.49'	60.00'	15°45'05"	S75°14'38"W	16.44'
C19	5.00'	85.00'	3°22'20"	N87°23'21"W	5.00'
C20	21.28'	85.00'	14°20'48"	N78°31'47"W	21.23'
C21	94.25'	60.00'	90°00'00"	N44°04'31"W	84.85'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	25.00'	S0°55'29"W
L2	25.00'	S0°55'29"W
L3	23.03'	S89°04'31"E
L4	25.00'	S0°55'29"W

LINE TABLE		
LINE #	LENGTH	BEARING
L5	25.00'	S0°55'29"W
L6	14.14'	N45°55'29"E
L7	14.14'	N45°55'29"E
L8	14.14'	N44°04'31"W

LINE TABLE		
LINE #	LENGTH	BEARING
L9	14.14'	N44°04'31"W
L10	40.00'	S26°46'00"W
L11	35.00'	N89°04'31"W
L12	40.00'	S24°55'02"E

LINE TABLE		
LINE #	LENGTH	BEARING
L13	190.00'	N89°04'31"W
L14	190.00'	N89°04'31"W
L15	33.50'	N0°57'50"E
L16	51.90'	S89°04'31"E
L17	63.98'	N0°55'29"E

LEGEND

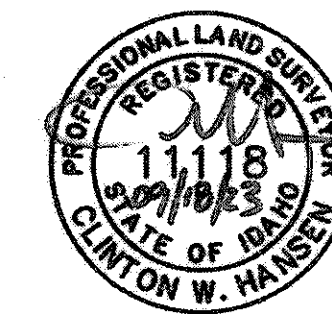
FOUND ALUMINUM CAP MONUMENT	SECTION LINE
FOUND BRASS CAP MONUMENT	CENTER LINE
FOUND 1/2" REBAR WITH PLS 11118	ADA COUNTY HIGHWAY DISTRICT
PLASTIC CAP, OR AS NOTED	STORM DRAINAGE EASEMENT LINE
FOUND 5/8" REBAR WITH PLS 11118	SEE NOTE 10
PLASTIC CAP, OR AS NOTED	ADA COUNTY HIGHWAY DISTRICT
SET 1/2" REBAR WITH PLS 11118	PERMANENT EASEMENT, INSTRUMENT
PLASTIC CAP	NO. 2023-042158
SET 5/8" REBAR WITH PLS 11118	PUBLIC UTILITY, PRESSURE IRRIGATION
PLASTIC CAP	& LOT DRAINAGE EASEMENT LINE -
CALCULATED POINT, NOT SET	SEE NOTES 1 & 2
LOT NUMBER	OTHER EASEMENT LINE AS NOTED
RECORD DATA	SUBDIVISION BOUNDARY LINE
	LOT LINE
	ADJACENT PROPERTY LINE

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES AND SUBDIVISION BOUNDARY, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY SAID IRRIGATION ENTITY.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
- LOTS 9, 14 AND 26, BLOCK 3, LOT 9, BLOCK 5, AND LOT 7, BLOCK 8 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE MILESTONE RANCH SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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 THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2022-014188, RECORDS OF ADA COUNTY, IDAHO.
- A PORTION OF LOT 13 AND 14, BLOCK 3 AS SHOWN HEREON ARE SERVIENT TO AND CONTAINS THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. 2023-040786, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT OR PARCEL ACCESS TO N. MILESTONE WAY AND STATE HIGHWAY 16 IS PROHIBITED.
- SEE INSTRUMENTS NOS. 2023-028859 AND VAC-23-01, RECORDS OF ADA COUNTY, IDAHO FOR VACATION OF EXISTING PLATTED INGRESS/EGRESS, PUBLIC UTILITY, DRAINAGE AND IRRIGATION, AND IDAHO POWER EASEMENTS PER THE PLAT OF HOOT NANNEY FARMS SUBDIVISION.
- SEE INSTRUMENT NOS. 2023-032855 AND 2023-032857 RECORDS OF ADA COUNTY, IDAHO, FOR THE RELEASE OF THE HISTORIC IDAHO POWER OVERHEAD LINE EASEMENTS PER NOTE 8 OF HOOT NANNEY FARMS SUBDIVISION.
- LOT 7, BLOCK 8 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS FOR FUTURE RESIDENTIAL LOTS. THE COMMON DRIVE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MILESTONE RANCH SUBDIVISION, FILED AND RECORDED AS INSTRUMENT NO. 2023-060382, RECORDS OF ADA COUNTY, AND AS MAY BE AMENDED.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF HOOT NANNEY FARMS SUBDIVISION, WORSLEY'S FOLLY SUBDIVISION, THE TRELLIS SUBDIVISION, MILESTONE RANCH SUBDIVISION NO. 1, MILESTONE RANCH SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NUMBERS 1205, 4931, 5321, 5716, 6881, 12518, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



Toll Brothers
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LandSolutions
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 231 E. 5TH STREET, MERIDIAN ID 83642
 (208) 288-2040 www.landsolutions.biz

MILESTONE RANCH SUBDIVISION NO. 3

BOOK 126 , PAGE 20572

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF MILESTONE RANCH SUBDIVISION NO. 3;

A PORTION OF LOT 2, BLOCK 1 OF HOOT NANNEY FARMS SUBDIVISION AS SHOWN IN BOOK 103 OF PLATS ON PAGES 13839 THROUGH 13841, RECORDS OF ADA COUNTY, IDAHO, BEING LOCATED IN THE NW ¼ OF THE SE ¼ AND THE SW ¼ OF THE NE ¼ OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID NW ¼ OF THE SE ¼ (CS 1/16 CORNER), FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID NW ¼ OF THE SE ¼ (C ¼ CORNER) BEARS N 0°48'29" E A DISTANCE OF 1329.13 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID NW ¼ OF THE SE ¼ S 89°27'07" E A DISTANCE OF 1278.39 FEET (FORMERLY S 89°59'16" E, 1278.23 FEET) TO THE SOUTHEASTERLY CORNER OF SAID HOOT NANNEY FARMS SUBDIVISION;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°55'29" E (FORMERLY N 0°23'02" E) ALONG THE EASTERLY BOUNDARY OF SAID HOOT NANNEY FARMS SUBDIVISION, ALSO BEING THE EASTERLY BOUNDARY OF MILESTONE RANCH SUBDIVISION NO. 2, AS SHOWN IN BOOK 126 OF PLATS ON PAGES 20319 THROUGH 20320, RECORDS OF ADA COUNTY, IDAHO, A DISTANCE OF 729.72 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT 2, BLOCK 1 OF SAID HOOT NANNEY FARMS SUBDIVISION BEING THE NORTHEASTERLY CORNER OF SAID MILESTONE RANCH SUBDIVISION NO. 2, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MILESTONE RANCH SUBDIVISION NO. 2 N 89°04'31" W A DISTANCE OF 494.18 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MILESTONE RANCH SUBDIVISION NO. 1, AS SHOWN IN BOOK 126 OF PLATS ON PAGES 20283 THROUGH 20286, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES:

- THENCE N 0°55'29" E A DISTANCE OF 230.00 FEET TO A POINT;
- THENCE N 89°04'31" W A DISTANCE OF 140.84 FEET TO A POINT;
- THENCE N 44°04'31" W A DISTANCE OF 14.14 FEET TO A POINT;
- THENCE N 0°55'29" E A DISTANCE OF 150.00 FEET TO A POINT;
- THENCE N 89°04'31" W A DISTANCE OF 20.00 FEET TO A POINT;
- THENCE N 0°55'29" E A DISTANCE OF 110.00 FEET TO A POINT;
- THENCE S 89°04'31" E A DISTANCE OF 145.00 FEET TO A POINT;
- THENCE N 0°55'29" E A DISTANCE OF 180.00 FEET TO A POINT;
- THENCE N 89°04'31" W A DISTANCE OF 20.00 FEET TO A POINT;
- THENCE N 0°55'29" E A DISTANCE OF 110.00 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 89°04'31" E A DISTANCE OF 235.00 FEET TO A POINT;

THENCE S 0°55'29" W A DISTANCE OF 111.44 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 17.82 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°02'12" AND A LONG CHORD BEARING N 43°54'23" E A DISTANCE OF 17.56 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 23.03 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 22.79 FEET ALONG THE ARC OF A 46.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 28°22'55" AND A LONG CHORD BEARING S 15°08'57" W A DISTANCE OF 22.55 FEET TO A POINT OF REVERSE CURVATURE;

THENCE A DISTANCE OF 41.82 FEET ALONG THE ARC OF A 46.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 52°05'35" AND A LONG CHORD BEARING S 3°15'36" W A DISTANCE OF 40.40 FEET TO A POINT OF REVERSE CURVATURE;

THENCE A DISTANCE OF 30.17 FEET ALONG THE ARC OF AN 85.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 20°20'20" AND A LONG CHORD BEARING S 12°37'01" E A DISTANCE OF 30.02 FEET TO A POINT;

THENCE S 89°04'31" E A DISTANCE OF 270.15 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 16 AND EASTERLY BOUNDARY OF LOT 2, BLOCK 1 OF SAID HOOT NANNEY FARMS SUBDIVISION;

THENCE ALONG THE EASTERLY BOUNDARY SAID LOT 2 AND SAID WESTERLY RIGHT-OF-WAY S 0°55'29" W (FORMERLY S 0°23'02" W) A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 8.90 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 11th DAY OF April, 2023.

BHEG MILESTONE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY

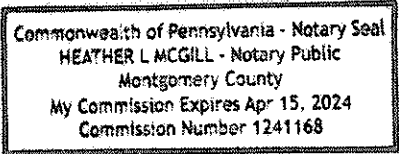
A. Janelle Iturbe
BY A. JANELLE ITURBE, AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF PENNSYLVANIA }
COUNTY OF MONTGOMERY } S.S.

ON THIS 11th DAY OF April, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED A. JANELLE ITURBE, KNOWN OR IDENTIFIED TO ME TO BE AN AUTHORIZED REPRESENTATIVE OF BHEG MILESTONE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



MY COMMISSION EXPIRES 4-15-2024

RESIDING AT Pennsylvania

Heather L. McGill

NOTARY PUBLIC FOR THE STATE OF IDAHO

Commonwealth of Pennsylvania

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118



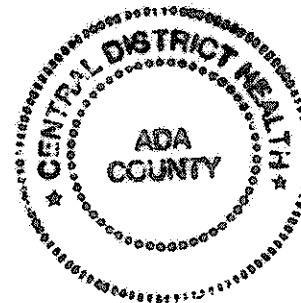
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MILESTONE RANCH SUBDIVISION NO. 3

BOOK 126, PAGE 20373

HEALTH CERTIFICATE

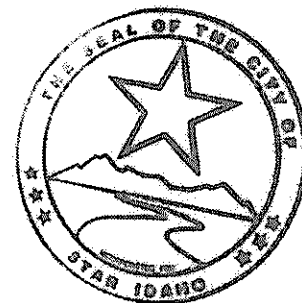
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



Rori Davis RENS 4.5.2023
CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 21 DAY OF June, 2023 THIS PLAT WAS DULY ACCEPTED AND APPROVED.



[Signature]
CITY CLERK

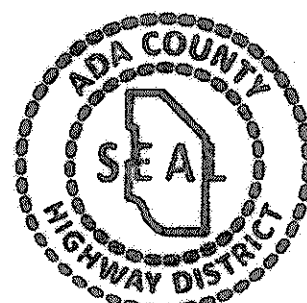
APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, September 8, 2023, HEREBY APPROVE THIS PLAT.

[Signature] PB 11621
CITY ENGINEER - STAR, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 16 DAY OF August, 2023.

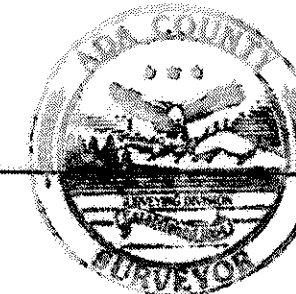


[Signature]
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

[Signature]
ADA COUNTY SURVEYOR
PCS # 13553

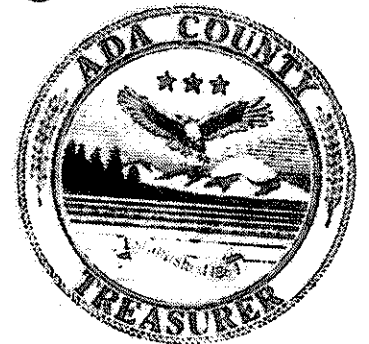


19 September 2023

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: September 19th, 2023 Elizabeth Mahn
COUNTY TREASURER Signed by Deputy: [Signature]



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S.

INSTRUMENT NO. 2023-053933

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT 51 MINUTES PAST 11 O'CLOCK A.M. ON

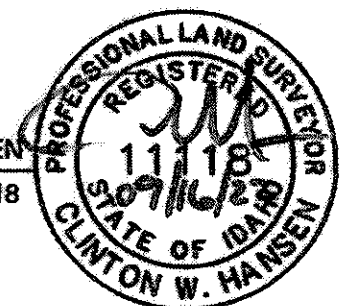
THIS 20 DAY OF Sept., 2023, IN BOOK 126 OF PLATS AT PAGES 20371-20373

[Signature]
DEPUTY

[Signature]
EX-OFFICIO RECORDER

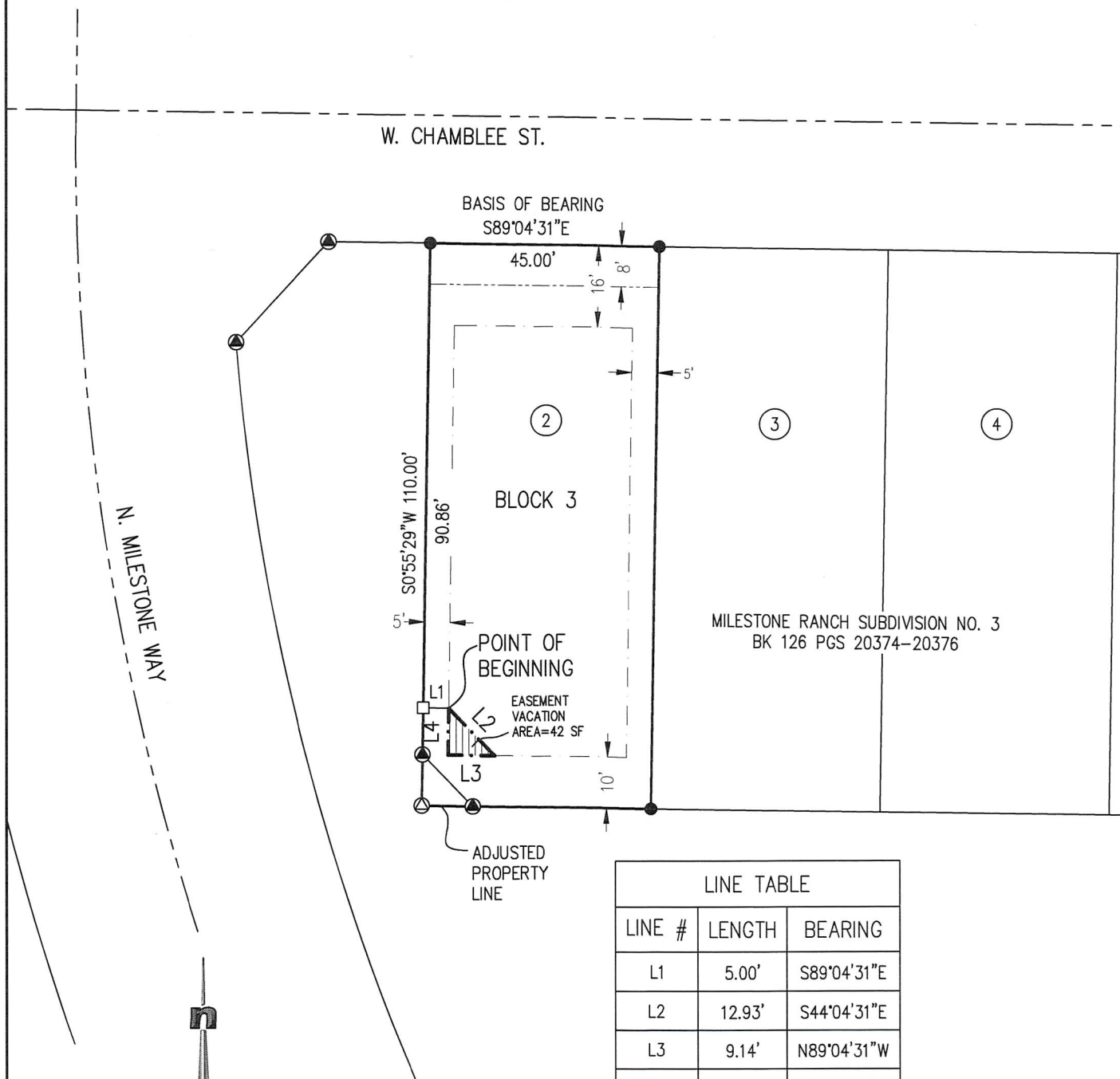
FEE: 16

CLINTON W. HANSEN
PLS 11118

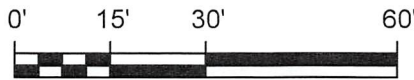
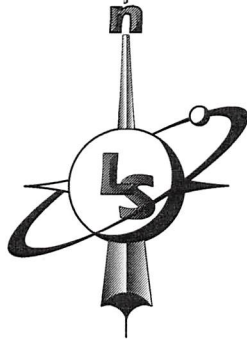


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MILESTONE RANCH SUBDIVISION NO. 3
LOT 2, BLOCK 3 PARTIAL EASEMENT VACATION
EXHIBIT



LINE TABLE		
LINE #	LENGTH	BEARING
L1	5.00'	S89°04'31"E
L2	12.93'	S44°04'31"E
L3	9.14'	N89°04'31"W
L4	9.14'	N0°55'29"E



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

EASEMENT RELINQUISHMENT

By signing below, I hereby agree to the relinquishment of any and all interest in a portion of the easement described in the attached documents that was originally reserved by Milestone Ranch Subdivision No. 3, recorded in Book 126 of Plats on Pages 20371 through 20373, records of Ada County, Idaho, by and for Public Utilities, Pressure Irrigation, and Lot Drainage, and certify that I have the vested authority to execute this request in the name of Intermountain Gas

By: [Signature]

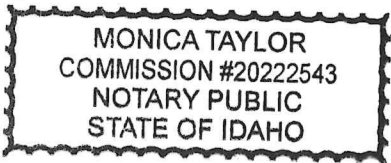
Title: Field Operations Supervisor

Date: 11/4/2024

State of Idaho)
County of Canyon) SS

On this 4th day of November, 2024 before me, the undersigned, a Notary Public in and for said state, personally appeared Domingo Enrico, known or identified to me to be the Field Operations Supervisor of the Corporation known as Intermountain Gas, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said Corporation's name.

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



[Signature: Monica Taylor]
Notary Public for the State of Idaho
Nampa, Idaho
Residing at
5/26/2028
Commission Expires



11/5/2024

Toll West Inc
Meridian ID 83642

No Objection

SUBJECT: Lot Drainage Easement
8595 W Chamblee St & N Milestone Ave, Star ID
Milestone Ranch Subdivision No. 3 – Lot 2, Block 3
Ada County Parcel R5712780020
S4/ T4N, R1W

To Whom it May Concern:

Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject vacation and has determined there are no CenturyLink facilities within the area as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference

It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing easements or rights we have on this site or in the area.

This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are found and/or damaged within the area as described, the Applicant will bear the cost of relocation (relocations@centurylink.com) and/or repair of said facilities.

POC - VeShon Sheridan
NIS| Right-of-Way Agent II | Contractor - Faulk & Foster
804-234-6825 / VeShon.Sheridan@Lumen.com
Nre.easement@lumen.com

Sincerely yours,

ROW Team
Network Infrastructure Services
CenturyLink
P863886



January 29, 2025

Sent via email to: kprewett@tollbrothers.com

Applicant: Kyle Prewett
c/o Toll Brothers

Location Info: Milestone Ranch No. 3, Block 3, Lot 2
Parcel(s): R5712780020

Dear Kyle:

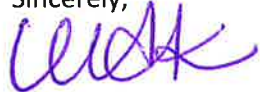
This is in response to your application dated **4/29/24** (project ID 109253) regarding the possible relinquishment of a public utility easement (PUE) located as noted above.

- The attached Exhibit(s) more specifically identify the requested area for relinquishment.

X We have no Utilities within the described Public Utility Easement (PUE) to be relinquished and do not object to the relinquishment.

 We have Utilities within the described Public Utility Easement (PUE) to be relinquished and require the PUE to support continued use, maintenance and/or relocation of such Utilities.

Specifications:

Sincerely,


Megan Kelly
Associate Real Estate Specialist
Idaho Power Company | Corporate Real Estate
208-388-2972 | mkelly@idahopower.com

1221 W. Idaho St (83702)
P.O. Box 70
Boise, ID 83707

EASEMENT RELINQUISHMENT

By signing below, I hereby agree to the relinquishment of any and all interest in a portion of the easement described in the attached documents that was originally reserved by Milestone Ranch Subdivision No. 3, recorded in Book 126 of Plats on Pages 20371 through 20373, records of Ada County, Idaho, by and for Public Utilities, Pressure Irrigation, and Lot Drainage, and certify that I have the vested authority to execute this request in the name of The Star Senez
+ Water District

By: Ryan T. [Signature]

Title: District Engineer

Date: 1/29/25

State of Idaho)
County of Ada) SS

On this 29th day of January, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Ryan Morgan, known or identified to me to be the District Engineer of the Corporation known as Star Senez Water, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said Corporation's name.

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



[Signature]
Notary Public for the State of Idaho
Star, ID
Residing at
02-24-2026
Commission Expires

EASEMENT RELINQUISHMENT

By signing below, I hereby agree to the relinquishment of any and all interest in a portion of the easement described in the attached documents that was originally reserved by Milestone Ranch Subdivision No. 3, recorded in Book 126 of Plats on Pages 20371 through 20373, records of Ada County, Idaho, by and for Public Utilities, Pressure Irrigation, and Lot Drainage, and certify that I have the vested authority to execute this request in the name of CABLEONE DBA SPARK LIGHT

By: ART

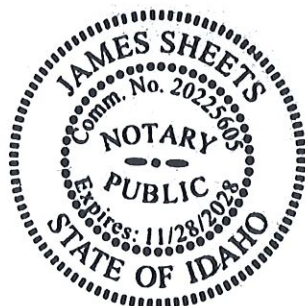
Title: SR. REGIONAL DIRECTOR, NW

Date: 3/11/25

State of Idaho)
) SS
County of Ada)

On this 11th day of March, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Amanda Moore, known or identified to me to be the Sr Regional Director NW of the Corporation known as Sparklight, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said Corporation's name.

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



Notary Public for the State of Idaho

Boise, ID

Residing at

11-28-2028
Commission Expires

Kyle Prewett

From: Ryan Morgan <rmorgan@staridaho.org>
Sent: Wednesday, February 19, 2025 10:34 AM
To: Kyle Prewett; Ryan Field; Shawn Nickel
Cc: Martin Taylor; Hannah Shurance; Barbara Norgrove
Subject: RE: Farmer's Union Ditch Company - Easement Vacation Approval

Follow Up Flag: Follow up
Flag Status: Flagged

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[Report Suspicious](#)

Kyle,

We reviewed this in our staff meeting this morning, we are okay with this for Milestone Ranch.

Ryan V. Morgan; P.E., CFM
City Engineer
 City of Star
 P.O. Box 130
 Star, ID 83669
 208-286-7247 x3002



"The brightest jewel in the Gem State"

Kyle Prewett

From: Andy Waldera <andy@sawtoothlaw.com>
Sent: Friday, September 20, 2024 3:47 PM
To: Kyle Prewett; farmers.union.ditch@gmail.com
Cc: Martin Taylor; Hannah Shurance
Subject: RE: Milestone Ranch Subdivision No. 3 - Lot 8, Block 3; Lot 8, Block 5; & Lot 10, Block 5 - PUID Easement Vacation

Follow Up Flag: Follow up
Flag Status: Flagged

Alert

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[Report Suspicious](#)

Hello Kyle.

Tried calling your office line, but got VM.

Regardless, FUD has no objection to the request because FUD has no easement interest in the property at issue. The Canal is well to the north and FUD does not own, operate, or maintain and lateral ditches off of the Canal.

I guess what I am driving at is I do not see the need for the Company to "agree" to the partial vacation of an easement it has no interest in as a threshold matter.

Please call with any questions.

Thanks,
Andy

Andrew J. Waldera
SAWTOOTH LAW OFFICES, PLLC
andy@sawtoothlaw.com
www.sawtoothlaw.com



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shen T. Muth*

MEETING DATE: June 3, 2025

FILE(S) #: VAC-25-02- Vacation/Reduction of Utility Easements located on Lot 15, Block 7 of Milestone Ranch Subdivision #4

OWNER/APPLICANT/REPRESENTATIVE

APPLICANT/REPRESENTATIVE:

Kyle Prewett
Toll Brothers
3103 W Sheryl Dr Suite 100
Meridian, Idaho 83642

OWNER

Toll West Inc
1140 Virginia Drive
Fort Washington, PA 19034

REQUEST

Request: The Applicant is seeking approval of a vacation of existing utility easements for Lot 15, Block 7 of Milestone Ranch Subdivision #7. The easements being vacated/reduced are permanent easements for public utilities, pressure irrigation and lot drainage.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the northwest corner of W. Floating Feather Road and Highway 16. Ada County Parcel No's. R5712790160.

APPLICATION REQUIREMENTS

Application Submitted & Fees Paid March 11, 2025

STAFF REVIEW AND RECOMMENDATIONS

Based upon the information provided to staff in the application, staff finds that the proposed vacation of easements meets the requirements, standards and intent of the Comprehensive Plan and Zoning Ordinance. Staff recommends that Council approve the requested vacation as part of their consent agenda.

COUNCIL ACTION

The Council may **approve**, **conditionally approve**, **deny** or **table** this request for vacation of easements.

Council considers the following:

1. This application complies with the framework of Star's Comprehensive Plan;
2. The vacations do not create any landlocked property;
3. The vacations do not restrict access to any parcel;
4. The vacations do not reduce the quality of public services to any parcel of land.

PROPOSED CONDITIONS OF APPROVAL

1. The applicant shall comply with all requirements of the City Engineer.
2. The applicant shall comply with any requirements of the Star Sewer & Water District.

COUNCIL DECISION

The Star City Council _____ File VAC-25-02 Easement Vacation for Lot 15, Block 7 of Milestone Ranch Subdivision #4 on _____, 2025.



VACATION APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: Kyle Prewett (Toll Brothers)
Applicant Address: 3103 W Sheryl Dr. STE 100, Meridian, ID Zip: 83642
Phone: 831.801.9724 Fax: _____ Email: kprewett@tollbrothers.com

Owner Name: BHEG Milestone Ranch LLC
Owner Address: 501 Office Center Dr. STE 350, Fort Washington, PA Zip: 19034
Phone: _____ Fax: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Same as Applicant Firm Name: _____
Address: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Property Information:

Site Location: 8735 W Stillmore St., Star, ID 83669
Parcel Number(s): R5712790160
Approved Zoning Designation: MU

Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
<input checked="" type="checkbox"/>	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
<input checked="" type="checkbox"/>	Copy of neighborhood meeting notice sent to property owners within 300' and meeting sign-in sheet. (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
<input checked="" type="checkbox"/>	Completed and signed Vacation Application	
<input checked="" type="checkbox"/>	Fee	
<input checked="" type="checkbox"/>	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 is required.	

✓	Narrative fully describing the proposed request including the following: <ul style="list-style-type: none"> • Particular circumstances regarding the request to vacate • Names of the persons affected by the proposed vacation 	
✓	Relinquishment of easement letters from the applicable parties (e.g. public utilities: phone, power, gas, cable, applicable irrigation and/or drainage entity, etc.)	
✓	Legal description of platted area or property to be vacated (with engineers seal). <ul style="list-style-type: none"> • Submit two (2) paper and one (1) electronic copy 	
✓	Copy of recorded deed. FINAL PLAT	
✓	One (1) 8 ½" X 11" vicinity map showing the location of subject property	
✓	Two (2) 11" X 17" copies of site plan or plat showing the proposed vacation	
	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.	
✓	Two (2) Electronic versions of the site plan or plat showing the easement proposed to be vacated and vicinity map in PDF format submitted on disks with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form)	
✓	Submit (1) 11" X 17" and (1) 18" X 24" recorded copy of Plat to the Star City Planning Department prior to any building permits being issued.	

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees are due at the time of filing. 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.*

Kyle Prewett

2/28/25

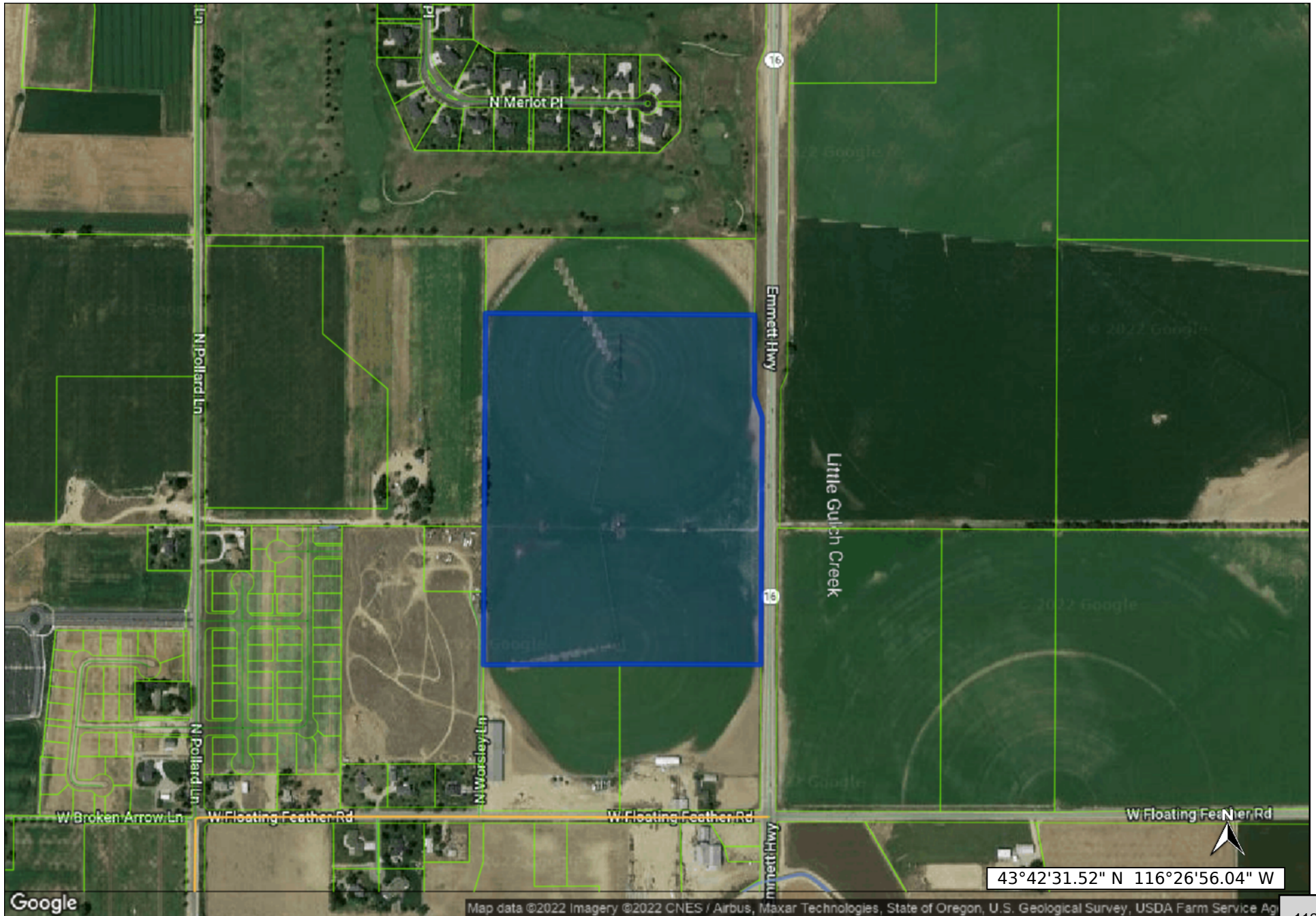
Applicant/Representative Signature

Date

****Note:** All presentation boards, material boards, and documentation that are a part of the public hearing shall become property of the City of Star.

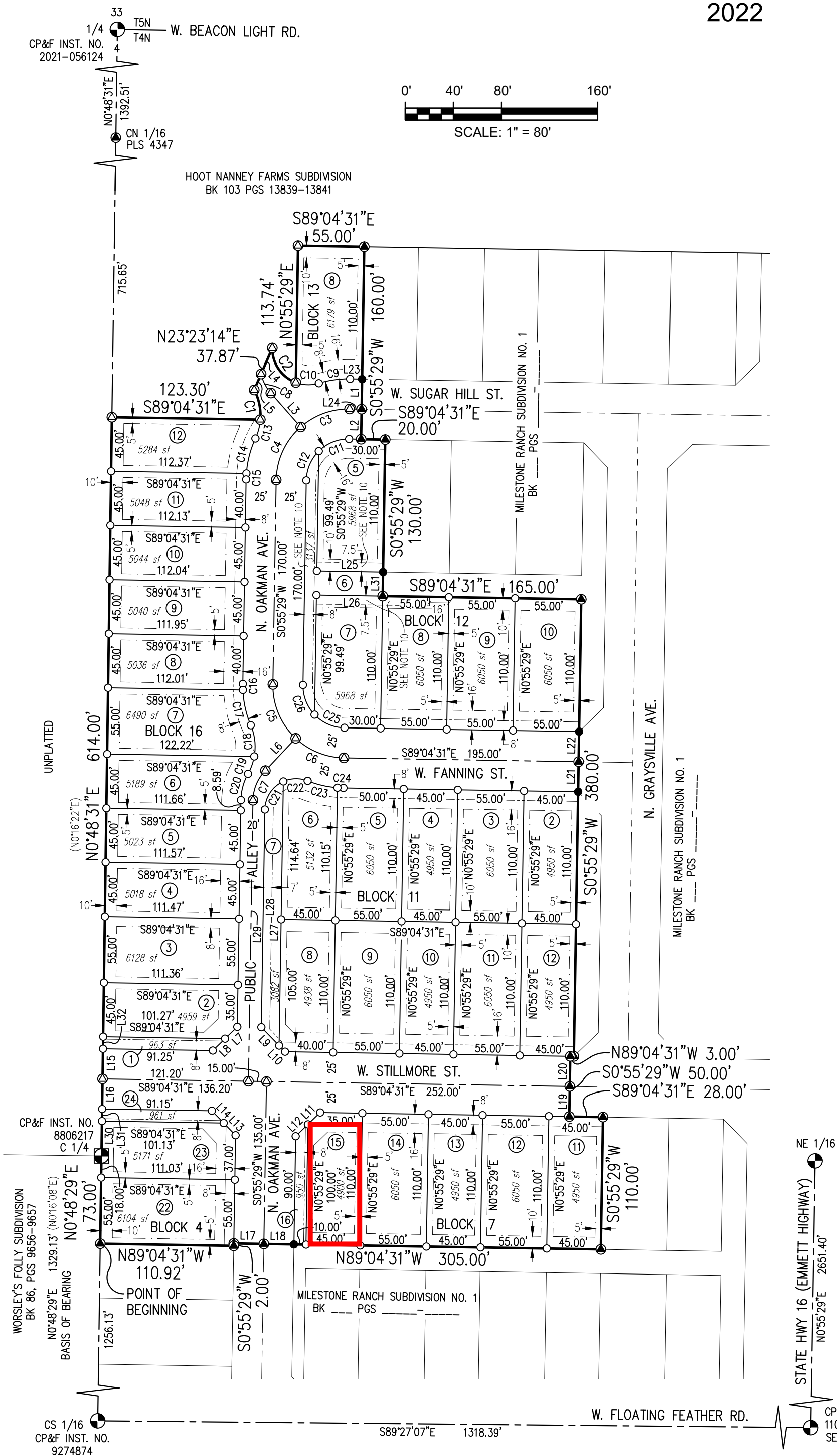
Milestone Ranch No 4

Vicinity Map



MILESTONE RANCH SUBDIVISION NO. 4

A PORTION OF LOT 2, BLOCK 1, HOOT NANNEY FARMS SUBDIVISION
LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 4,
T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2022



LEGEND

	FOUND ALUMINUM CAP MONUMENT		SECTION LINE
	FOUND BRASS CAP MONUMENT		CENTER LINE
	FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED		ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE EASEMENT LINE
	FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED		ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT, INSTRUMENT NO.
	SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP		PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
	SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP		OTHER EASEMENT LINE AS NOTED
	CALCULATED POINT, NOT SET		SUBDIVISION BOUNDARY LINE
	LOT NUMBER		LOT LINE
	RECORD DATA		ADJACENT PROPERTY LINE
	SURVEY TIE LINE		

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TEN (10) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES AND SUBDIVISION BOUNDARY, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY SAID IRRIGATION ENTITY.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
- LOT 24, BLOCK 4; LOT 16, BLOCK 7; LOT 7, BLOCK 11; LOT 6, BLOCK 12 AND LOT 1, BLOCK 16 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE MILESTONE RANCH SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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 THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2022-014198, RECORDS OF ADA COUNTY, IDAHO.
- LOT 6, BLOCK 12 AND PORTIONS OF LOTS 5, 7 AND 8, BLOCK 12 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	25.00'	N0°55'29"E
L2	25.00'	N0°55'29"E
L3	37.58'	N41°20'50"W
L4	23.47'	S23°23'15"W
L5	14.41'	S23°23'14"W
L6	36.81'	N43°11'48"E
L7	14.14'	N45°55'29"E
L8	14.14'	N45°55'29"E
L9	21.21'	S44°04'31"E
L10	7.07'	S44°04'31"E
L11	14.14'	S45°55'29"W
L12	14.14'	S45°55'29"W
L13	14.14'	N44°04'31"W
L14	14.14'	N44°04'31"W
L15	25.00'	S0°48'31"W
L16	25.00'	S0°48'31"W
L17	25.00'	S89°04'31"E
L18	25.00'	S89°04'31"E
L19	25.00'	N0°55'29"E
L20	25.00'	N0°55'29"E
L21	25.00'	N0°55'29"E
L22	25.00'	N0°55'29"E
L23	10.00'	N89°04'31"W
L24	10.00'	N89°04'31"W
L25	55.00'	N89°04'31"W
L26	55.00'	N89°04'31"W
L27	219.64'	S0°55'29"W
L28	181.08'	S0°55'29"W
L29	233.59'	S0°55'29"W
L30	29.00'	S0°48'31"W
L31	10.00'	S0°48'31"W
L32	10.00'	S0°48'31"W
L31	20.00'	S0°55'29"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	BEARING
C1	25.47'	46.00'	31°43'13"	N11°35'49"W
C2	36.93'	30.00'	70°31'43"	S34°20'23"E
C3	44.27'	60.00'	42°16'19"	S69°47'20"W
C4	49.98'	60.00'	47°43'41"	S24°47'20"W
C5	49.98'	60.00'	47°43'41"	S22°56'22"E
C6	44.27'	60.00'	42°16'19"	S67°56'22"E
C7	27.32'	36.00'	43°28'52"	S22°39'55"W
C8	17.91'	36.00'	28°30'32"	S27°05'34"E
C9	26.29'	85.00'	17°43'08"	S82°03'55"W
C10	19.47'	30.00'	37°11'25"	S88°11'57"E
C11	27.85'	35.00'	45°35'05"	S68°07'57"W
C12	27.13'	35.00'	44°24'55"	S23°07'57"W
C13	16.36'	46.00'	20°22'22"	N14°26'58"E

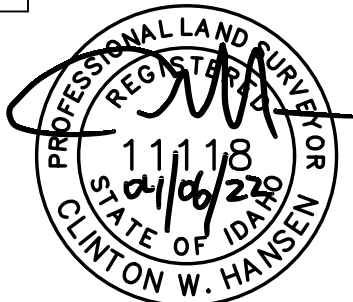
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	BEARING
C14	30.17'	85.00'	20°20'20"	S14°27'59"W
C15	5.00'	85.00'	3°22'20"	S2°36'39"W
C16	5.00'	85.00'	3°22'20"	S0°45'41"E
C17	30.17'	85.00'	20°20'20"	S12°37'01"E
C18	26.39'	46.00'	32°52'10"	N6°21'07"W
C19	15.43'	46.00'	19°13'26"	N19°41'41"E
C20	22.79'	46.00'	28°22'55"	S15°06'57"W
C21	29.48'	26.00'	64°58'16"	S33°24'37"W
C22	20.69'	26.00'	45°35'56"	S88°41'43"W
C23	25.51'	85.00'	17°11'52"	S77°06'15"E
C24	5.00'	85.00'	3°22'20"	S87°23'21"E
C25	27.85'	35.00'	45°35'05"	S66°16'58"E
C26	27.13'	35.00'	44°24'55"	S21°16'58"E

SURVEYOR'S NARRATIVE

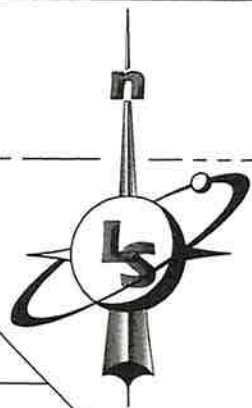
THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF HOOT NANNEY FARMS SUBDIVISION, WORSLEY'S FOLLY SUBDIVISION, MILESTONE RANCH SUBDIVISION NO. 1, INFORMATION FROM RECORD OF SURVEY NUMBERS 1205, 4931, 5321, 5716, 6981, 12518, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

LandSolutions
Land Surveying and Consulting
231 E. 5TH STREET, MERIDIAN ID 83642
(208) 288-2040 www.landsolutions.biz



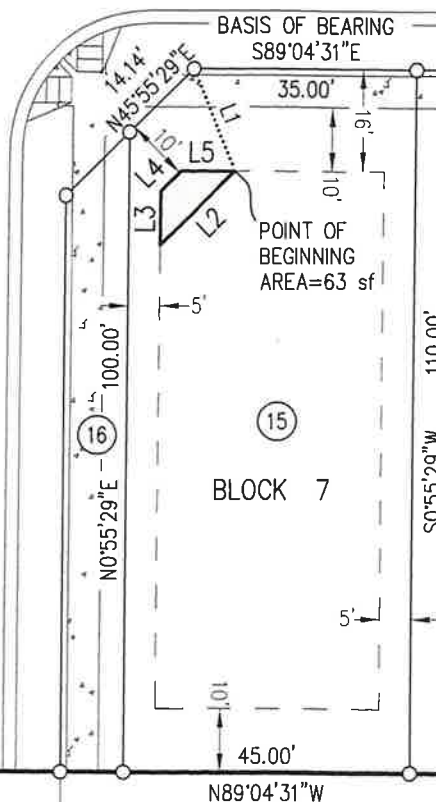
MILESTONE RANCH SUBDIVISION NO. 4
EASEMENT VACATION/REDUCTION - LOT 15, BLOCK 7
LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE NE 1/4
OF SECTION 4, T4N, R1W, BM, CITY OF STAR, ADA COUNTY, IDAHO



N. OAKMAN AVE.

W. STILLMORE ST.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	17.32'	S21°34'31"E
L2	16.44'	S45°55'29"W
L3	8.49'	N0°55'29"E
L4	4.44'	N45°55'29"E
L5	8.49'	S89°04'31"E



MILESTONE RANCH SUBDIVISION NO. 1
BK 126 PGS 20283-20286



LandSolutions
Land Surveying and Consulting
231 E 5TH ST., STE A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 20-88

Legal Description
Milestone Ranch Subdivision No. 4
Public Utilities, Pressure Irrigation, Lot Drainage Easement Vacation
Lot 15, Block 7

A Parcel being a portion of the platted Public Utilities, Pressure Irrigation, and Lot Drainage Easement as shown on Lot 15, Block 7 of Milestone Ranch Subdivision No. 4 as shown in Book 127 of Plats on Pages 20586 through 20588, records of Ada County, Idaho, being located in the NW ¼ of the SE ¼ and the SW ¼ of the NE ¼ of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

EASEMENT VACATION – LOT 15, BLOCK 7

Commencing at a point marking the northwest corner of said Lot 15 of Block 7, from which a point marking the northeast corner of said Lot 15 bears S 89°04'31" E a distance of 35.00 feet;

Thence S 21°34'31" E a distance of 17.32 feet to the **POINT OF BEGINNING**;

Thence S 45°55'29" W a distance of 16.44 feet to a point;

Thence N 0°55'29" E a distance of 8.49 feet to a point;

Thence N 45°55'29" E a distance of 4.44 feet to a point;

Thence S 89°04'31" E a distance of 8.49 feet to the **POINT OF BEGINNING**.

Said parcel contains 63 square feet, more or less.

Clinton W. Hansen, PLS
 Land Solutions, PC
 August 16, 2024





8/27/2024

BHEG Milestone Ranch LLC
8735 W Stillmore St
Star, ID 83669

No Objection/ Reservations

SUBJECT: EASEMENT VACATION
W STILLMORE ST & N OAKMAN AVE, STAR, ID
MILESTONE RANCH SUB NO 04 – LOT 15 BLOCK 07
S4/T4N/R1W - ADA COUNTY PARCEL R5712790160

To Whom it May Concern:

Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject vacation and has determined there are no CenturyLink facilities within the area as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference

It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing easements or rights we have on this site or in the area.

This No objection response is submitted WITH THE STIPULATIONS that IF CenturyLink facilities are found and/or damaged within the area as described, the Applicant will bear the cost of relocation (relocations@centurylink.com) and/or repair of said facilities.

POC - VeShon Sheridan
NIS| Right-of-Way Agent II | Contractor - Faulk & Foster
804-234-6825 / VeShon.Sheridan@Lumen.com
Nre.easement@lumen.com

Sincerely yours,

ROW Team
Network Infrastructure Services
CenturyLink
P863149



September 16, 2024

Kyle Prewett
Toll Brothers
3103 W Sherl Dr., #100
Meridian, ID 83642

**Re: Star Sewer and Water District
Milestone Ranch Phase 4 Easement Vacation**

Dear Mr. Prewett

The District has reviewed request the Easement Vacation for the Milestone Ranch Phase 4 for conformance with the Star Sewer and Water District policies and procedures as well as are Standard Specifications. The District has reviewed and approved the revised recorded easements for the Star Crest Ranch and as a result are willing to relinquish the previous easements for this property.

Upon completion of our review the District finds your proposal to vacate said easement acceptable.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ryan V. Morgan, P.E.
District Engineer

EASEMENT RELINQUISHMENT

By signing below, I hereby agree to the relinquishment of any and all interest in a portion of the easement described in the attached documents that was originally reserved by Milestone Ranch Subdivision No. 4, recorded in Book 127 of Plats on Pages 20586 through 20588, records of Ada County, Idaho, by and for Public Utilities, Pressure Irrigation, and Lot Drainage, and certify that I have the vested authority to execute this request in the name of Intermountain Gas

By: 

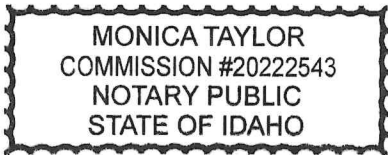
Title: Operations Field Supervisor II

Date: 1-29-2025

State of Idaho)
County of Canyon) SS

On this 29th day of January, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Domingo Enrico, known or identified to me to be the Operations Field Supervisor II of the Corporation known as Intermountain Gas, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said Corporation's name.

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




Notary Public for the State of Idaho
Nampa, Idaho
Residing at
5-26-2028
Commission Expires

EASEMENT RELINQUISHMENT

By signing below, I hereby agree to the relinquishment of any and all interest in a portion of the easement described in the attached documents that was originally reserved by Milestone Ranch Subdivision No. 4, recorded in Book 127 of Plats on Pages 20586 through 20588, records of Ada County, Idaho, by and for Public Utilities, Pressure Irrigation, and Lot Drainage, and certify that I have the vested authority to execute this request in the name of CABLEONE DBA SPARKLIGHT

By: ATR

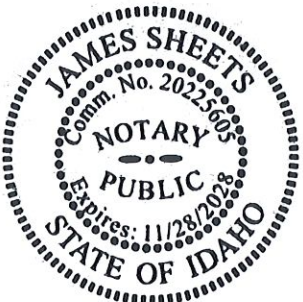
Title: Sr Regional Director, NW

Date: FEB 13, 2025

State of Idaho)
County of Ada) SS

On this 13th day of February, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Amanda Moore, known or identified to me to be the Sr Regional Director NW of the Corporation known as Sparklight, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said Corporation's name.

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



[Signature]
Notary Public for the State of Idaho
Boise, ID
Residing at
11/28/2028
Commission Expires

EASEMENT RELINQUISHMENT

By signing below, I hereby agree to the relinquishment of any and all interest in a portion of the easement described in the attached documents that was originally reserved by Milestone Ranch Subdivision No. 4, recorded in Book 127 of Plats on Pages 20586 through 20588, records of Ada County, Idaho, by and for Public Utilities, Pressure Irrigation, and Lot Drainage, and certify that I have the vested authority to execute this request in the name of Silver Star

By: Admission

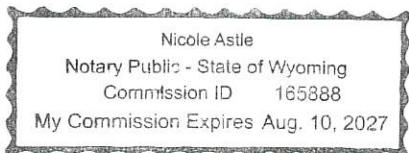
Title: President

Date: January 30, 2025

State of Wyoming)
) SS
County of Lincoln)

On this 30th day of January, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Barbara Sessions, known or identified to me to be the President of the Corporation known as Silver Star, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said Corporation's name.

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



Nicole Astle
Notary Public for the State of Wyoming
180 N. Main Thayne WY 83127
Residing at
Aug. 10, 2027
Commission Expires



February 27, 2025

Sent via email to: kprewett@tollbrothers.com

Applicant: Kyle Prewett
c/o Toll Brothers

Location Info: Lot 15, Block 7, Milestone Ranch No. 4
Parcel(s): R5712790160

Dear Kyle:

This is in response to your application dated **4/29/24** (project ID 108481) regarding the possible relinquishment of a public utility easement (PUE) located as noted above.

- The attached Exhibit(s) more specifically identify the requested area for relinquishment.

 X We have no Utilities within the described Public Utility Easement (PUE) to be relinquished and do not object to the relinquishment.

 We have Utilities within the described Public Utility Easement (PUE) to be relinquished and require the PUE to support continued use, maintenance and/or relocation of such Utilities.

Specifications:

Sincerely,

A handwritten signature in blue ink, appearing to read "Megan Kelly".

Megan Kelly
Associate Real Estate Specialist
Idaho Power Company | Corporate Real Estate
208-388-2972 | mkelly@idahopower.com

1221 W. Idaho St (83702)
P.O. Box 70
Boise, ID 83707

Kyle Prewett

From: Ryan Morgan <rmorgan@staridaho.org>
Sent: Wednesday, February 19, 2025 10:34 AM
To: Kyle Prewett; Ryan Field; Shawn Nickel
Cc: Martin Taylor; Hannah Shurance; Barbara Norgrove
Subject: RE: Farmer's Union Ditch Company - Easement Vacation Approval

Follow Up Flag: Follow up
Flag Status: Flagged

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Kyle,

We reviewed this in our staff meeting this morning, we are okay with this for Milestone Ranch.

Ryan V. Morgan; P.E., CFM
City Engineer
City of Star
P.O. Box 130
Star, ID 83669
208-286-7247 x3002



"The brightest jewel in the Gem State"

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From: Kyle Prewett <kprewett@tollbrothers.com>

Sent: Tuesday, February 18, 2025 10:21 AM

To: Ryan Morgan <rmorgan@staridaho.org>; Ryan Field <rfield@staridaho.org>; Shawn Nickel <snickel@staridaho.org>

Cc: Martin Taylor <mtaylor1@tollbrothers.com>; Hannah Shurance <HShurance@tollbrothers.com>; Barbara Norgrove <bnorgrove@staridaho.org>

Subject: Farmer's Union Ditch Company - Easement Vacation Approval

Good Morning All,

I am reaching out regarding Farmers Union Ditch Company's approval of easement vacations associated with Milestone Ranch. FUDC has issued approval of one easement vacation that has also been approved by the City (Lot 8, Block 3; Lots 8 & 10, Block 5, of Phase 3). I have reached out to FUDC for their approval for two further vacations in Milestone Ranch (Lot 2 of Block 3, Phase 3 and Lot 15 of Block 7, Phase 4), but I have so far not been successful in establishing correspondence with them or received their approval for these vacations. I will also need their approval of vacations that will likely be needed for lots located in Phase 6.

Andy Waldera with Sawtooth Law responded to my first vacation approval request for FUDC and in his response he noted that FUDC has no interest in these easements as a threshold matter, as shown below and on the attached. Given this response, could this correspondence be used as a blanket approval for current vacation requests and any future requests, just for Milestone Ranch specifically?

Regardless, FUD has no objection to the request because FUD has no easement interest in the property at issue. They own, operate, or maintain and lateral ditches off of the Canal.

I guess what I am driving at is I do not see the need for the Company to "agree" to the partial vacation of an easement.

Please let me know your thoughts.

Thank you,

Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers
3103 W Sheryl Dr, #100, Meridian, Idaho 83642
Office: (208) 576-3625 | Cell: (831) 801-9724



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Kyle Prewett

From: Andy Waldera <andy@sawtoothlaw.com>
Sent: Friday, September 20, 2024 3:47 PM
To: Kyle Prewett; farmers.union.ditch@gmail.com
Cc: Martin Taylor; Hannah Shurance
Subject: RE: Milestone Ranch Subdivision No. 3 - Lot 8, Block 3; Lot 8, Block 5; & Lot 10, Block 5 - PUID Easement Vacation

Follow Up Flag: Follow up
Flag Status: Flagged

Alert

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[Report Suspicious](#)

Hello Kyle.

Tried calling your office line, but got VM.

Regardless, FUD has no objection to the request because FUD has no easement interest in the property at issue. The Canal is well to the north and FUD does not own, operate, or maintain and lateral ditches off of the Canal.

I guess what I am driving at is I do not see the need for the Company to "agree" to the partial vacation of an easement it has no interest in as a threshold matter.

Please call with any questions.

Thanks,
Andy

Andrew J. Waldera
SAWTOOTH LAW OFFICES, PLLC
andy@sawtoothlaw.com
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Section 5, Item G.



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From: Kyle Prewett <kprewett@tollbrothers.com>
Sent: Monday, September 16, 2024 9:29 AM
To: farmers.union.ditch@gmail.com; Andy Waldera <andy@sawtoothlaw.com>
Cc: Martin Taylor <mtaylor1@tollbrothers.com>; Hannah Shurance <HShurance@tollbrothers.com>
Subject: RE: Milestone Ranch Subdivision No. 3 - Lot 8, Block 3; Lot 8, Block 5; & Lot 10, Block 5 - PUID Easement Vacation

Good Morning Andy,

I'm following up on the voicemail I left you this morning regarding the Milestone Ranch No. 3 easement vacation request that was submitted to FUDC in April. FUDC informed me that it would be best to reach out to you for an update.

I would also like to clarify the request. The surveyor for the project clarified that the easements I described in the notice, a 1-foot portion of the 16-foot PUID easement encumbering the *eastern* boundary of the subject lots, was an inaccurate depiction of the actual easements that encumber the subject lots. The common lots adjacent to the lots subject to the application, Lot 9, Block 3, and Lot 9, Block 5, are encumbered by the 16-foot easement since they have lot lines common to public streets, however, the common lots are only 10 feet wide in this area and the easements do not encroach past their lot area. For this reason, the buildable subject lots have a separate 6-foot PUID easement on the eastern lot line adjacent to the common lots, so that joint trench still had 16 feet of easement area total.

Please let me know if you have any questions or need further information.

Thank you,

Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers
3103 W Sheryl Dr, #100, Meridian, Idaho 83642
Office: (208) 576-3625 | Cell: (831) 801-9724



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From: Hannah Shurance <HShurance@tollbrothers.com>
Sent: Thursday, July 25, 2024 11:46 AM
To: Kyle Prewett <kprewett@tollbrothers.com>; farmers.union.ditch@gmail.com
Cc: Martin Taylor <mtaylor1@tollbrothers.com>
Subject: RE: Milestone Ranch Subdivision No. 3 - Lot 8, Block 3; Lot 8, Block 5; & Lot 10, Block 5 - PUID Easement Vacation

Good morning,

I am following up on the email below. Please let me know if you have any questions for me regarding this. If not, could you please respond with approval via email or by signing the form in the below email.

Thanks,

Hannah Shurance
Assistant Land Development Manager
Toll Brothers
3103 W Sheryl Dr, #100, Meridian, Idaho 83642
Cell: (520) 870-4501



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From: Kyle Prewett <kprewett@tollbrothers.com>

Sent: Monday, April 29, 2024 10:26 AM

To: farmers.union.ditch@gmail.com

Cc: Hannah Shurance <HShurance@tollbrothers.com>; Martin Taylor <mtaylor1@tollbrothers.com>

Subject: Milestone Ranch Subdivision No. 3 - Lot 8, Block 3; Lot 8, Block 5; & Lot 10, Block 5 - PUID Easement Vacation

Good Morning,

Please see the attached notice of Toll Brothers' intent to vacate a 1' portion of the existing 16' public utility, pressure irrigation, and lot drainage easement encumbering Lot 8, Block 3; Lot 8, Block 5; and Lot 10, Block 5 of Milestone Ranch Subdivision No. 3.

If the proposed vacation is acceptable, could you please sign the attached relinquishment form and return it to me at your earliest convenience? If needed, I can provide you with a pre-paid shipping label to ship the relinquishment form back to me. The City of Star also allows email correspondence to act as approval of the vacation if that is your preference.

Please let me know if you have any questions or concerns.

Thank you,

Kyle Prewett

Land Entitlement Manager, Idaho

Toll Brothers

3103 W Sheryl Dr, #100, Meridian, Idaho 83642

Office: (208) 576-3625 | Cell: (831) 801-9724



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CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department *Shane T. Jimenez*

MEETING DATE: June 3, 2025 – PUBLIC HEARING (Tabled from 5/6/25)

FILE(S) #: RZ-25-02 Rezone – River Crossing
DA-25-01 – Development Agreement

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Representative

Chris Todd
Green Mtn Resources & Planning
12561 W. Goldcrest Street
Star, Idaho 83669

Representative:

Michael Spiers
Ardurra
1144 S. Silverstone Way
Suite 320
Meridian, Idaho 83642

Property Owner:

Falcon One Star
Shane Jimenez
1161 W. River Street, Ste. 310
Boise, Idaho 83702

REQUEST

Request: The Applicant is requesting approval of a Rezone from Mixed Use (MU) and Commercial (C-2) to Central Business District (CBD) with a Development Agreement. The property includes two separate parcels located at 10122 & unaddressed W. State Street in Star, Idaho and consists of 6.27 acres.

PROPERTY INFORMATION

Property Location: The subject property is generally located near the northwest corner of W. State Street and N. Seneca Springs Way. Ada County Parcel No's S0408438855 & S0408438900.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Mixed Use (MU) Commercial (C-2)	Central Business District	Vacant Ground
Proposed	Central Business District (CBD)	Central Business District	Commercial
North of site	Residential (R-4)	Neighborhood Residential	Rockbridge Subdivision
South of site	Residential (R-2-DA)	Estate Urban Residential	Parkstone Subdivision
East of site	Commercial (C-1)	Central Business District	Rockbridge Crossing
West of site	Rural Urban Transition (RUT)	Central Business District	Single Family Residential Agricultural

Existing Site Characteristics: The property is currently bare ground.

Irrigation/Drainage District(s): Middleton Irrigation Association
Middleton Mill Ditch Company
P.O. Box 848
Middleton, Idaho 83644

Flood Zone: This property is not located in a Special Flood Hazard Area.
Flood Zone: Zone X
FEMA FIRM Panel Number: 16001C0130J
Effective Date: 6/19/2020

Special On-Site Features:

- ✧ Areas of Critical Environmental Concern – No known areas.
- ✧ Evidence of Erosion – No evidence.
- ✧ Fish Habitat – No.
- ✧ Floodplain – No.
- ✧ Mature Trees – No.
- ✧ Riparian Vegetation – No.
- ✧ Steep Slopes – None.
- ✧ Stream/Creek – None.
- ✧ Unique Animal Life – No unique animal life has been identified.
- ✧ Unique Plant Life – No unique plant life has been identified.
- ✧ Unstable Soils – No known issues.
- ✧ Historical Assets – No historical assets have been observed.
- ✧ Wildlife Habitat – No known sensitive wildlife habitat observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	October 31, 2024
Neighborhood Meeting Held	January 22, 2025
Application Submitted & Fees Paid	February 19, 2025
Application Accepted	March 12, 2025
Residents within 300' Notified	April 21, 2025
Agencies Notified	March 11, 2025
Legal Notice Published	April 19, 2025
Property Posted	April 25, 2025

HISTORY

June 18, 2001	Council tabled applications for annexation and rezone of two parcels of land owned by Gary L. Strickland to July 23, 2001.
July 23, 2001	Council approved applications for annexation and rezone of two parcels owned by Gary L. Strickland. Parcel S0408438900 was zoned to Commercial (C-2), and Parcel S0408438855 was zoned Mixed Use (MU).
January 21, 2020	Council denied applications for annexation (AZ-20-02), Development Agreement (DA-20-01), and Conditional Use Permit (CU-20-02). These parcels were part of these applications that were denied.

CODE DEFINITIONS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1B-1: ANNEXATION AND ZONING; REZONE:

B. Standards:

1. The subject property shall meet the minimum dimensional standards of the proper district.
2. The city may require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement and concept plan shall be required for any rezone to a mixed-use zone, high density zone or land which includes steep slope (land over 25%) or floodway.
3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion

of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.

4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

5. An approved development agreement must be executed within ninety (90) days of the meeting at which the development agreement is approved by the city council. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

C. Required Findings: The council shall review the application at the public hearing. In order to grant an annexation and zoning or rezone, the council shall make the following findings:

- 1. The map amendment complies with the applicable provisions of the comprehensive plan;
- 2. The map amendment complies with the regulations outlined for the proposed district;
- 3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and
- 4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.
- 5. The annexation (as applicable) is in the best interest of city.

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

(CBD) CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. Residential uses, including higher densities may be allowed on the upper floors of multiple use buildings and may also be allowed at the fringes of the land use designation shown on the comprehensive plan. Live/work designed development is also encouraged in this district. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility. Special emphasis shall be placed on development in the central downtown area to encourage and create a vibrant, walkable downtown community that incorporates the Boise River as an active amenity.

DA DEVELOPMENT AGREEMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., C-2-DA), indicates that the zoning was approved by the city with a development agreement, with specific conditions of zoning.

8-3A-3: USES WITHIN ZONING DISTRICTS

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited

<u>ZONING DISTRICT USES</u>		
USES	CBD	
Accessory structure - Residential or Commercial	N/C	
Adult business/adult entertainment	N	
Agriculture, forestry, fishing	N	
Airport	N	
Animal care facility ¹	C	
Artist studio ¹	P	
Arts, entertainment, recreation facility ¹	C	
Asphalt plant ¹	N	
Auction facility	N	
Automated Teller Machine (ATM) ¹	A	
Automotive hobby ¹	N	
Automotive mechanical/electrical repair and maintenance	C	
Bakery- Retail or Manufacturing	P	
Bar/tavern/lounge/drinking establishment	P	
Barbershop/styling salon	P	
Bed and breakfast	P	
Beverage bottling plant	N	
Boarding house	N	

Brewery/Distillery	P	
Brewpub/Wine Tasting	P	
Building material, garden equipment and supplies	P	
Campground/RV park ¹	N	
Caretaker Unit ¹	N	
Cement or clay products manufacturing	N	
Cemetery ¹	N	
Chemical manufacturing plant ¹	N	
Child Care center (more than 12) ¹	C	
Child Care family (6 or fewer) ¹	A	
Child Care group (7-12) ¹	C	
Child Care-Preschool/Early Learning ¹	C	
Church or place of religious worship ¹	C	
Civic, social or fraternal organizations	P	
Concrete batch plant ¹	N	
Conference/convention center	P	
Contractor's yard or shop ¹	N	
Convenience store	C	
Dairy farm	N	
Drive-through establishment/drive-up service window ¹	C	
Dwelling:		
Multi-family ¹	N	
Secondary ¹	N	

Single-family attached	N	
Single-family detached	N	
Two-family duplex ¹	N	
Live/Work Multi-Use ¹	C	
Educational institution, private	C	
Educational institution, public	C	
Equipment rental, sales, and services	C	
Events/Entertainment Facility, public or private (indoor/outdoor) ¹	C	
Fabrication shop	N	
Farm	N	
Farmers' or Saturday market	C	
Feedlot	N	
Financial institution	P	
Flammable substance storage	N	
Flex Space	C	
Food products processing	N	
Fracking	N	
Gasoline, Fueling & Charging station with or without convenience store ¹	C	
Golf course/Driving Range	N	
Government office	P	
Greenhouse, private	N	

Greenhouse, commercial	N	
Guesthouse/granny flat	N	
Healthcare and social services	P	
Health and Fitness Clubs	C	
Heliport	N	
Home occupation ¹	A	
Hospital	P	
Hotel/motel	C	
Ice manufacturing plant	N	
Institution	C	
Junkyard	N	
Kennel	N	
Laboratory	P	
Laboratory, medical	P	
Laundromat	P	
Laundry and dry cleaning	P	
Library	P	
Manufactured home ¹	N	
Manufactured home park ¹	N	
Manufacturing plant	N	
Meatpacking plant	N	

Medical clinic	P	
Mining, Pit or Quarry (excluding accessory pit) ¹	N	
Mining, Pit or Quarry (for accessory pit) ¹	A	
Mortuary	N	
Multiple Use Building ¹	C	
Museum	P	
Nursery, garden center and farm supply	C	
Nursing or residential care facility ¹	C	
Office security facility	P	
Parking lot/parking garage (commercial)	C	
Parks, public and private	P	
Pawnshop	P	
Personal and professional services	P	
Pharmacy	P	
Photographic studio	P	
Portable classroom/modular building (for private & public Educational Institutions) ¹	P	
Power plant	N	
Processing plant	N	
Professional offices	P	
Public infrastructure; Public utility major, minor and yard ¹	C	
Public Utility Yard	N	

Recreational vehicle dump station	N
Recycling center	N
Research activities	P
Restaurant	P
Retail store/retail services	P
Retirement home	C
Riding Arena or Stable, Private/ Commercial	N
Salvage yard	N
Sand and gravel yard	N
Service building	P
Shooting range <u>(Indoor/Outdoor)</u>	C/N
Shopping or Commercial center	C
Short Term Rentals ¹	A
Solid waste transfer station	N
Storage facility, outdoor (commercial)1	N
Storage facility, self-service (commercial)1	N
Swimming pool, commercial/public	P
Television station	N
Temporary living quarters ¹	N
Terminal, freight or truck ¹	N
Truck stop	N
Turf farm	N
Vehicle emission testing ¹	P

Vehicle impound yard ¹	N	
Vehicle repair, major ¹	N	
Vehicle repair, minor ¹	C	
Vehicle sales or rental and service ¹	C	
Vehicle washing facility ¹	C	
Vehicle wrecking, junk or salvage yard ¹	N	
Veterinarian office	C	
Vineyard	N	
Warehouse and storage	N	
Wholesale sales	C	
Winery	N	
Wireless communication facility ¹	C	
Woodworking shop	N	

The Applicant is asking for the following uses to be principally permitted in the CBD for this application.

1. Child Care Center
2. Child Care preschool/early learning
3. Church or place of worship
4. Live/Work Multi Use
5. Education institution public/private
6. Flex space
7. Gas Station of fueling station
8. Health and Fitness Club
9. Nursery Garden and Farm supply
10. Retirement Home
11. Indoor shooting Range

- 12. Vehicle Repair; minor
- 13. Vehicle sales and rental, service
- 14. Vehicle washing station
- 15. Veterinarian
- 16. Winery, tasting room

***All uses will still go through the Certificate of Zoning Compliance process and Design Review, as necessary.**

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

Zoning District	Maximum Height	Minimum Yard Setbacks Note Conditions			
	Note Conditions	Front (1)	Rear	Interior Side	Street Side
CBD	35'/60' ⁵	0'	0'	0' ⁴	0'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Central Business District:

The Central Business District is planned to be a vibrant downtown center for the community. Uses encouraged are commercial, retail, civic, private offices, and entertainment. High density housing is encouraged on the upper floors of mixed-use buildings and at the fringes of the land use designation. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility.

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.

8.4 Objectives:

- Preserve the family friendly feel of Star.
- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Work to create a vibrant Central Business District.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

8.5.5 Policies Related Mostly to the Central Business District Planning Areas:

- The CBD zoning district should allow for a mix of commercial, office, institutional, and civic type uses with specific provisions for residential use in appropriate locations with compatible densities.
- Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.
- The city should encourage assemblage of the smaller properties where appropriate.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.

- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.

18.4 Implementation Policies:

- F. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.

PROJECT OVERVIEW

REZONE:

The applicant is requesting approval of a rezone from Mixed Use (MU) and Commercial (C-2) Central Business District (CBD) on 6.08 acres. The property can be serviced by the Star Sewer and Water District for central sewer and water. This property may need to be annexed into the Star Sewer and Water District. The rezone request includes a development agreement.

DEVELOPMENT AGREEMENT

Through the Development Agreement process, the applicant is proposing to work with the City to provide further insurances that the property and associated uses will be as presented and/or modified by the Council through the review process. Items that should be considered by the applicant and Council include the following:

- Future Development – Approval of Fitness Club
- Additional Approved Uses as Requested by the Applicant and Proposed by Staff
- Dedication of Future Roadway

AGENCY RESPONSES

Ada County Highway Dist. April 28, 2025

PUBLIC RESPONSES

No public comments have been received.

STAFF ANALYSIS AND RECOMMENDATION

The applicant has submitted a rezone request for these properties in an effort to be consistent with the Star Comprehensive Plan and the Central Business District Future Land Use designation. The current zoning of the property is Mixed Use and Commercial C-1. Uses permitted in the CBD are appropriate in this area. The applicant is requesting specific approval of a Fitness Club on the north side of the property and has listed the following additional uses to be allowed as principally permitted. All uses would still be subject to approval of a Certificate of Zoning Compliance and Design Review Committee approval.

- **Child Care Center**
- **Child Care preschool/early learning**
- **Church or place of worship**
- **Live/Work Multi Use**
- **Education institution public/private**
- **Flex space**
- **Gas Station of fueling station**
- **Health and Fitness Club**
- **Nursery Garden and Farm supply**
- **Retirement Home**
- **Indoor shooting Range**
- **Vehicle Repair; minor**
- **Vehicle sales and rental, service**
- **Vehicle washing station**
- **Veterinarian**
- **Winery, tasting room**

Staff believes that the proposed Fitness Club is an appropriate use for the area. Staff is sensitive to the types of uses that may be developed along the western side of the property fronting W. State Street and adjacent to the existing residential dwelling to the west. Council should review the additionally listed uses and condition the Development Agreement accordingly.

Staff is working with ITD and ACHD on access of the public backage roadway to Seneca Springs. Staff is recommending a condition of approval for the applicant to construct the collector roadway to the existing spite strip. The City will be responsible for acquiring the Seneca Springs access right of way. The applicant should be conditioned to construct the access onto Seneca Springs if the City can obtain the appropriate easements.

Based upon the information provided to staff in the application and agency comments received to date, the proposed rezone request meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The recommended zoning designation of Central Business District fits the Comprehensive Plan Future Land Use Map and future development plans of the city.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the application, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date. A development agreement will also be brought back to the Council for review of proposed Conditions of Approval for the rezone.

FINDINGS

The Council may **approve**, **conditionally approve**, **deny** or **table** this request. In order to approve these applications, the Unified Development Code requires that Council must find the following:

ANNEXATION/REZONE FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.
The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:
 - ✓ *Protection of property rights.*
 - ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
 - ✓ *Ensure the local economy is protected.*
 - ✓ *Encourage urban and urban-type development and overcrowding of land.*
 - ✓ *Ensure development is commensurate with the physical characteristics of the land.**The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council must find compliance with the Comprehensive Plan.*
2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.
The Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent

of the Comprehensive Plan designation. Housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for access to newly subdivided or split property.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and
The Council must find that there is no indication from the material submitted by any political agency stating that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.
The Council must find that it has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.
5. The annexation is in the best interest of the city.
The Council must find that this annexation is reasonably necessary for the orderly development of the City.

COUNCIL DECISION

The Star City Council _____ File Number RZ-25-02 and DA-25-01 for River Crossing on _____, 2025.



City of Star Planning
 c/o Shawn Nickel
 10769 West State Street
 Star, Idaho 83669

February 20 2025

**Subject Property- River Crossing
 Application for Rezone and Development Agreement**

Dear Mr. Nickel

Falcon One Star, LLC is proposing the development of approximately 6.08 acres of land located at 10122 State, Star, Idaho 83669. As part of this application for rezoning to Central Business District the applicant is asking the City to grant the uses outlined on Exhibit A as permitted uses in the zone. In addition, through several meetings with the Mayor and Staff, its been indicated that a boulevard is desired by the city thru the property. The property owner is dedicating a future 50' Right of Way to ACHD or easement to the City of Star as part of the application, with the understanding that the land will be dedicated back to the land owner in the event that the Spite Strip located on Seneca Springs Road is not taken by ACHD or the City within 24 months and the road progressed thru the site. The property owner and city desire to negotiate a Development Agreement which spells out the details of zoning, use, access and right of way dedication, among other things.

River Crossing would match the city's goals of their CBD district by forming a development with a mix of community desired businesses and possible residential. We have included a planning matrix with our development agreement request, Exhibit A. River Crossing is requesting these uses be allowed as permitted uses within the development agreement.

River Crossing will be mixed use development with a variety of commercial uses located along a major transportation corridor. The property currently consists of two properties. With City approval we will continue design work and engineering for the internal roads and the commercial lot on the northern portion. The goal is to begin construction no later than this summer. The north site has been reserved for an athletic training facility that currently has two other locations here in the Treasure Valley. The owners are Idaho residents that are highly motivated, driven and ready to bring a new business model to the City of Star. The athletic training facility will include an in house physical therapy office for training, recovery and serve clients and the citizens of Star. The building is approximately____ sq ft. A site plan has been

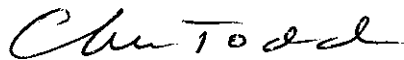
included in this application. Renderings will be presented at the time of council hearing and the applicant will need to go through the design review and CZC process with the City.

The north building will have a 34' setback from the neighboring development and the height of the building will be no more than 38 ft. This fits the requirements within the city's zoning/building code for CBD. If approved, the owner and his team will continue working on the preliminary plat for the remaining ground south of the State St backage road.

The site will be developed in harmony with each other and take pieces of Star's architectural guidelines into consideration. We look forward to moving toward design review and a CZC application with the City for the future north user and a preliminary for the southern portion in the next 1-3 months.

This proposed development meets the criteria and goals of the City's comprehensive plan while diversifying the city's tax base with a large inflow of commercial property. Along with creating economic development this project at buildout will offer local jobs to the surrounding areas. The location being near two major road corridors that are slated for significant expansion over the next 5 years benefits the businesses that will locate at the property along with the current residence in all directions. We are actively engaged with all jurisdictional agencies with a presence on or near the site including ITD and ACHD in order to find common ground for the approach off of State St(Hwy 44).

Thank you for your time, look forward to presenting and please contact me with any questions.



Chris Todd
Owner
Green Mountain Resources and Planning LLC
53 N. Plummer Rd.
Star, ID 83669





ANNEXATION & ZONING - REZONE - DEANNEXATION APPLICATION

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

FILE NO.: RZ-25-02
Date Application Received: 2/20/2025 Fee Paid: \$2190.00
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ☒ Owner ☐ Representative ☐

Applicant Name: Chris Todd – Green Mountain Resources and Planning LLC
Applicant Address: 12561 W Goldcrest St Star ID Zip: 83669
Phone: 208.899.0451 Email: chris@firstservicegroup.com

Owner Name: Falcon One Star LLC c/o Shane Jimenez
Owner Address: 1161 W River Street | Suite 310 Boise, Idaho 83702
Phone: Email: shane@falcononeinc.com

Representative (e.g., architect, engineer, developer):
Contact: Chris Todd AND

Engineering Firm: Ardurra c/o Michael Spiers Address: 1144 S. Silverstone Way, Suite 320, Meridian, ID 83642 Phone: Email: MSpiers@ardurra.com

Property Information:

Site Address: 10122 State St Star ID 83669 Parcel Number: S0408438855, S0408438900 Total Acreage of Site: 6 acres
Total Acreage of Site in Special Flood Hazard Area: N/A
Proposed Zoning Designation of Site: Central Business District(CBD)

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	C2/MU	CBD	Vacant Land
Proposed	CBD	CBD	CBD
North of site	R4	R4	Residential Sub
South of site	R4DA	R4/CBD	Residential Sub
East of site	C1	CBD	Commercial
West of site	Ada Co. RUT	CBD	Residence

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

Areas of Critical Environmental Concern – n/a _____

Evidence of Erosion – n/a _____

Fish Habitat – n/a _____

Floodplain – n/a _____

Mature Trees – n/a _____

Riparian Vegetation – n/a _____

Steep Slopes – n/a _____

Stream/Creek – n/a _____

Unique Animal Life n/a- _____

Unique Plant Life – n/a _____

Unstable Soils – n/a _____

Wildlife Habitat – n/a _____

Historical Assets – n/a _____

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. Date of Pre-App Meeting: 10/31/25	BN
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.) Date of Neighborhood Meeting: 1/22/25	BN
x	Completed and signed Annexation & Zoning/Rezone Application	BN
x	All Annexations & Rezones require a Development Agreement *Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: <i>Don To...</i>	BN
x	An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority. A hearing date before the Council shall not be scheduled until the traffic impact study has been approved and the transportation authority (ACHD, ITD, Highway District #4) has issued a staff report/review on the development application.	
x	If the Annexation & Zoning or Rezone request is accompanied by a preliminary plat and/or site plan, building elevations shall be included with the application.	
x	Fee: (Include Development Agreement Fee). Please contact the City for current fees. 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.	BN
x	Narrative fully describing the proposed project (must be signed by applicant)	BN
x	Legal description of the property to be annexed and/or rezoned:	BN

	<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	BN
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.	BN
x	Vicinity map showing the location of the subject property with minimum 1-mile radius	BN
x	Copy of any associated applications (i.e. CUP/PUD Site Plan/Preliminary Plat). If this application is not accompanied by a plat or site plan, <u>a conceptual development plan for the property is required.</u>	
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 entire property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels (additional fee required).	
x	Electronic versions of all submitted application materials including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan or concept plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site, concept plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type.	BN
TBD	Signed Certification of Posting with pictures (see attached posting requirements and certification form) – To be completed by applicant a minimum of 10-days prior to public hearing. Staff will notify applicant in writing of hearing and posting date.	
	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits, if applicable. Please contact SSWD for details at 208-286-7388.	

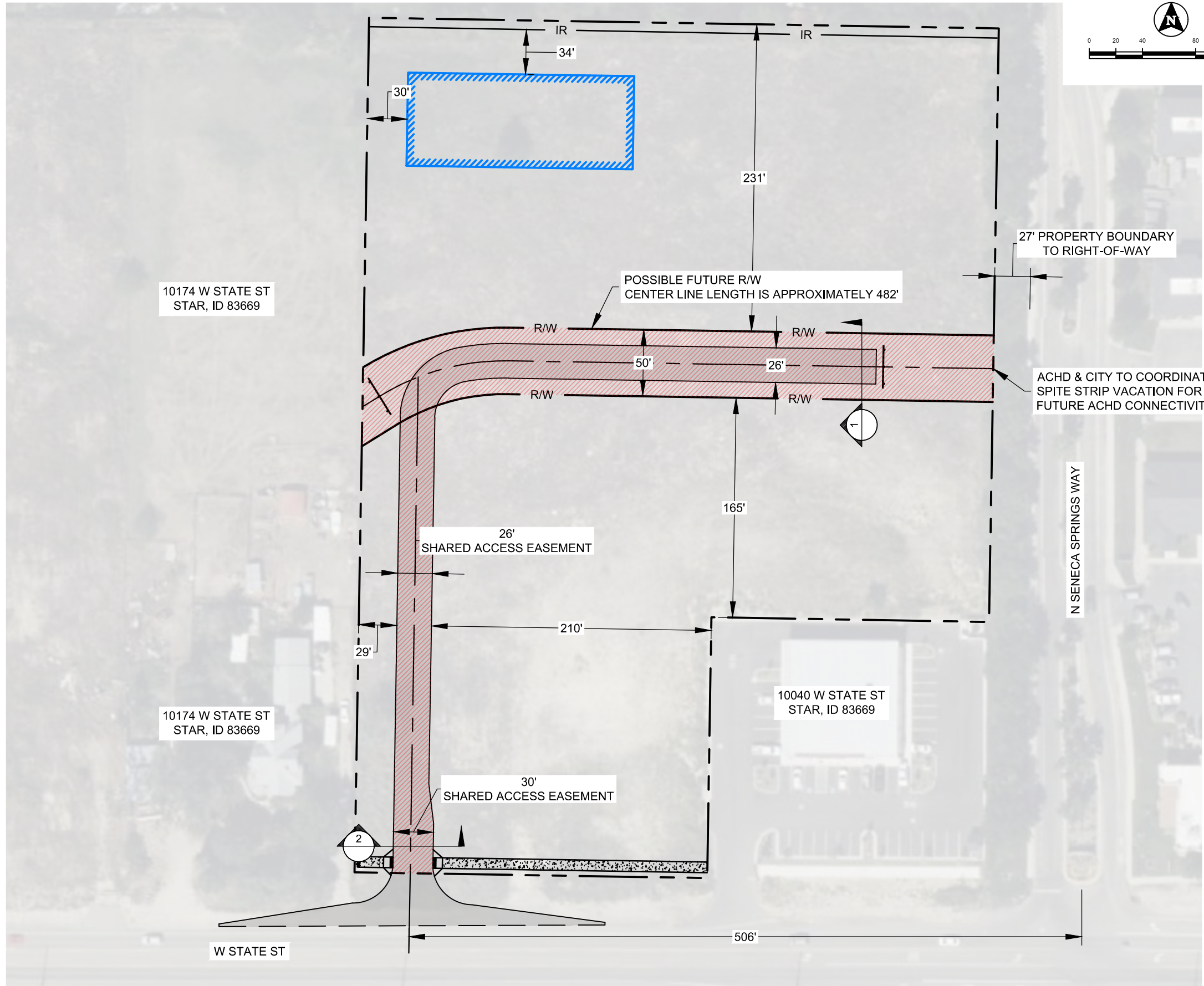
APPLICANT ACKNOWLEDGEMENT:**

*** I have read, understand and accept the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be additional fees associated with this application incurred by the City in obtaining reviews or referrals by architect, outside engineering, or other professionals necessary to enable the City to process this application. I understand that I, as the applicant, I am responsible for all payments to the City of Star.*


Applicant/Representative Signature

2/20/25
Date

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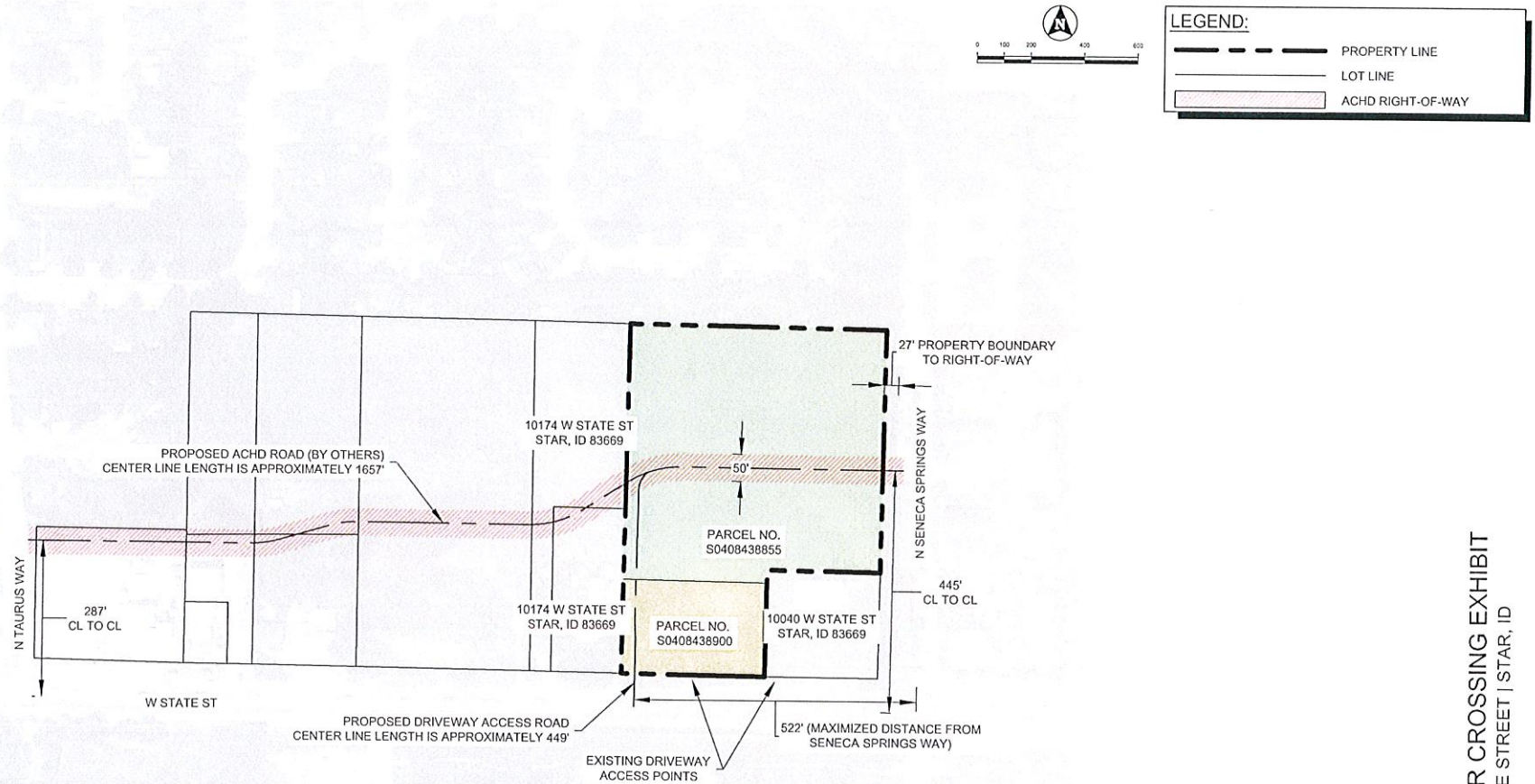
LEGEND:

	PROPERTY LINE
	LOT LINE
	PROPOSED BUILDING
	PROPOSED PAVEMENT
	SHARED ACCESS EASEMENT

STAR RIVER CROSSING EXHIBIT
10122 W. STATE STREET | STAR, ID

1144 S. SILVERSTONE WAY, STE. 300
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.ARDURRA

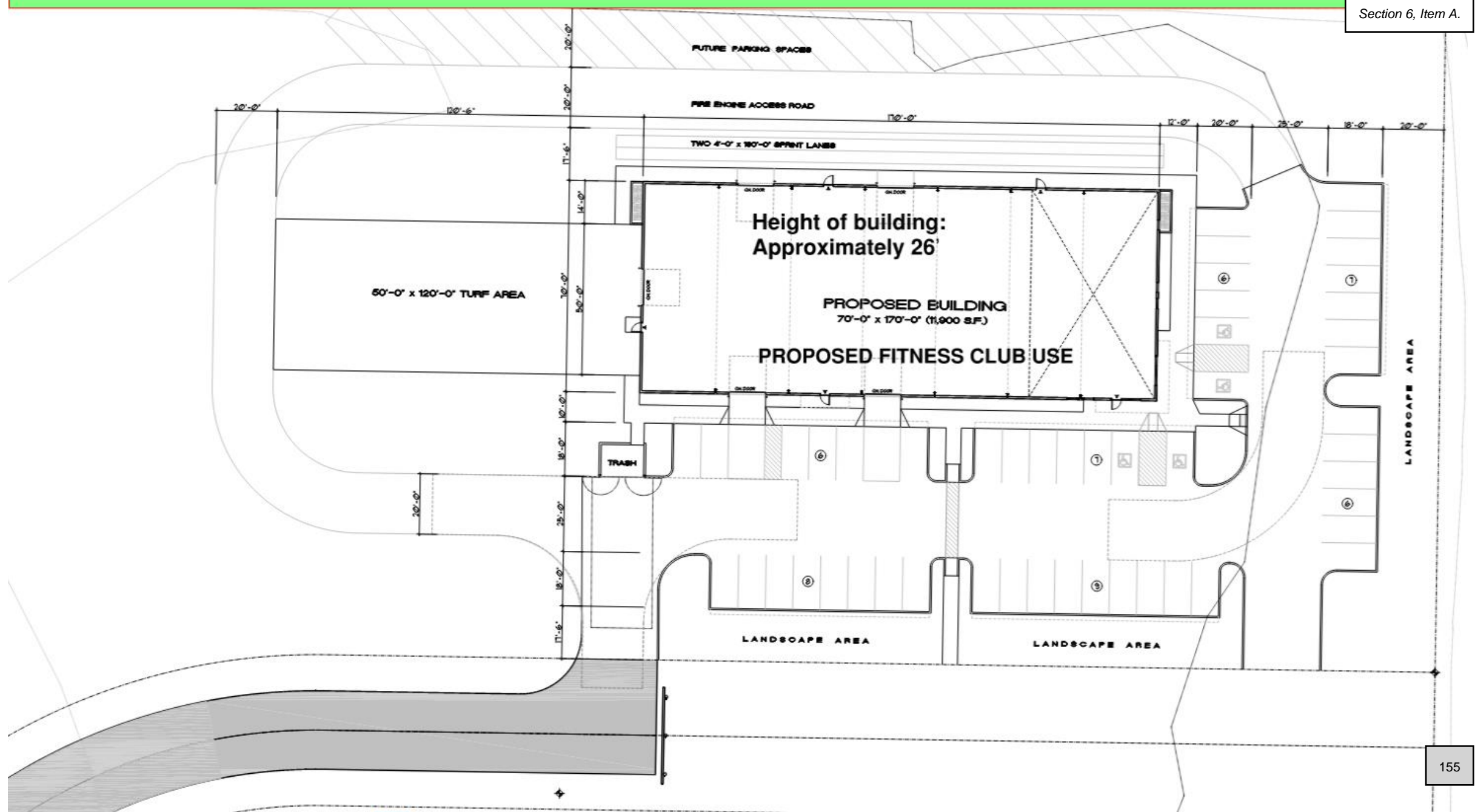
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 MERIDIAN, IDAHO 83642
 208-323-2288 | WWW.ARDURRA.COM





Section 6, Item A.





ARCHITECTURE
NORTHWEST, PA
RANDALL HAVERFIELD AIA

224 16th AVENUE SOUTH
NAMP, IDAHO 83651
OFFICE: (208) 467-3377
FAX: (208) 467-4343

www.archnw.com

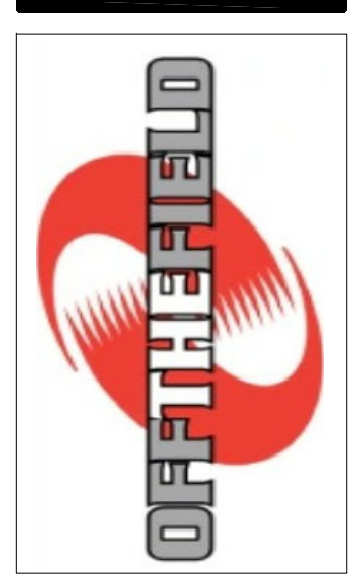
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criminal prosecution.

Scale

DESIGN
DEVELOPMENT
PACKAGE

PRELIMINARY
NOT FOR
CONSTRUCTION

NEW FACILITY FOR:
OFF THE FIELD SPORTS
STAR, IDAHO



DESCRIPTION
DATE

JOB NO.: 2025-04
DATE: MAY 2025
DRAWN BY: RH
CHECKED BY: RH

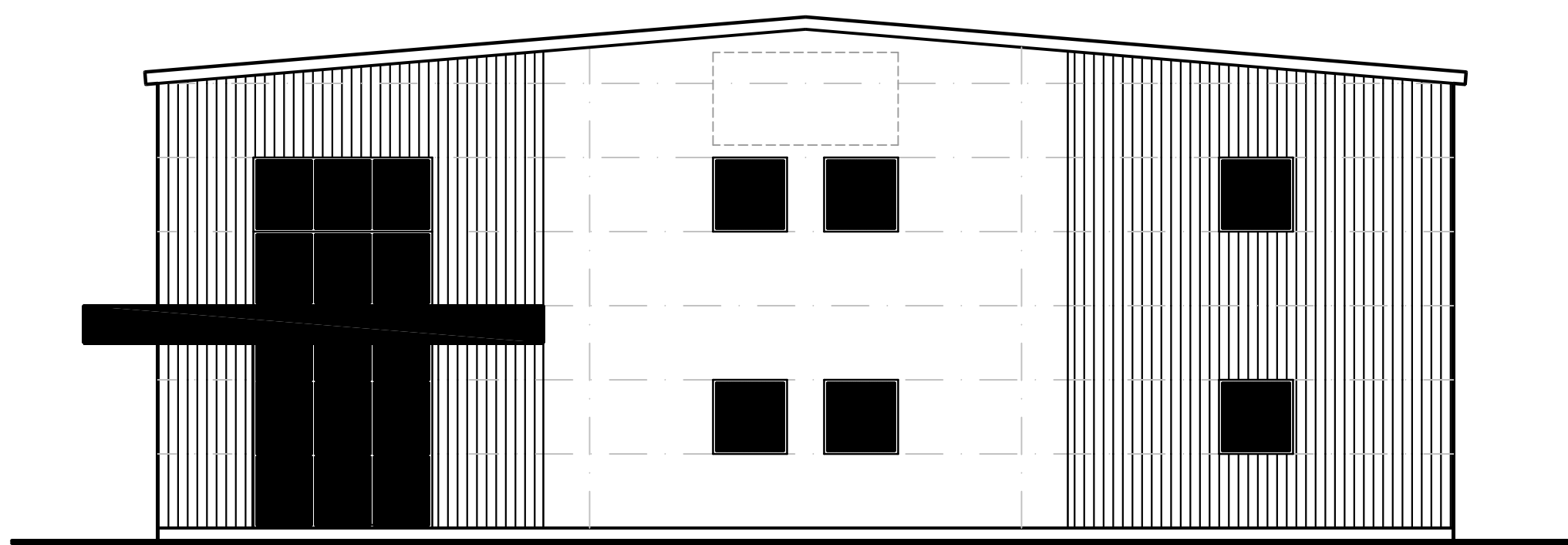
Drawing Title

FLOOR PLAN
EXTERIOR
ELEVATIONS

Sheet Number

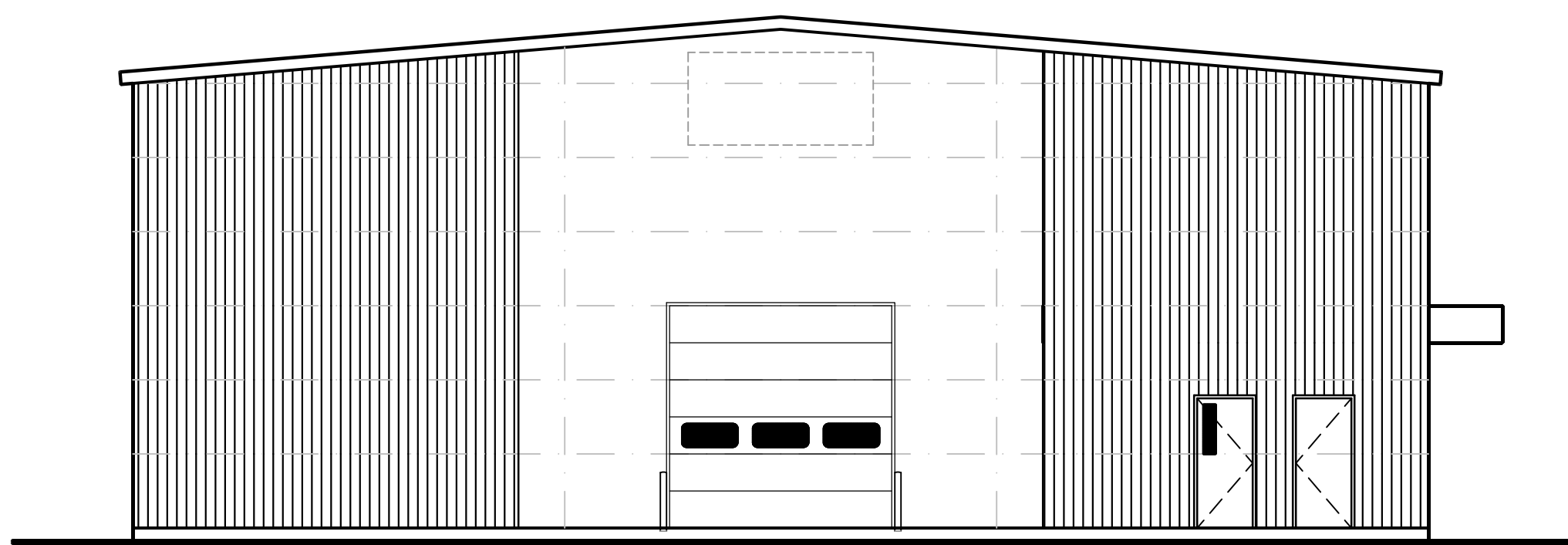
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SHEET 5 OF 8

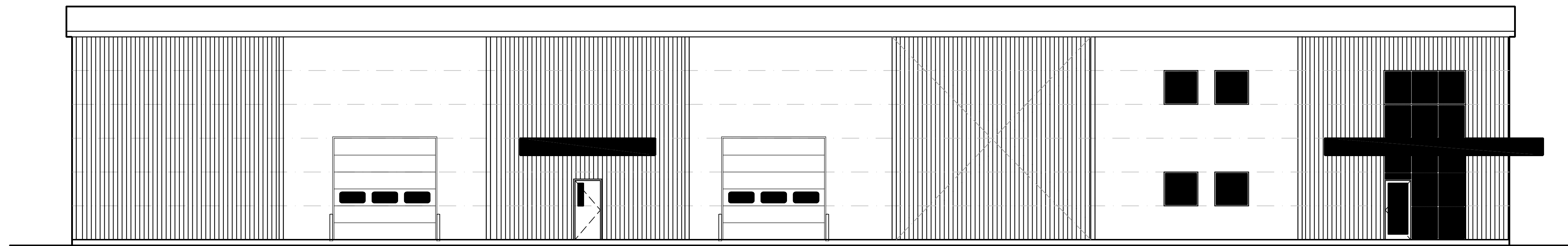


EAST ELEVATION

SCALE: 1/8" = 1'-0"

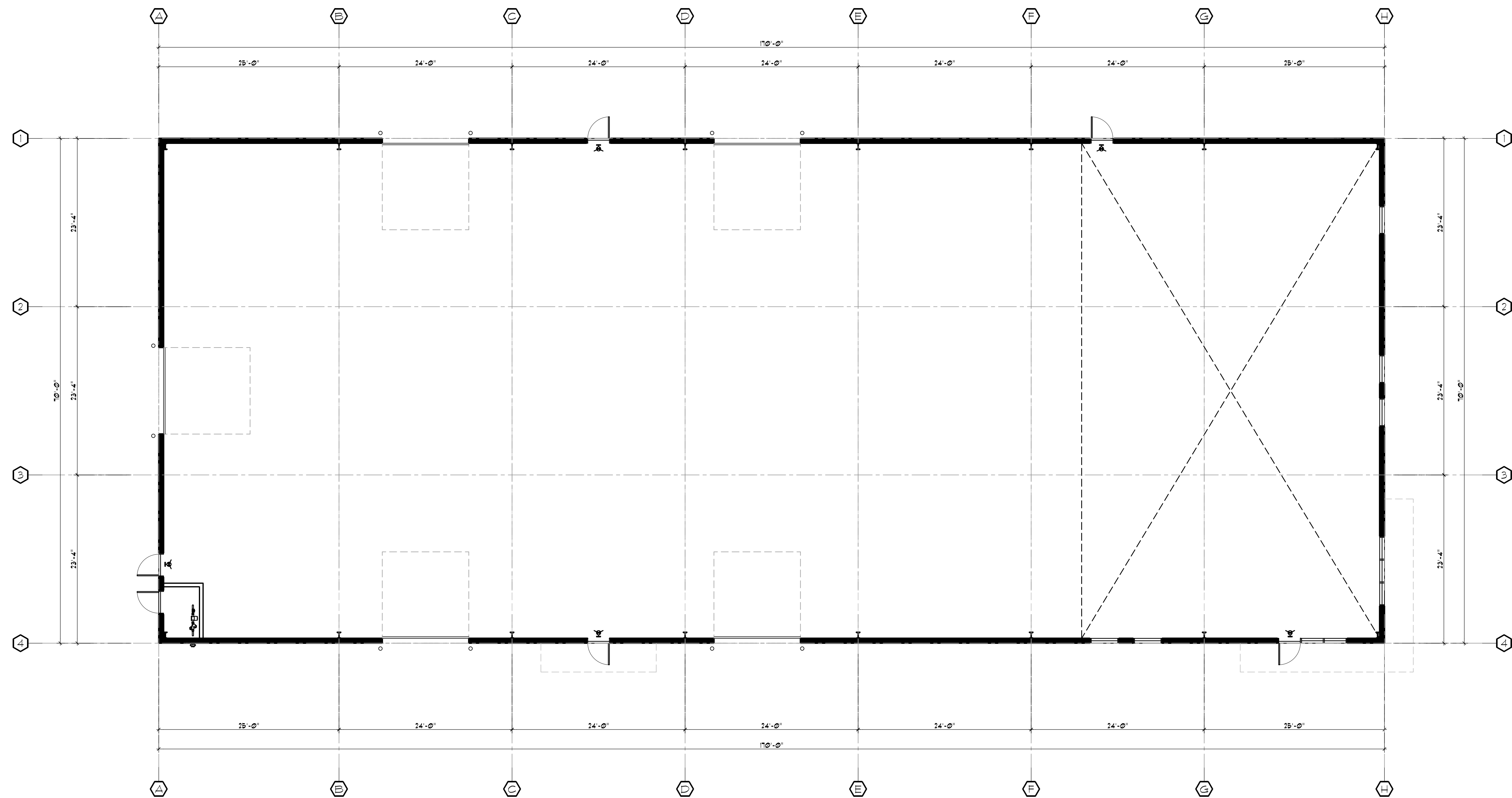


WEST ELEVATION



SOUTH ELEVATION

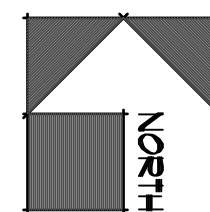
SCALE: 1/8" = 1'-0"



FLOOR PLAN

SCALE: 1/8" = 1'-0"

11,900 SQ. FT. THIS LEVEL





Miranda Go
Alexis Pickering, Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

Section 6, Item A.

Date: April 28, 2025

To: Chris Todd-Green Mountain Resources and Planning LLC, Shane Jiminez-Falcon
One Star LLC and Michael Spiers

Staff Contact: Dawn Battles, Senior Planner

Project Description: Star River Crossing

Trip Generation: Below is a list of land uses and estimated trip generation rates for uses that may be included within the site. Trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Use	Avg. Daily Trips	Avg. PM Peak Hour
Senior Adult Housing-Multi-Family (per unit)	3.24	0.25
Convenience Store/Gas Station-VFP 2-8 (per 1,000 sf)	624.2	48.48
Small Office Building (per 1,000 sf)	14.39	2.16
Nursery-Garden Center (per 1,000 sf)	68.10	6.94
Automobile Care Center (per service bay)	-----	3.11
Day Care Center (per 1,000 sf)	47.62	11.12
Schools-Public or Private	Call ACHD	Call ACHD

Comments: A traffic impact study (TIS) may be required for some of the proposed uses. Please contact ACHD to verify if a TIS is required prior to development.

connecting you to more



Miranda Go
Alexis Pickering, Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Patricia Nilsson, Commissioner

Section 6, Item A.

Proposed Development Meets	
All ACHD Policies	
Requires Revisions to meet ACHD Policies	X

Traffic Impact Study	
Yes	
No	N/A
If yes, is mitigation required	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	N/A
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	
No	

ACHD Planned Improvements	
FYP	Yes
CIP	Yes

Livable Street Performance Measures	
Pedestrian	N/A
Cyclist	N/A

Is Transit Available?	
Yes	
No	X

connecting you to more



Project/File: **Star River Crossing/ STAR25-0003/ RZ-25-01/ DA-25-01**
This is an application for a rezone from C-2 (General Business District) and MU (Mixed Use District) to CBD (Central Business District) of 6-acres to allow for future mixed-use development. This application also includes a development agreement with the City of Star.

Lead Agency: City of Star

Site address: 10122 W. State Street

Staff Approval: April 28, 2025

Applicant: Chris Todd
Green Mountain Resources and Planning LLC
12561 W. Goldcrest Street
Star, ID 83669

Owner: Shane Jiminez
Falcon One Star LLC
1161 W. River Street, Ste. 310
Boise, ID 83702

Engineer: Michael Spiers
1144 S. Silverstone Way, Ste. 320
Meridian, ID 83642

Staff Contact: Dawn Battles, Senior Planner
Phone: 208-387-6218
E-mail: dbattles@achdidaho.org

Report Summary:

ACHD Planned Improvements2

Level of Service Planning Thresholds2

A. Site Specific Conditions of Approval3

B. Vicinity Map4

C. Site Plan5

D. Findings for Consideration6

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ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- The intersection of SH-44 and Palmer Lane is scheduled in the FYP for the installation of an interim signal with the design year and construction year have not been determined.

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count
**State Highway 44 State Street	265-feet	Principal Arterial	740

** ACHD does not set level of service thresholds for State Highways.

2. Average Daily Traffic Count (VDT)

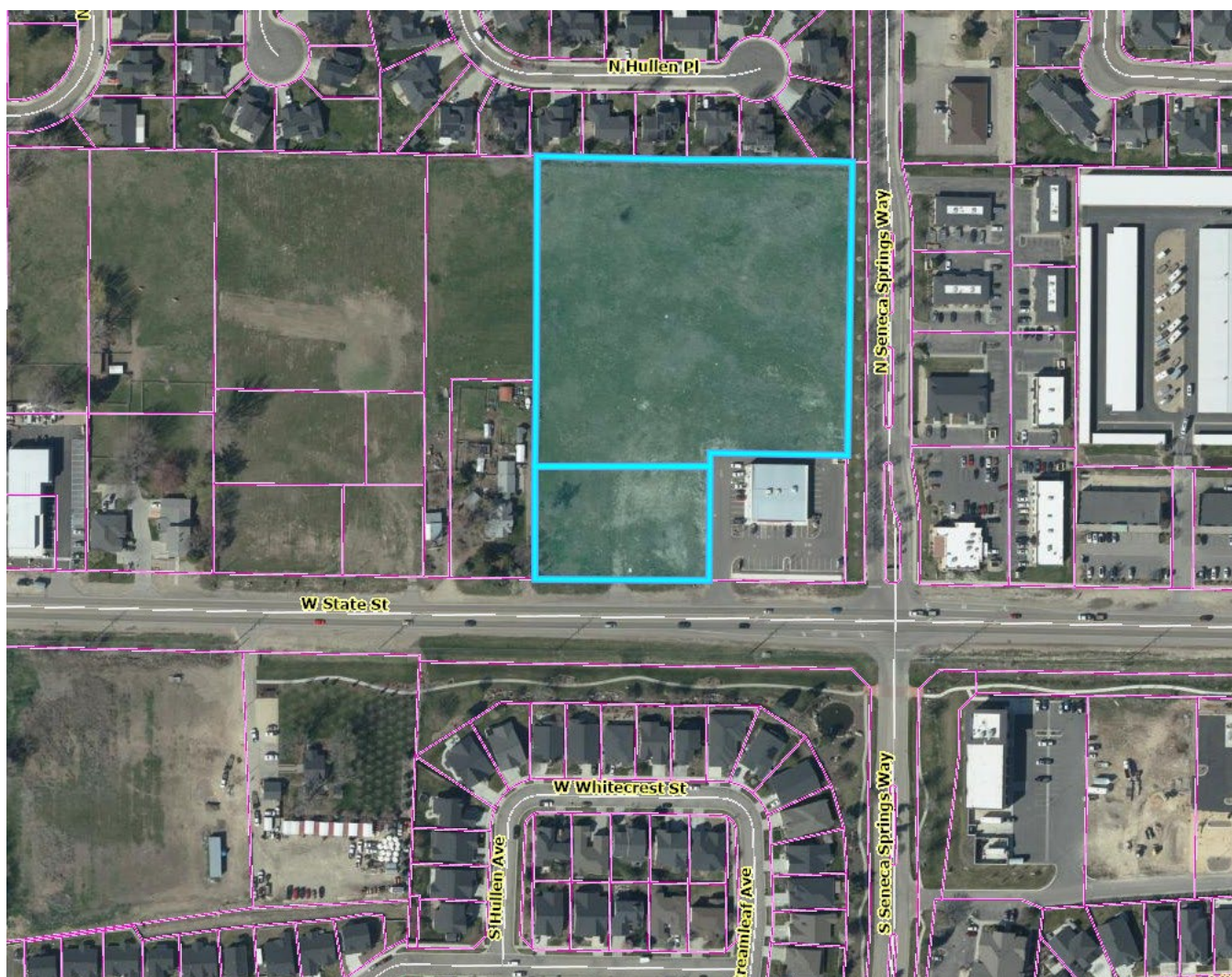
Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for SH-44 east of Star Road was 17,111 on October 12, 2023.

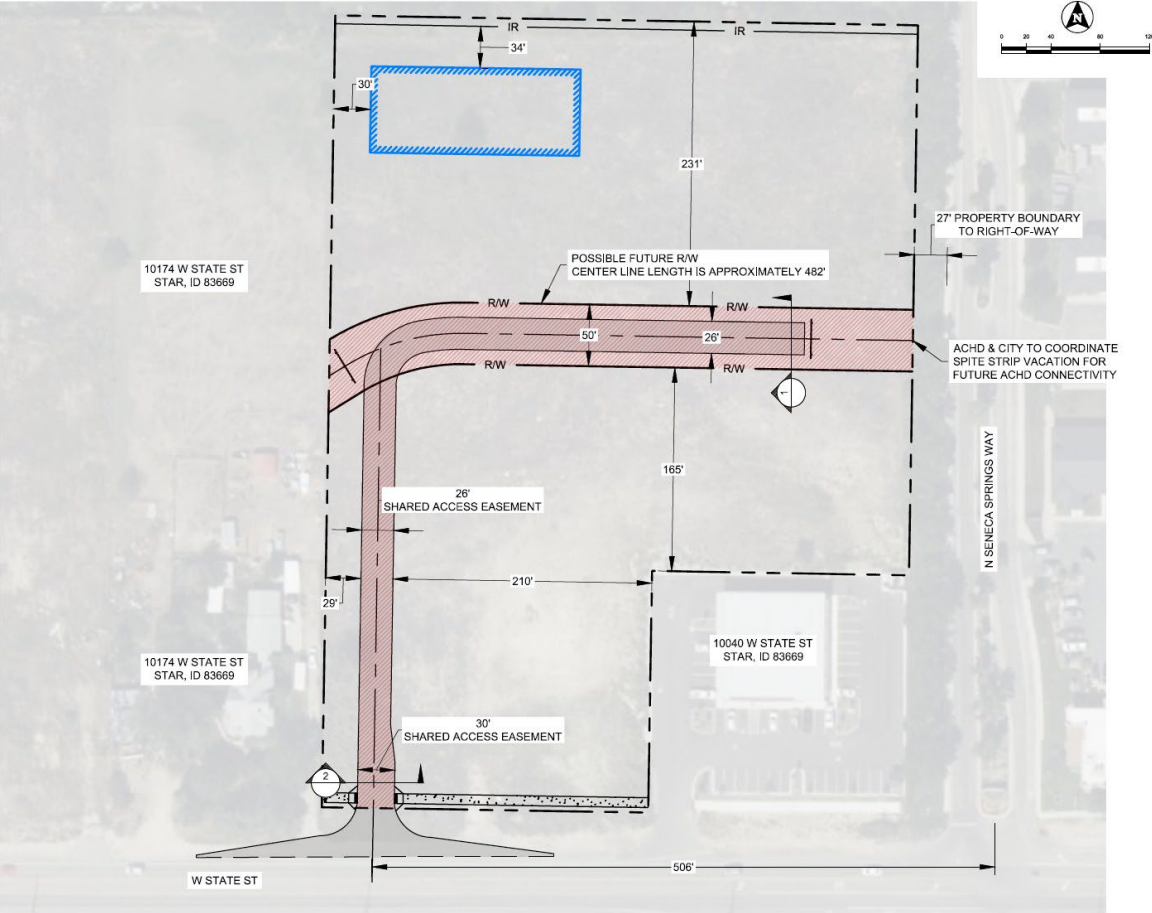
A. Site Specific Conditions of Approval

1. If the applicant is able to acquire additional property from the Rockbridge Homeowner's Association and provide written documentation to ACHD prior to plan submittal, then construct the east/west collector within the site as follows:
 - As a 36-foot wide street section with vertical curb, gutter and 7-foot wide attached or 5-foot wide detached concrete sidewalk to stub to the site's west property line.
 - From the intersection with Seneca Springs Way to run east/west within the site in the general location as shown on the MSM.
 - Dedicate right-of-way to 2-feet behind back of sidewalk, or for detached sidewalk, dedicate right-of-way to 2-feet behind back of curb and provide a permanent right-of-way easement from the right-of-way line to 2-feet behind back of sidewalk.
 - Construct a temporary cul-de-sac with the dimensions of a standard cul-de-sac at the terminus of the east/west collector roadway. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.
 - Install a sign at the terminus of the east/west collector roadway stating, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."
 - Driveways onto the east/west collector will be reviewed if the applicant is able to acquire additional property from the Rockbridge Homeowner's Association.
2. If the City of Star requires the construction of a private roadway to be converted to a public roadway in the future in the location of the collector roadway designated on the MSM, then the applicant shall be required to follow the guidance of the policies listed on page 7-8.
3. Submit civil plans and written documentation to ACHD Development Services for review and approval if additional property is acquired from the Rockbridge Homeowner's Association. The impact fee assessment will not be released until the civil plans are approved by ACHD.
4. There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
5. Comply with all Standard Conditions of Approval.

B. Vicinity Map



C. Site Plan



LEGEND:

	PROPERTY LINE
	LOT LINE
	PROPOSED BUILDING
	PROPOSED PAVEMENT
	SHARED ACCESS EASEMENT

STAR RIVER CROSSING EXHIBIT
10122 W. STATE STREET | STAR, ID

DATE: 2/25/25 JOB: 240412

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D. Findings for Consideration

1. SH-44 /State Street

SH-44 is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Star, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-44.

2. Seneca Springs Way

- a. **Existing Conditions:** Seneca Springs Way is improved with 2-travel lanes, vertical curb, gutter, 5-foot wide concrete sidewalk abutting the site. There is 68-feet of right-of-way for Seneca Springs Way (35-feet from centerline).

This site (highlighted in blue) does not have frontage on Seneca Springs Way as it is separated by a 25-foot wide landscaped spite strip (highlighted in yellow) owned by the Rockbridge Subdivision Homeowners Association that was platted in 2002 as part of the Rockbridge Subdivision.



- b. **Staff Comments/Recommendations:** Because the site does not have frontage on Seneca Springs Way, the applicant should not be required to provide any improvements on Seneca Springs Way as part of this application.

3. Master Street Map (MSM)-East/West Collector

- a. **Existing Conditions:** There is a collector roadway designated on the MSM (blue dashed lines-see image above) as a residential collector roadway that is required to be constructed as part of development from the intersection with Taurus Way and runs east/west through the site to intersect Seneca Springs Way.
- b. **Applicant Proposal:** The applicant is proposing to dedicate 50-feet of right-of-way to allow for the future construction of the collector roadway located within the site (see image page 5).
- c. **Staff Comments/Recommendations:** The east/west collector roadway was added to the MSM at the request of the City of Star. Although this roadway is shown on the MSM, ACHD cannot accept right-of-way or a public road at this time, as there is no direct access to the existing right-of-way of Seneca Springs Way and the application materials did not include

documentation that the Rockbridge Subdivision Homeowners Association agrees to the dedication of right-of-way and a roadway constructed through their property.

Additionally, ACHD does not accept isolated segments of right-of-way or public streets that do not connect to existing right-of-way or can only be accessed for maintenance via private roads or driveways.

If the applicant is able to acquire additional property from the Rockbridge Homeowner's Association and provide written documentation to ACHD prior to plan submittal, then the applicant should be required to construct the east/west collector within the site as follows:

- As a 36-foot wide street section with vertical curb, gutter and 7-foot wide attached or 5-foot wide detached concrete sidewalk to stub to the site's west property line.
- From the intersection with Seneca Springs Way to run east/west within the site in the general location as shown on the MSM.
- Dedicate right-of-way to 2-feet behind back of sidewalk, or for detached sidewalk, dedicate right-of-way to 2-feet behind back of curb and provide a permanent right-of-way easement from the right-of-way line to 2-feet behind back of sidewalk.
- Construct a temporary cul-de-sac with the dimensions of a standard cul-de-sac at the terminus of the east/west collector roadway. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.
- install a sign at the terminus of the east/west collector roadway stating, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."
- Driveways onto the east/west collector will be reviewed if the applicant is able to acquire additional property from the Rockbridge Homeowner's Association.

If the City of Star requires the construction of a private roadway to be converted to a public roadway in the future in the location of the collector roadway designated on the MSM, then the applicant should be required to follow the guidance of the following policies:

7212.3 Process to Dedicate an Existing Private Road to ACHD

7212.3.1 Application The party requesting to dedicate a private road to the public shall be required to submit an application letter specifying the proposed portion of road to be dedicated, the public benefit of the road, and the reasons why the District should accept the road into the public system. An application fee is required to pay for staff time to review the application, the road, site history, and make a report to the Development Services Manager. The fee shall be as established in the Right-of-Way and Development Services Fee Schedule. The Development Services Manager may accept or deny the application based on the data provided in the application and a determination of any public benefit to acceptance of the road into the public system. If the Development Services Manager determines that there is no public benefit to accepting the road, the application shall be denied with no further action required by staff. An applicant may appeal the decision of the Development Services Manager to the ACHD Commission.

7212.3.2 Adopted: Revised: Review and Inspection Res. 469 (7/13/94) Res. 675 (1/29/03); Res. 690 (10/15/03); Ord. 201 (4/12/06); Ord. 211 (12/15/10); Ord. 233 (1/25/17); Ord. 236 (11/29/17); Ord. 238 (12/12/18); Ord. 248 (3/10/21); Ord. 251 (10/18/2023); Ord. 252 (10/25/2023) 7200 - 68 If the Development Services Manager accepts the application, the

applicant shall be required to provide all required documentation verifying the road was designed and constructed to current public standards. The burden of proof is on the applicant to prove the road meets public standards, not on the District to prove otherwise. Required documentation includes design plans, as-built plans, testing and inspection records and any other information or data that the District may reasonably require including additional testing of the storm drain system to verify that it has not been compromised by lack of maintenance or sedimentation from past construction activity within the development. If plans and/or testing and inspection records are not available, the applicant shall contract with an engineer and a testing laboratory and pay for the required additional testing to verify the design and condition of the road and storm drain system.

7212.3.3 Costs to be Paid by Applicant The applicant shall be required to reimburse the District for all staff time and charges to review the documentation and inspect the road prior to scheduling the public hearing.

7212.3.4 Public Hearing After reviewing the required documentation and conducting a site inspection, staff shall prepare a report for the Commission and schedule a public hearing. At the public hearing, the Commission will accept public testimony and review the findings of staff to determine if the road will be accepted into the public system. The Commission may: (i) accept the road, (ii) accept the road with conditions if remedial work is required to bring the road up to current public standards, or (iii) deny the request for acceptance of the road if the road does not meet current District standards and the applicant is unwilling or unable to perform the work necessary to bring the road up to current District standards.

7212.3.5 Acceptance with Conditions If remedial work is required to bring the road up to current District standards, the applicant shall provide construction plans prepared by a professional engineer licensed in the State of Idaho to the District for review and acceptance. Prior to commencing construction, the applicant shall enter into an Inspection Agreement with the District and provide an inspection deposit in an amount to be calculated by District staff based on the amount of work required to be performed. The applicant's contractor shall be required to obtain a permit from the Development & Technical Services Division and schedule inspections with the Division Inspection Personnel. All required remedial work shall be completed to District standards prior to final acceptance of the road.

7212.3.6 Acceptance After Commission approval of the request to accept the road into the public system the applicant shall dedicate the right-of-way for the road by donation to the District free of all liens and encumbrances. The applicant shall provide a legal description for the road right-of-way prepared by a professional land surveyor licensed in the State of Idaho. The District will prepare the deed and obtain a title report. The applicant shall be responsible for removing all encumbrances not acceptable to the District prior to recordation of the deed. The official date of final acceptance of the road by the District for public maintenance shall be the date the deed is recorded by the District.

E. Policy

1. **Federal Accessibility Design Guidelines and Standards**

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, <https://www.access-board.gov/prowag> and <https://www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf> for additional information).

2. **Minor Improvements**

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

3. **Livable Street Performance Measures**

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

4. **Master Street Map-East/West Collector**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathways and buffers.

Pedestrian Facilities: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 8-feet wide between

the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District’s planter width policy if trees are to be placed within the parkway strip. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-feet wide. Alternatively, on roadways identified as low-stress bikeways in ACHD’s Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian facilities should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line when authorized by Development Review staff to meet site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should intersect Taurus Way and run east/west and continue through the property to intersect Seneca Springs Way. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2 or 3-lane roadway with bike lanes, and a 36 to 47-foot wide street section within 54 to 65-feet of right-of-way.

5. Stub Streets

Stub Street Policy: District policy 7206.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, “THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE.”

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7206.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

6. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

7. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

8. Pathway Crossings

United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

F. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

G. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

Request for Appeal of Staff Decision

To request an appeal of a staff level decision, see District policy 7101.6.7 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

Request for Reconsideration of Commission Action

To request reconsideration of a Commission Action, see District policy 1006.11 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

CITY OF STAR, IDAHO

Report on Audited
Basic
Financial Statements
and
Supplemental Information

For the Year Ended September 30, 2023

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CERTIFIED PUBLIC ACCOUNTANTS

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Section 7, Item A.

Independent Auditor's Report

Honorable Mayor
and City Council
City of Star, Idaho

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the City of Star, Idaho (the City), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental and each major fund of the City of Star, Idaho, as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of City of Star and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Star's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Star, Idaho's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Star, Idaho's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison information, schedule of the City's proportionate share of Net Pension Liability, and the schedule of City contributions on pages 26 through 29 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which

consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Star, Idaho's basic financial statements. The supplemental information is presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplemental information was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated **November 22, 2023** on our consideration of the City of Star, Idaho's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Star, Idaho's internal control over financial reporting and compliance

Zwygart John & Associates, CPAs PLLC

Nampa, Idaho

November 22, 2023

City of Star, Idaho
Statement of Net Position
September 30, 2023

	<u>Governmental Activities</u>
Assets	
Current Assets:	
Cash and Cash Equivalents	\$ 13,869,737
Receivables, Net:	
Property Taxes	27,604
Accounts	256,053
Interest	23,463
Other Receivables	69,269
Due From Other Governments	403,969
Prepaid Expenses	28,301
Capital Assets:	
Land and Construction in Progress	4,047,552
Building, Net	2,237,776
Furniture, Fixtures, and Equipment, Net	977,775
Improvements, Net	3,681,410
Total Capital Assets	<u>10,944,513</u>
Total Assets	<u>25,622,909</u>
Deferred Outflows	
Pension Related Items	382,904
Total Deferred Outflows	<u>382,904</u>
Liabilities	
Current Liabilities:	
Accounts Payable and Other Current Liabilities	1,687,550
Land Use Bonds Payable	187,682
Long-Term Liabilities:	
Due in More than One Year:	
Net Pension Liability	965,112
Total Liabilities	<u>2,840,344</u>
Deferred Inflows	
Pension Related Items	-
Total Deferred Inflows	<u>-</u>
Net Position	
Invested in Capital Assets, Net of Related Debt	10,944,513
Restricted	
Park Impact Fees	2,173,592
Unrestricted (Deficit) Surplus	10,047,364
Total Net Position	<u>\$ 23,165,469</u>

The accompanying notes are an integral
part of the financial statements.

City of Star, Idaho
Statement of Activities
For the Year Ended September 30, 2023

	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position - Governmental Activities
		Charges for Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions	
Primary Government:					
Governmental Activities:					
General Administrative	\$ 12,100,513	\$ 10,087,732	\$ 493,259	\$ -	\$ (1,519,522)
Parks and Recreation	1,858,042	1,751,033	-	-	(107,009)
Police	1,906,151	-	-	-	(1,906,151)
Total Governmental Activities	<u>\$ 15,864,706</u>	<u>\$ 11,838,765</u>	<u>\$ 493,259</u>	<u>\$ -</u>	<u>(3,532,682)</u>
General Revenues:					
Property Taxes					1,807,082
State Sources					2,803,285
Other					245,482
Unrestricted Investment Earnings					257,127
Total General Revenues and Special Items					<u>5,112,976</u>
Change in Net Position					<u>1,580,294</u>
Net Position, Beginning of Year, Previous					<u>21,388,039</u>
Prior Period Adjustment					<u>197,136</u>
Net Position, Beginning of Year, Restated					<u>21,585,175</u>
Net Position, End of Year					<u>\$ 23,165,469</u>

The accompanying notes are an integral part of the financial statements.

City of Star, Idaho
Balance Sheet -
Governmental Funds
September 30, 2023

	General	Park Impact Fees	Total Governmental Funds
Assets			
Cash and Cash Equivalents	\$ 11,696,145	\$ 2,173,592	\$ 13,869,737
Receivables, Net:			
Property Taxes	27,604	-	27,604
Accounts	256,053	-	256,053
Interest	23,463	-	23,463
Other Receivables	69,269	-	69,269
Due From Other Governments	403,969	-	403,969
Prepaid Expenses	28,301	-	28,301
Total Assets	<u>\$ 12,504,804</u>	<u>\$ 2,173,592</u>	<u>\$ 14,678,396</u>
Liabilities			
Accounts Payable	\$ 1,687,550	\$ -	\$ 1,687,550
Land Use Bond Payable	187,682	-	187,682
Total Liabilities	<u>1,875,232</u>	<u>-</u>	<u>1,875,232</u>
Deferred Inflows			
Unearned Revenue - Property Taxes	24,688	-	24,688
Total Deferred Inflows	<u>24,688</u>	<u>-</u>	<u>24,688</u>
Fund Balances			
Nonspendable:			
Prepaid Items	28,301	-	28,301
Restricted			
Park Impact Fees		2,173,592	2,173,592
Unassigned	10,576,583	-	10,576,583
Total Fund Balance	<u>10,604,884</u>	<u>2,173,592</u>	<u>12,778,476</u>
Total Liabilities, Deferred Inflows, and Fund Balances	<u>\$ 12,504,804</u>	<u>\$ 2,173,592</u>	<u>\$ 14,678,396</u>

The accompanying notes are an integral
part of the financial statements.

City of Star, Idaho
Reconciliation of the Balance Sheet of the
Governmental Funds to the Statement of Net Position
September 30, 2023

Total Fund Balances - Governmental Funds \$ 12,778,476

Amounts reported for governmental activities in the Statement of Net Position are different because of the following:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds. Those assets consist of:

Land and Construction in Progress	\$ 4,047,552	
Buildings, Net of \$913,942 Accum. Depr.	2,237,776	
Furniture, Fixtures, and Equip., Net of \$504,720 Accum. Depr.	977,775	
Improvements, Net of \$1,408,637 Accum. Depr.	<u>3,681,410</u>	
		10,944,513

Property taxes receivable will be collected this year, but are not available soon enough to pay for current period's expenditures and, therefore, are deferred in the funds. 24,688

The District participates in the Public Employer Retirement System of Idaho, which is a cost-sharing plan. As a participant they are required to report their share of the Net Pension Liability and the related deferred inflows and outflows on their Statement of Net Position.

Net Pension Liability	\$ (965,112)	
Pension Related Deferred Outflows	<u>382,904</u>	
		<u>(582,208)</u>

Net Position of Governmental Activities \$ 23,165,469

The accompanying notes are an integral
part of the financial statements.

City of Star, Idaho
Statement of Revenues, Expenditures, and
Changes in Fund Balances - Government Funds
For the Year Ended September 30, 2023

	General	Park Impact Fees	Total Governmental Funds
Revenues			
Property Taxes	\$ 1,804,362	\$ -	\$ 1,804,362
Charges for Services	4,423,082	-	4,423,082
Fees	6,124,183	1,291,500	7,415,683
Intergovernmental	2,803,285	-	2,803,285
Grants and Contributions	487,912	5,347	493,259
Interest Income	257,127	-	257,127
Other	238,066	1,716	239,782
Leases	5,700	-	5,700
Total Revenues	<u>16,143,717</u>	<u>1,298,563</u>	<u>17,442,280</u>
Expenditures			
Current:			
General Administrative	12,390,880	-	12,390,880
Parks and Recreation	1,245,536	1,783,801	3,029,337
Police	1,906,151	-	1,906,151
Capital Outlay	535,957	-	535,957
Total Expenditures	<u>16,078,524</u>	<u>1,783,801</u>	<u>17,862,325</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>65,193</u>	<u>(485,238)</u>	<u>(420,045)</u>
Other Financing Resources (Uses)			
Transfers In	-	6,149	6,149
Transfers Out	(6,149)	-	(6,149)
Total Other Financing Sources (Uses)	<u>(6,149)</u>	<u>6,149</u>	<u>-</u>
Net Change in Fund Balances	<u>59,044</u>	<u>(479,089)</u>	<u>(420,045)</u>
Fund Balances - Beginning, Previous Prior Period Adjustment	10,348,704 197,136	2,652,681 -	13,001,385 197,136
Fund Balances - Beginning, Restated	<u>10,545,840</u>	<u>2,652,681</u>	<u>13,198,521</u>
Fund Balances - Ending	<u>\$ 10,604,884</u>	<u>\$ 2,173,592</u>	<u>\$ 12,778,476</u>

The accompanying notes are an integral
part of the financial statements.

City of Star, Idaho

Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balances of the Governmental Funds
to the Statement of Activities

For the Year Ended September 30, 2023

Total Net Change in Fund Balances - Governmental Funds

\$ (420,045)

Amounts reported for governmental activities in the Statement of Activities are different because of the following:

Capital outlays are reported in governmental funds as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their useful lives as depreciation expense. In the current period these amounts are:

Capital Outlay	\$ 2,035,946	
Depreciation Expense	(426,453)	
Net		1,609,493

Because some property taxes will not be collected for several months after the City's fiscal year ends, they are not considered as "available" revenues in the governmental funds and are, instead, counted as deferred tax revenues. They are, however, recorded as revenues in the Statement of Activities.

2,720

The District participates in the Public Employee Retirement System of Idaho, which is a cost-sharing plan. As a participant they are required to report their share of the Net Pension Liability and the related deferred inflows and outflows on their Statement of net Position. The changes in the Net Pension Liability and the related deferred inflows and outflows does not affect the governmental funds, but are reported in the Statement of Activities.

388,126

Change in Net Position of Governmental Activities

\$ 1,580,294

The accompanying notes are an integral part of the financial statements.

City of Star, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The accompanying financial statements present the activities of City of Star, Idaho (the City). The City receives funding from local, state, and federal government sources and must comply with all of the requirements of these funding source entities. However, the City is not included in any other governmental reporting entity as defined by generally accepted accounting principles. Board members are elected by the public and have decision-making authority, the power to designate management, the ability to significantly influence operations, and the primary accountability for fiscal matters. In addition, the City's reporting entity does not contain any component units as defined in Governmental Accounting Standards.

Basis of Presentation

Government-wide Statements: The Statement of Net Position and the Statement of Activities display information about the financial activities of the City, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions

The Statement of Activities presents a comparison between direct expenses and program revenues for each function of the City's governmental activities.

- Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function.
- Indirect expenses - expenses of the general government related to the administration and support of the City's programs, such as personnel and accounting (but not interest on long-term debt) - are allocated to programs based on their percentage of total primary government expenses. Interest expenses are allocated to the programs that manage the capital assets financed with long-term debt.
- Program revenues include (a) charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes and state formula aid, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the City's funds. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. All remaining governmental funds would be aggregated and reported as nonmajor funds. However, the City only has two funds which are both major funds.

The City reports the following major governmental funds:

- *General fund.* This is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.
- *Park Impact Fee fund.* This fund accounts for impact fees collected for the city's parks.

Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The City considers all revenues reported in the governmental funds to be available if they are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, and claims and judgments, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term liabilities and acquisitions under capital leases are reported as other financing sources.

Property Tax Calendar

The City levies its real property taxes through the county in September of each year based upon the assessed valuation as of the previous July 1. Property taxes are due in two installments on December 20 and June 20 and are considered delinquent on January 1 and July 1, at which time the property is subject to lien.

Fund Balance Reporting in Governmental Funds

Different measurement focuses and bases of accounting are used in the government-wide Statement of Net Position and in the governmental fund Balance Sheet. The City uses the following fund balance categories in the governmental fund financial statements:

- *Nonspendable*. Balances of funds unavailable to be spent.
- *Restricted*. Balances constrained to a specific purpose by enabling legislation, external parties, or constitutional provisions.
- *Assigned*. Funds assigned by management for specific purposes.
- *Unassigned*. Balances available for any purpose.

The remaining fund balance classifications (restricted, and committed) are either not applicable or no formal policy has yet been established to be able to utilize such classifications of fund balance. However, if there had been committed funds, these amounts would have been decided by the City Council, the City's highest level of decision-making authority, through a formal action. The City Council would also have the authority to assign funds or authorize another official to do so.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted net assets/fund balance available to finance the program. When both restricted and unrestricted resources are available for use, it is the government's intent to use restricted resources first, then unrestricted resources as they are needed.

There is also no formal policy regarding the use of committed, assigned, or unassigned fund balances. However, it is the City's intent that when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, the City considers committed amounts to be reduced first, followed by assigned amounts, and then unassigned amounts.

Cash Equivalents

The City requires all cash belonging to the City to be placed in custody of the Clerk. For presentation in the financial statements, investments in cash, external investment pool, and investments with an original maturity of three months or less at the time they are purchased by the City are considered to be cash equivalents. Investments with an initial maturity of more than three months are reported as investments. See Note 2.

City of Star, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

Section 7, Item A.

Accounts Receivable

All receivables are shown net of an allowance for uncollectible accounts. As of September 30, 2023, there is no allowance for bad debt.

Capital Assets

Capital assets are reported at actual or estimated historical cost based on appraisals or deflated current replacement cost. Contributed assets are reported at estimated fair value at the time received. Capitalization thresholds (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the government-wide statements are shown below:

	Capitalization <u>Policy</u>	Depreciation <u>Method</u>	Estimated <u>Useful Life</u>
Buildings and Improvements	\$1,000	Straight-Line	5 – 40 Years
Furniture, Fixtures, and Equip.	\$1,000	Straight-Line	5 – 15 Years

The City has elected not to report major general infrastructure assets retroactively. Also, the City does not report roads and highways. The infrastructure is maintained and owned by Ada County Highway District (ACHD), a taxing entity. The City has no control over ACHD. Depreciation is used to allocate the actual or estimated historical cost of all capital assets over their estimated useful lives.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Pensions

For purposes of measuring the net pension liability and pension expense, information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from Base Plan's fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

2. CASH AND INVESTMENTS

Deposits

As of September 30, 2023, the carrying amount of the City's deposits was \$8,981,584 and the respective bank balances totaled \$9,711,880. \$2,500,000 of the total bank balance was insured or collateralized with pooled securities held by the pledging institution in the name of the City.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of September 30, 2023, \$2,500,000 of the City's deposits were covered by the federal depository insurance or by collateral held by the City's agent or pledging financial institution's trust department or agent in the name of the City, and \$7,211,880 were exposed to custodial credit risk. The City does not have a formal policy limiting its exposure to custodial credit risk. The City also had \$471 of cash on hand at the end of the year.

Custodial Credit Risk – Investments

Custodial credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City does not have a formal policy limiting its custodial credit risk for investments.

Interest Rate Risk

The City does not have a formal policy limiting investment maturities that would help manage its exposure to fair value losses from increasing interest rates.

Investments

The City voluntarily participates in the State of Idaho Investment Pool which is not rated. The pool is not registered with the Securities and Exchange Commission or any other regulatory body. Oversight of the pool is with the State Treasurer, and Idaho Code defines allowable investments. The fair value of the City's investment in the pool is the same as the value of the pool shares. The City follows Idaho Statute that outlines qualifying investment options as follows:

Idaho Code authorizes the City to invest any available funds in obligations issued or guaranteed by the United States Treasury, the State of Idaho, local Idaho municipalities and taxing districts, the Farm Credit System, or Idaho public corporations, as well as time deposit accounts and repurchase agreements.

City of Star, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

Section 7, Item A.

The City's investments at September 30, 2023, are summarized below:

Investment	Fair Value	Investment Maturities (in Years)	
		Less than 1	1 - 5
External Investment Pool	\$ 2,850,680	\$ 2,850,680	\$ -
Certificate of Deposit	2,037,002	2,037,002	-
	<u>\$ 4,887,682</u>	<u>\$ 4,887,682</u>	<u>\$ -</u>

At year-end, the cash and investments were reported in the basic financial statements in the following categories:

	Governmental Activities
Cash and cash equivalents	\$ 8,982,055
Investments categorized as deposits	<u>4,887,682</u>
	<u>\$ 13,869,737</u>

3. DUE FROM OTHER GOVERNMENTAL UNITS

Amounts due from other governmental units (State of Idaho) consist of state revenue sharing of \$403,969.

4. EMPLOYEE BENEFITS

Vacation leave is granted to all regular City employees. In the event of termination, an employee is reimbursed for accumulated vacation leave. However, vacation leave does not accumulate beyond year-end. Employees must use it or lose it.

5. PROPERTY TAXES

The City receives tax revenue from Ada County and Canyon County. The County is responsible for property valuation and collection of tax levies. The taxes that have not been remitted to the City by the County as of September 30, 2023, are considered by the City as a receivable. Taxes not collected within 60 days after September 30, 2023, are not considered available for use by the City and are recorded as deferred revenue in the fund financial statements.

City of Star, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

Section 7, Item A.

6. CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023, was as follows:

	Balance 9/30/2022	Additions	Disposals	Balance 9/30/2023
Governmental Activities:				
Capital Assets Not Being Depreciated:				
Land	\$ 1,609,411	\$ -	\$ -	\$ 1,609,411
Construction in Progress	1,329,711	1,108,430	-	2,438,141
Total Historical Cost	<u>2,939,122</u>	<u>1,108,430</u>	<u>-</u>	<u>4,047,552</u>
Capital Assets Being Depreciated:				
Buildings	2,604,230	547,488	-	3,151,718
Furniture, Fixtures, and Equip.	1,400,488	82,007	-	1,482,495
Improvements	4,170,866	919,181	-	5,090,047
Total Historical Cost	<u>8,175,584</u>	<u>1,548,676</u>	<u>-</u>	<u>9,724,260</u>
Less: Accumulated Depreciation				
Buildings	834,930	79,012	-	913,942
Furniture, Fixtures, and Equip.	352,734	151,986	-	504,720
Improvements	1,213,182	195,455	-	1,408,637
Total Acc. Depr.	<u>2,400,846</u>	<u>426,453</u>	<u>-</u>	<u>2,827,299</u>
Total Capital Assets Being Depreciated, Net	<u>5,774,738</u>	<u>1,122,223</u>	<u>-</u>	<u>6,896,961</u>
Governmental Activities Capital Assets – Net	<u>\$ 8,713,860</u>	<u>\$ 2,230,653</u>	<u>\$ -</u>	<u>\$ 10,944,513</u>

Depreciation expense was charged to the functions of the City as follows:

Governmental Activities:	
General Administrative	\$ 233,135
Parks	<u>193,318</u>
Total	<u>\$426,453</u>

7. RISK MANAGEMENT

The City is exposed to a considerable number of risks of loss including, but not limited to, a) damage to and loss of property and contents, b) employee torts, c) professional liabilities, i.e. errors and omissions, d) environmental damage, e) workers' compensation, i.e. employee injuries, and f) medical insurance costs of its employees. Commercial insurance policies are purchased to transfer the risk of loss for property and content damage, employee torts, and professional liabilities.

8. PENSION PLAN

Plan Description

The City of Star, Idaho contributes to the Base Plan which is a cost-sharing multiple-employer defined benefit pension plan administered by Public Employee Retirement System of Idaho (PERSI or System) that covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

Responsibility for administration of the Base Plan is assigned to the Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service and three members who are Idaho citizens not members of the Base Plan except by reason of having served on the Board.

Pension Benefits

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of the Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

Member and Employer Contributions

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

City of Star, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

Section 7, Item A.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 74% for public safety. As of June 30, 2023 it was 7.16% for general employees and 9.13% for public safety. The employer contribution rate as a percent of covered payroll is set by the Retirement Board and was 11.94% for general employees and 12.28% for police and firefighters. The City of Star, Idaho's contributions were \$125,754 for the year ended September 30, 2023.

Pension Liabilities, Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At September 30, 2023, the City of Star, Idaho reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of that date. The City of Star, Idaho's proportion of the net pension liability was based on the City of Star, Idaho's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. At June 30, 2023, the City of Star, Idaho's proportion was 0.0241842 percent.

For the year ended 2023September 30, 2023, the City of Star, Idaho recognized pension expense/(revenue) of \$358,787. At September 30, 2023, the City of Star, Idaho reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 165,428	\$ -
Changes in assumptions or other inputs	95,566	-
Net difference between projected and actual earnings on pension plan investments	90,590	-
Changes in the employer's proportion and differences between the employer's contributions and the employer's proportionate contributions	-	-
City of Star, Idaho's contributions subsequent to the measurement date	31,320	-
Total	\$ 382,904	\$ -

\$31,320 reported as deferred outflows of resources related to pensions resulting from Employer contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending September 30, 2023.

City of Star, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

Section 7, Item A.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2023, the beginning of the measurement period ended June 30, 2022, is 4.6 and 4.4 for measurement period June 30, 2023.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (revenue) as follows:

For the Year Ended September 30:	PERSI
2024	\$ 156,351
2025	58,755
2026	182,779
2027	(14,981)

Actuarial Assumptions

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

The total pension liability in the June 30, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.30%
Salary increases	3.05%
Salary inflation	3.05%
Investment rate of return	6.35 %, net of investment expense
Cost-of-living	1%

City of Star, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

Section 7, Item A.

Contributing Members, Service Retirement Members, and Beneficiaries

- General Employees and All Beneficiaries – Males-2010 General Tables, increased 11%
- General Employees and All Beneficiaries – Females Pub-2010 General Tables, increased 21%
- Teachers – Males Pub-2010 Teacher Tables, increased 12%
- Teachers – Females Pub-2010 Teacher Tables, increased 21%
- Fire & Police – Males Pub-2010 Safety Tables, increased 21%
- Fire & Police – Females Pub-2010 Safety Tables, increased 26%
- Disabled Members – Males Pub-2010 Disabled Tables, increase 38%
- Disabled Members – Females Pub-2010 Disabled Tables, increased 36%

An experience study was performed for the period July 1, 2015 through June 30, 2020 which reviewed all economic and demographic assumptions including mortality. The Total Pension Liability as of June 30, 2023 is based on the results of an actuarial valuation date of July 1, 2023.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. Specifically, the System uses consultants, investment managers and trustees to develop capital market assumptions in analyzing the System's asset allocation. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of System's assets.

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions are as of 2023.

<u>Asset Class</u>	<u>DB Plans</u>
Fixed Income	30.00%
US/Global Equity	55.00%
International Equity	15.00%
Cash	0.00%
Total	100.00%

Discount Rate

The discount rate used to measure the total pension liability (asset) was 6.35%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plans' net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability (asset). The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

Sensitivity of the Employer's proportionate share of the net pension liability to changes in the discount rate.

The following presents the Employer's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.35 percent, as well as what the Employer's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.35 percent) or 1-percentage-point higher (7.35 percent) than the current rate:

	1% Decrease (5.35%)	Current Discount Rate (6.35%)	1% Increase (7.35%)
Employer's proportionate share of the net pension liability (asset)	\$ 1,735,794	\$ 965,112	\$ 335,224

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report.

PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

City of Star, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2023

Section 7, Item A.

9. DEFERRED COMPENSATION PLAN (457)

Permanent employees of the City may participate in a deferred compensation plan adopted under the provisions of Internal Revenue Code Section 457 (Deferred Compensation Plans with Respect to Service for State and Local Governments).

Employees are eligible for the 457 plan after six months of employment at which time the City will contribute \$375 per month per full time employee and part-time employees \$188. Under the plan, employees may elect to defer a portion of their salaries and avoid paying taxes on the deferred portion until withdrawal at a later date. The deferred compensation amount is not available for withdrawal by employees until termination, retirement, death, or unforeseeable emergency.

The City has no liability for losses under the plan but it does have the obligation of due care in selecting the third-party administrator. The deferred compensation plan is administered by The Hartford, an unrelated organization. City of Star, Idaho's employer contributions paid were \$18,000 for the year ended September 30, 2023.

10. COUNCIL DESIGNATIONS

The City has set aside a scholarship fund of \$8,744 for local students.

11. OTHER COMMITMENTS

The City has credit cards with credit limits totaling \$20,000 of which, \$7,691 was in use as of September 30, 2023.

12. PRIOR PERIOD RESTATEMENT

In prior years the assets of the general fund were understated by \$197,136. This caused fund balance and net position to be restated as follows:

	Governmental Funds
Fund Balance, Beginning - As Previously Stated	\$ 1,300,185
Increase due to Understatement of Assets	197,136
Fund Balance, Beginning - Restated	<u>\$ 1,497,321</u>
	Governmental Activities
Net Position, Beginning - As Previously Stated	\$ 21,388,039
Increase due to Understatement of Assets	197,136
Net Position, Beginning - Restated	<u>\$ 21,585,175</u>

REQUIRED SUPPLEMENTARY INFORMATION

City of Star, Idaho
 Budgetary (GAAP Basis) Comparison Schedule
 General Fund
 For the Year Ended September 30, 2023

	Budgeted Amounts		Actual	Variance
	Original	Final		
Revenues				
Property Taxes	\$ 1,730,572	\$ 1,730,572	\$ 1,804,362	\$ 73,790
Charges for Services	1,821,319	1,821,319	4,423,082	2,601,763
Fees	3,942,771	3,942,771	6,124,183	2,181,412
Intergovernmental	1,591,849	1,591,849	2,803,285	1,211,436
Grants and Contributions	325,000	325,000	487,912	162,912
Interest Income	20,000	20,000	257,127	237,127
Other	201,000	201,000	238,066	37,066
Leases	-	-	5,700	5,700
Total Revenues	9,632,511	9,632,511	16,143,717	6,511,206
Expenditures				
Current:				
General Administrative	7,014,636	7,014,636	12,390,880	(5,376,244)
Parks and Recreation	187,482	187,482	1,245,536	(1,058,054)
Police	1,520,970	1,520,970	1,906,151	(385,181)
Capital Outlay	1,432,058	1,432,058	535,957	896,101
Total Expenditures	10,155,146	10,155,146	16,078,524	(5,923,378)
Other Financing Resources (Uses)				
Transfers In	-	-	-	-
Transfers Out	-	-	(6,149)	6,149
Total Other Financing Resources (Uses)	-	-	(6,149)	6,149
Change in Fund Balances	(522,635)	(522,635)	59,044	593,977
Fund Balances - Beginning	4,763,608	4,763,608	10,545,840	5,782,232
Fund Balances - Ending	\$ 4,240,973	\$ 4,240,973	\$ 10,604,884	\$ 6,376,209

City of Star, Idaho
 Budgetary (GAAP Basis) Comparison Schedule
 Park Impact Fee Fund
 For the Year Ended September 30, 2023

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Fees	\$ -	\$ -	\$ 1,291,500	\$ 1,291,500
Total Revenues	-	-	1,298,563	1,298,563
Expenditures				
Current:				
Parks and Recreation	-	-	1,783,801	(1,783,801)
Total Expenditures	-	-	1,783,801	(1,783,801)
Other Financing Resources (Uses)				
Transfers In	-	-	6,149	(6,149)
Transfers Out	-	-	-	-
Total Other Financing Resources (Uses)	-	-	6,149	(6,149)
Change in Fund Balances	-	-	(479,089)	(491,387)
Fund Balances - Beginning	-	-	2,652,681	2,652,681
Fund Balances - Ending	\$ -	\$ -	\$ 2,173,592	\$ 2,161,294

City of Star, Idaho
Notes to Required Supplementary Information
For the Year Ended September 30, 2023

1. BUDGETS AND BUDGETARY ACCOUNTING

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- A. Prior to September 1, the City Clerk, Mayor, and City Council prepare a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- B. Public hearings are conducted at the City Hall to obtain taxpayer comments.
- C. Prior to October 1, the budget is legally enacted through passage of an ordinance.
- D. The City is authorized to transfer budgeted amounts between departments within any fund; however, no revision can be made to increase the overall tax supported funds except when federal or state grants are approved. The City, however, must follow the same budgetary procedures as they followed when the original budget was approved. The budget for enterprise funds may also be revised in the same manner as those situations involving federal and state grants.
- E. Formal budgetary integration is employed as a management control device during the year for the General fund and Special Revenue funds.

2. EXPENDITURES IN EXCESS OF APPROPRIATIONS

The General fund had expenditures that exceeded appropriations by \$5,923,378.

The Park Impact Fees fund had expenditures that exceeded appropriations by \$1,783,801.

City of Star, Idaho
Schedules of Required Supplemental Information
Public Employees Retirement System of Idaho
Last 10 - Fiscal Years*

Schedule of the City of Star's Share of Net Pension Liability (Asset)

Year	City's proportion of the net pension liability (asset)	City's proportionate share of the net pension liability (asset)	City's covered-employee payroll	City's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	Plan fiduciary net position as a percentage of the total pension liability (asset)
2023	0.0241842%	\$ 965,112	\$ 1,067,866	90.38%	83.83%
2022	0.0191166%	752,957	813,464	92.56%	83.09%
2021	0.0067886%	(5,362)	431,125	-1.24%	100.36%

Data reported is measured as of June 30, 2023

Schedule of the City of Star's Contributions

Year	Contractually required contributions	Contributions in relation to the contractually required contributions	Contributions deficiency (excess)	City's covered-employee payroll	Contributions as a percentage of covered-employee payroll
2023	\$ 125,754	\$ 125,754	-	\$ 1,067,866	11.78%
2022	97,127	97,127	-	813,464	11.94%
2021	51,476	51,476	-	431,125	11.94%

Data reported is measured as of September 30, 2023

* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City of Star, Idaho will present information for those years for which information is available.

SUPPLEMENTAL INFORMATION

City of Star, Idaho
Supplemental Schedule of Revenues by Source -
Budget and Actual - General Fund
For the Year Ended September 30, 2023

	Budget	Actual	Variance
Taxes			
Property Taxes	\$ 1,730,572	\$ 1,804,362	\$ 73,790
Total	<u>1,730,572</u>	<u>1,804,362</u>	<u>73,790</u>
Charges for Services			
Building Inspection	1,211,763	3,537,529	2,325,766
Electrical Inspection	157,852	295,012	137,160
Plumbing Inspection	157,852	252,783	94,931
Mechanical Inspection	157,852	252,223	94,371
Planning and Zoning	120,000	44,847	(75,153)
Rental Income	16,000	40,688	24,688
Total Charges for Services	<u>1,821,319</u>	<u>4,423,082</u>	<u>2,601,763</u>
Fees			
Licenses and Fees	12,670	1,089,795	1,077,125
Parks and Recreations Fees	185,000	361,233	176,233
Development Impact Fees	252,500	149,235	(103,265)
ACHD Processing Fee	1,800,000	2,475,437	675,437
Franchise Fees	263,101	341,046	77,945
Star Fire Impact Fees	404,500	1,609,137	1,204,637
Park Impact Fees	1,025,000	98,300	(926,700)
Total Fees	<u>3,942,771</u>	<u>6,124,183</u>	<u>2,181,412</u>
Intergovernmental			
State Revenue Sharing	1,355,372	1,404,567	49,195
State Liquor Fees	129,477	96,704	(32,773)
Court Fines	7,000	20,104	13,104
Highway	100,000	1,281,910	1,181,910
Total Intergovernmental	<u>1,591,849</u>	<u>2,803,285</u>	<u>1,211,436</u>
Grants and Contributions			
Grants	245,000	423,441	178,441
Donations	74,000	60,065	(13,935)
Scholarships	6,000	4,406	(1,594)
Total Grants and Contributions	<u>325,000</u>	<u>487,912</u>	<u>162,912</u>
Other			
Interest Income	20,000	257,127	237,127
Miscellaneous	201,000	238,066	37,066
Leases	-	5,700	5,700
Total Other	<u>221,000</u>	<u>500,893</u>	<u>279,893</u>
Total Revenue	<u>\$ 9,632,511</u>	<u>\$ 16,143,717</u>	<u>\$ 6,511,206</u>

City of Star, Idaho
Supplemental Schedule of Expenditures by Object of Expenditure -
Budget and Actual - General Fund
For the Year Ended September 30, 2023

	Budget	Actual	Variance
General Administrative			
Wages	\$ 908,959	\$ 1,417,923	\$ (508,964)
Council	58,800	-	58,800
Mayor	73,750	-	73,750
Taxes and Retirement	250,787	239,371	11,416
Insurance	35,546	82,594	(47,048)
Health Insurance	208,790	220,771	(11,981)
Bank Charges	745	702	43
Grant	-	26,330	(26,330)
Legal	75,978	122,201	(46,223)
Student Scholarships	17,325	28,655	(11,330)
Supplies	79,298	79,289	9
Postage	2,252	7,038	(4,786)
Public Relations	4,211	2,440	1,771
Professional Services	85,170	83,952	1,218
Advertising	15,409	14,266	1,143
Travel	5,015	11,010	(5,995)
Dues	65,079	25,983	39,096
Training	4,307	13,905	(9,598)
Telephone	15,948	19,195	(3,247)
Utilities	87,189	97,810	(10,621)
ACHD Impact Fee	2,059,400	2,072,537	(13,137)
Maintenance and Operations	989,528	5,352,491	(4,362,963)
Miscellaneous	149,422	244,936	(95,514)
Building Inspector	502,197	1,010,772	(508,575)
Electrical Inspector	171,406	178,482	(7,076)
Plumbing Inspector	163,484	154,354	9,130
Mechanical Inspector	195,833	171,497	24,336
Animal Control	16,800	16,800	-
Star Fire Impact Fees	772,008	695,576	76,432
	<u>7,014,636</u>	<u>12,390,880</u>	<u>(5,376,244)</u>

City of Star, Idaho
Supplemental Schedule of Expenditures by Object of Expenditure -
Budget and Actual - General Fund (continued)
For the Year Ended September 30, 2023

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Parks and Recreation			
Maintenance and Operations	22,715	29,087	(6,372)
Program	<u>164,767</u>	<u>1,216,449</u>	<u>(1,051,682)</u>
	<u>187,482</u>	<u>1,245,536</u>	<u>(1,058,054)</u>
Police	<u>\$ 1,520,970</u>	<u>\$ 1,906,151</u>	<u>\$ (385,181)</u>
Capital Outlay	<u>1,432,058</u>	<u>535,957</u>	<u>896,101</u>
Contingency	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u><u>\$ 10,155,146</u></u>	<u><u>\$ 16,078,524</u></u>	<u><u>\$ (5,923,378)</u></u>

FEDERAL REPORTS



ZWYGART JOHN

CERTIFIED PUBLIC ACCOUNTANTS

Zwygart John & Associates CPAs, PLLC

16130 North Merchant Way, Suite 120 ♦ Nampa, Idaho 83687

Phone: 208-459-4649 ♦ FAX: 208-229-0404

Section 7, Item A.

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With Government Auditing Standards

Honorable Mayor and
City Council
Star, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the fund information of the City of Star, Idaho, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City of Star, Idaho's basic financial statements, and have issued our report thereon dated **November 22, 2023**.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Star, Idaho's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Star, Idaho's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Star, Idaho's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify certain deficiencies in internal control, described in the following Schedule of as item 2023-001 that we consider to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Stites, Idaho's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*, and which are described in the accompanying Schedule of Findings as item 2023-002.

City of Star, Idaho's Response to Findings

The City of Star, Idaho's response to the findings identified in our audit is described in the accompanying Management's Response. The City of Star, Idaho's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Zwysart John & Associates, CPAs PLLC

Nampa, Idaho
November 22, 2023

City of Star, Idaho
Schedule of Findings
For the Year Ended September 30, 2023

Section II - Financial Statement Findings

2023-001: Bank Reconciliations

Conditions: While performing the audit it was noted that the City Treasurer had not completed accurate bank reconciliations for the year under audit.

Criteria: The City should have controls in place to make sure that all bank accounts are reconciled monthly.

Cause: Due to a staffing during the period under audit, bank statements were not being reconciled on a timely basis.

Effect: This increases the risk of a misstatement to go unnoticed or fail to be corrected in a timely manner, whether due to error or fraud.

Recommendations: The City should put procedures in place to make sure that all bank accounts are reconciled in the accounting software monthly.

2023-001: Audits not being done timely

Criteria: By Idaho State Statute, audits must be completed within 9 months after year end.

Conditions: The audit was not completed within 9 months of the month end.

Cause: Due to bank reconciliations not being done timely the City got behind on completing audits.

Effect: This puts the City out of compliance with State Statutes. This put the City at risk of losing some State funding.

Recommendations: Management should make sure that audits are being completed within 9 months after year end.

City of Star, Idaho
Management's Response
For the Year Ended September 30, 2023

2023-001: Bank Reconciliations

Management has hired a new treasurer and put procedures in place to make sure that all bank accounts are reconciled monthly.

2023-002: Audits not being done timely

Management has a new city treasurer and city clerk to make sure that audits are done on a timely basis.

If there are any questions on management's response to findings, please contact the City at (208) 286-7247.

ORDINANCE NO. 417-2025
(SORANO ESTATES SUBDIVISION ANNEXATION)

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN STAR, CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 6497 AND 6689 HWY 44, STAR, IDAHO (CANYON COUNTY PARCELS R340140000, R340120000, R340420000, R340430000, R340190100 & R340410110); THE PROPERTY IS OWNED BY FAGUNDES BROTHERS, LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL DISTRICT WITH A DEVELOPMENT AGREEMENT AND PLANNED UNIT DEVELOPMENT (R-3-DA-PUD) AND NEIGHBORHOOD COMMERCIAL DISTRICT WITH A DEVELOPMENT AGREEMENT AND PLANNED UNIT DEVELOPMENT (C-1-DA-PUD) OF APPROXIMATELY 92.68 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho (“the City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized and required by the Constitution and laws of the State of Idaho to adopt land use regulations and classifications; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 404-2024, adopted on June 18, 2024 and subsequently amended; and

WHEREAS the owner(s) of the real property situated Canyon County and particularly described in Section 1 of this Ordinance have requested, in writing, a rezone of said real property to the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on April 15, 2025 on the proposed rezone of the property described in Section 1 below, as required by Section 67-6525, Idaho Code, and determined that the requested rezone should be granted and that the rezoned property should be zoned Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD), and Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD), pursuant to the Unified Development Code and Comprehensive Plan for the City of Star.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: The real property, described in the attached “Exhibit A”, including adjacent right of way, situated in Canyon County, Idaho, is hereby rezoned. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall continue to enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 2: The zoning land use classification of the land described in Section 1 above, is hereby established as Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD), and Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD), as provided by the Unified Development Code of the City of Star. The Zoning Map of the City is hereby amended to include the real property described in Section 1 above in the Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD), and Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD) land use classification.

Section 3: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Canyon County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 4: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this ____ day of _____, 2025.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

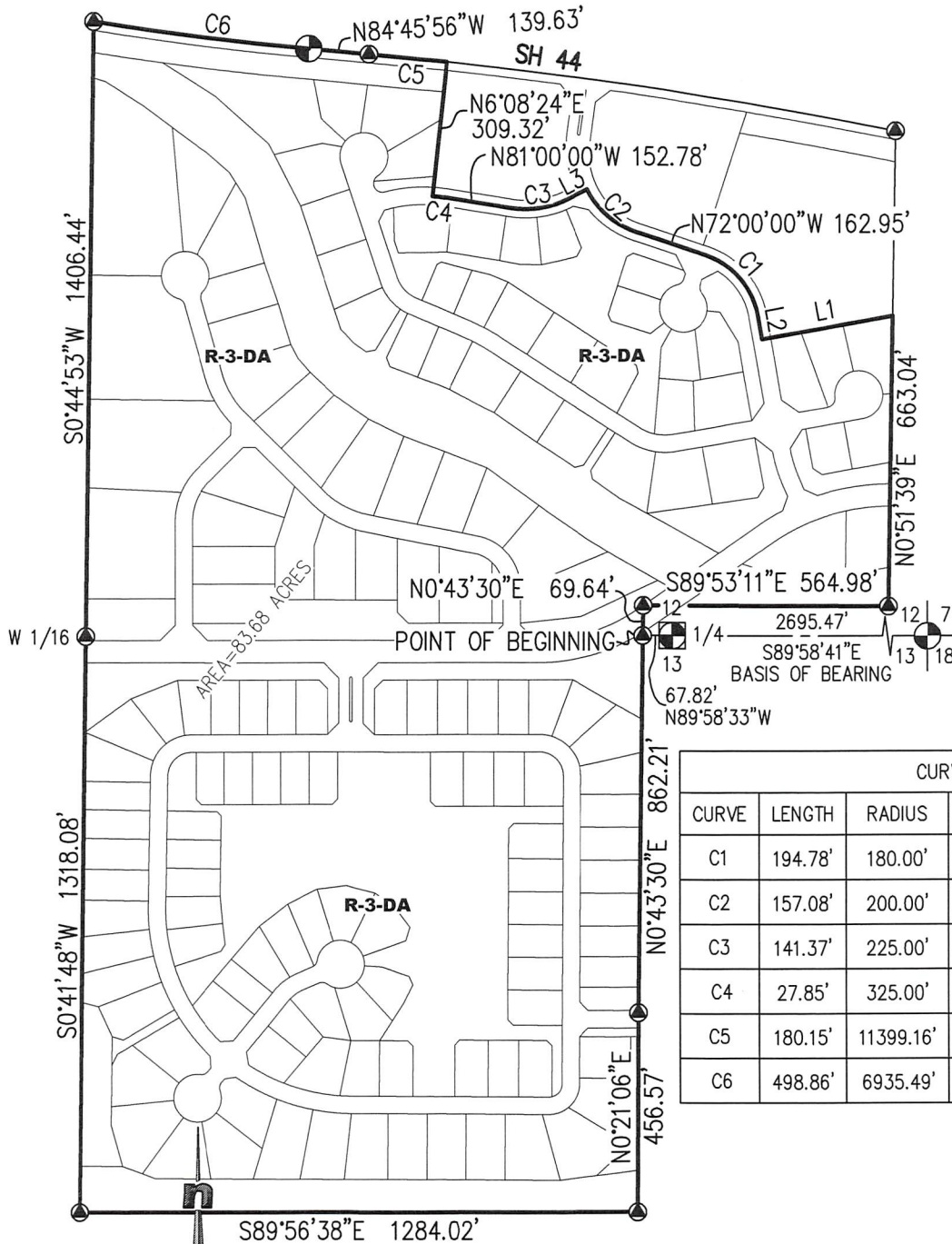
Shelly Tilton, City Clerk

EXHIBIT A

Section 7, Item B.

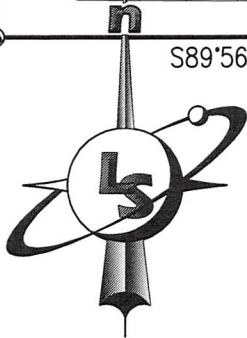
SORANO ESTATES SUBDIVISION - ZONE R3-DA

LOCATED IN THE S 1/2 OF SECTION 12 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 13, T4N, R2W, BM, CANYON COUNTY, IDAHO



LINE TABLE		
LINE	LENGTH	BEARING
L1	305.83'	S80°00'00"W
L2	53.14'	N10°00'00"W
L3	44.78'	S63°00'00"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	194.78'	180.00'	62°00'00"	N41°00'00"W	185.41'
C2	157.08'	200.00'	45°00'00"	N49°30'00"W	153.07'
C3	141.37'	225.00'	36°00'00"	S81°00'00"W	139.06'
C4	27.85'	325.00'	4°54'35"	N83°27'17"W	27.84'
C5	180.15'	11399.16'	0°54'20"	N84°18'46"W	180.15'
C6	498.86'	6935.49'	4°07'16"	N82°42'18"W	498.75'



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 24-5

Sorano Estates Subdivision – Zone R3-DA

Legal Description

A parcel being over portions of the S $\frac{1}{2}$ of Section 12 and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northeast corner of said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13 (S $\frac{1}{4}$ corner of Section 12), from which a Brass Cap monument marking the northeast corner of said Section 13 bears S $89^{\circ}58'41''$ E a distance of 2695.47 feet;

Thence N $89^{\circ}58'33''$ W along the northerly boundary of said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 67.82 feet to the **POINT OF BEGINNING** of Zone R3-DA;

Thence leaving said boundary N $0^{\circ}43'30''$ E a distance of 69.64 feet to a point;

Thence S $89^{\circ}53'11''$ E a distance of 564.98 feet to a point;

Thence N $0^{\circ}51'39''$ E a distance of 663.04 feet to a point;

Thence S $80^{\circ}00'00''$ W a distance of 305.83 feet to a point;

Thence N $10^{\circ}00'00''$ W a distance of 53.14 feet to a point of curvature;

Thence a distance of 194.78 feet along the arc of a 180.00 foot radius curve left, said curve having a central angle of $62^{\circ}00'00''$ and a long chord bearing N $41^{\circ}00'00''$ W a distance of 185.41 feet to a point of tangency;

Thence N $72^{\circ}00'00''$ W a distance of 162.95 feet to a point of curvature;

Thence a distance of 157.08 feet along the arc of a 200.00 foot radius curve right, said curve having a central angle of $45^{\circ}00'00''$ and a long chord bearing N $49^{\circ}30'00''$ W a distance of 153.07 feet to a point;

Thence S $63^{\circ}00'00''$ W a distance of 44.78 feet to a point of curvature;

Thence a distance of 141.37 feet along the arc of a 225.00 foot radius curve right, said curve having a central angle of $36^{\circ}00'00''$ and a long chord bearing S $81^{\circ}00'00''$ W a distance of 139.06 feet to a point of tangency;

Thence N $81^{\circ}00'00''$ W a distance of 152.78 feet to a point of curvature;

Thence a distance of 27.85 feet along the arc of a 325.00 foot radius curve left, said curve having a central angle of $4^{\circ}54'35''$ and a long chord bearing N $83^{\circ}27'17''$ W a distance of 27.84 feet to a point;

Thence N $6^{\circ}08'24''$ E a distance of 309.32 feet to a point on the southerly right-of-way of Idaho State Highway 44;

Thence along said right-of-way the following described courses and distances:

Thence a distance of 180.15 feet along the arc of a 11,399.16 foot radius non-tangent curve left, said curve having a central angle of 0°54'20" and a long chord bearing N 84°18'46" W a distance of 180.15 feet to a point;

Thence N 84°45'56" W a distance of 139.63 feet to a point of curvature;

Thence a distance of 498.86 feet along the arc of an 6,935.49 foot radius curve right, said curve having a central angle of 4°07'16" and a long chord bearing N 82°42'18" W a distance of 498.75 feet to a point;

Thence leaving said right-of-way S 0°44'53" W a distance of 1406.44 feet to a point;

Thence S 0°41'48" W a distance of 1318.08 feet to a point;

Thence S 89°56'38" E a distance of 1284.02 feet to a point;

Thence N 0°21'06" E a distance of 456.57 feet to a point;

Thence N 0°43'30" E a distance of 862.21 feet to the **POINT OF BEGINNING** of said Zone R3—DA.

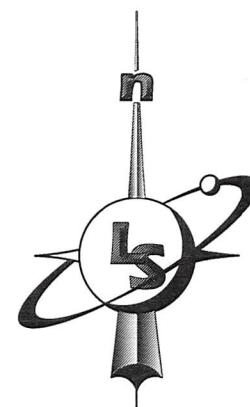
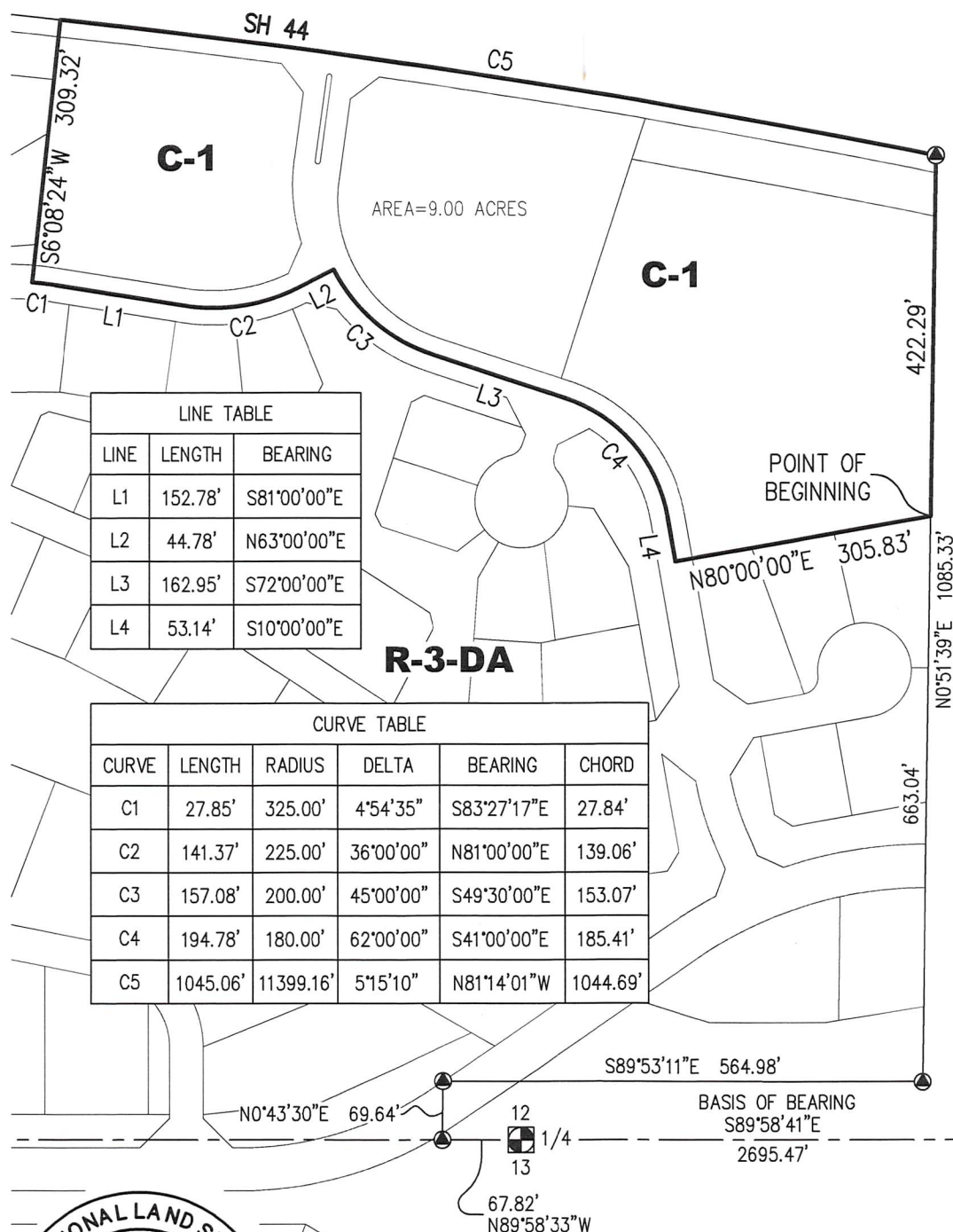
This parcel contains 83.68 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
REVISED: November 21, 2024



SORANO ESTATES SUBDIVISION - ZONE C-1

LOCATED IN THE S 1/2 OF SECTION 12 T4N, R2W, BM, CANYON COUNTY, IDAHO



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 24-5

Sorano Estates Subdivision –Zone C-1

Legal Description

A parcel being over a portion of the S ½ of Section 12, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southerly ¼ corner of said Section 12, from which a Brass Cap monument marking the southeast corner of said Section 12 bears S 89°58'41" E a distance of 2695.47 feet;

Thence N 89°58'33" W along the southerly boundary of said Section 12 a distance of 67.82 feet to a point;

Thence leaving said boundary N 0°43'30" E a distance of 69.64 feet to a point;

Thence S 89°53'11" E a distance of 564.98 feet to a point;

Thence N 0°51'39" E a distance of 663.04 feet the **POINT OF BEGINNING** of Zone C-1;

Thence continuing N 0°51'39" E a distance of 422.29 feet to a point on the southerly right-of way of Idaho State Highway 44;

Thence along said right-of way a distance of 1045.06 feet along the arc of a 11,399.16 foot radius non-tangent curve left, said curve having a central angle of 5°15'10" and a long chord bearing N 81°14'01" W a distance of 1044.69 feet to a point;

Thence leaving said boundary S 6°08'24" W a distance of 309.32 feet to a point of curvature;

Thence a distance of 27.85 feet along the arc of a 325.00 foot radius non-tangent curve right, said curve having a central angle of 4°54'35" and a long chord bearing S 83°27'17" E a distance of 27.84 feet to a point of tangency;

Thence S 81°00'00" E a distance of 152.78 feet to a point of curvature;

Thence a distance of 141.37 feet along the arc of a 225.00 foot radius curve left, said curve having a central angle of 36°00'00" and a long chord bearing N 81°00'00" E a distance of 139.06 feet to a point of tangency;

Thence N 63°00'00" E a distance of 44.78 feet to a point of curvature;

Thence a distance of 157.08 feet along the arc of a 200.00 foot radius non-tangent curve left, said curve having a central angle of 45°00'00" and a long chord bearing S 49°30'00" E a distance of 153.07 feet to a point of tangency;

Thence S 72°00'00" E a distance of 162.95 feet to a point of curvature;

Thence a distance of 194.78 feet along the arc of a 180.00 foot radius curve right, said curve having a central angle of 62°00'00" and a long chord bearing S 41°00'00" E a distance of 185.41 feet to a point of tangency;

Thence S 10°00'00" E a distance of 53.14 feet to a point;

Thence N 80°00'00" E a distance of 305.83 feet to the **POINT OF BEGINNING** of said Zone C-1.

This parcel contains 9.00 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
February 21, 2025



**DEVELOPMENT AGREEMENT
SORANAO ESTATES SUBDIVISION REZONE**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Fagundes Brothers, LLC, hereinafter referred to as "Owner".

WHEREAS, Owner own parcels of land of approximately 92.68 acres in size, currently located within Canyon County, zoned Mixed Use (MU) and more particularly described in **Exhibit A** of Ordinance 417-2025, which is attached hereto and incorporated by reference herein (the "Properties");

WHEREAS, Owner has requested that the Properties be rezoned and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for various parcels within the Property to be rezoned in accordance with this Agreement;

WHEREAS, Owner filed with the City of Star, a Request for Rezone of the Properties and Zoning of Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD) and Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD), as File No. RZ-24-01/DA-24-09/PUD-24-02/PP-24-09, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Parcels shown on **Exhibit A**, Owner is allowed to develop the 92.68 acres as follows:

- Zoning Classification: The zoning classifications shall be Residential with a Development Agreement and Planned Unit Development (R-3-DA-PUD), and Neighborhood Commercial with a Development Agreement and Planned Unit Development (C-1-DA-PUD).
- The Owner shall comply with all city ordinances relating to the property except as otherwise provided herein.

2.2 Site Design. The Preliminary Plat and Renderings, as set forth in **Exhibit B**, is hereby approved.

2.3 Uses. The development is hereby approved for a maximum of 108 Single Family Residential lots, 84 townhome lots, 3 commercial lots, and a Star Sewer & Water District Well Site, along with multiple common lots and all site amenities illustrated in **Exhibit B**, and listed within the approved Findings of Fact, Conclusions of Law. Building elevations consistent with the **Exhibit C** shall be constructed within this development. A minimum of three (3) architectural elements shall be provided for all single-family residential structures. A minimum of 10 architectural styles and/or floorplans shall be provided for this development.

2.4 Additional Requirements/Considerations:

- Drainage swales to be constructed no more than 1-foot deep along arterials and collectors with dense trees, bushes, rocks and sand beds to be covered with decorative rock. A revised landscape plan shall be submitted to staff for review of proposed swales at each phase of final plat.
- The applicant shall submit a master fencing plan for the entire development to staff for approval prior to submittal of Phase 1 preliminary plat. The plan shall include design for privacy fencing for lots adjacent to open space. Open fencing shall be provided along the southern lots along the Canyon Canal similar to the existing fencing in the adjacent subdivision to the south.
- All Hwy 44 commercial development shall be designed to provide aesthetically pleasing elevations along the highway and avoid neglected sides of buildings.

- All public sidewalks and pathway easements shall be graphically shown on the final plat or recorded as a separate easement document and delineated on the final plat with an instrument number prior to signature by the City Engineer on the final plat.
- The pathway adjacent to the Lawrence-Kennedy Canal shall be 12' with a public easement.
- The applicant shall provide a minimum of 2 ADA compliant parking spaces at the pool facility. This shall be included in the design for the pool facility at the time of Certificate of Zoning Compliance.
- The pond design shall include aeration and safety rings.
- Benches shall be provided along pathways adjacent to the Lawrence-Kennedy Canal.
- The extension of Bent Lane to the east shall include landscaping, sidewalks and street trees consistent with the street design within the subdivision. The HOA shall be responsible for maintaining the common area of this extension.
- All additional requirements and conditions of approval listed within the approved Findings of Fact, Conclusions of Law.
- The following commercial Land Uses are hereby approved as part of this development:
 - Allowed uses outright* (principally permitted & conditional use) within the C-1 properties: Artist Studio; Barbershop/Styling Salon; Financial Institutions w/out drive-through; Healthcare and Social Services; Library; Medical Clinic; Personal and Professional Services; Pharmacy; Photographic Studio; Professional Offices. Other principally permitted uses in C-1 unless otherwise listed herein.

***Subject to CZC and Design Review Approval**

- Uses Allowed only as Conditional Uses within the C-1 zoned properties: Animal Care Facility; Drive-through establishment /drive-up service window; Building Material, Garden Equipment and Supplies; Civic, Social or Fraternal Organizations; Educational Institution, Flex Space; Government Office; Laundromat; Laundry and Dry Cleaning; Portable Classroom/Modular Building; Nursery, Garden Center and Farm Supply; Nursing or Residential Care Facility; Restaurant; Retirement Home; Warehouse and Storage; Shooting range (indoor/outdoor); Shopping or Commercial center;
- Prohibited Uses in this Development other than already approved through PUD (not already listed as prohibited in the

Code): Automotive Mechanical/Electrical Repair and Maintenance; Bar/Tavern/Lounge/ Drinking Establishment; Brewpub/Wine Tasting; Convenience Store; Conference/Convention Center; Equipment rental, sales, and services; Events/Entertainment Facility, public or private (indoor/outdoor); Golf Course/Driving Range; Hospital (for profit); Hotel/motel; Mortuary; Pawnshop; Public; Farmers or Saturday Market; Fireworks Stand; Hospital (non-profit); Gasoline, Fueling & Charging Station with or without Convenience Store; Laboratory; Laboratory, Fabrication shop; Food products processing; Greenhouse commercial; Vehicle repair, major; Vehicle repair, minor; Vehicle sales or rental and service; Vehicle washing facility; Medical; Multi-family residential; Multiple Use Building; Office Security Facility; Parking Lot/Parking Garage-Commercial; Public Infrastructure; Public Utility major, minor and yard; Recreational vehicle dump station; Recycling center; Research Activities; Swimming Pool, Commercial/Public; Wireless Communication Facility; Storage facility, outdoor (commercial); Storage facility, self-service (commercial)

- 2.5 Proportionate Share Agreement for ITD Improvements.** Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the \$192,00.00 (192 lots x \$1,000) traffic mitigation fee determined, as determined by the Idaho Transportation Department as follows: the Developer will pay the City \$1,000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.6 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

2.7 Conditions, Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent Owner of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neutral gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star:	City of Star Attn: City Clerk P.O. Box 130 Star, ID 83669
Owner:	Fagundes Brothers, LLC Fred Fagundes 1978 Business Park Way Merced, CA 95348

7.5 Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 Attorney Fees. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this ____ day _____, 2025.

Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk

OWNER:

Fagundes Brothers, LLC
Fred Fagundes, Manager

STATE OF _____)
 _____) ss.
 County of _____)

On this ____ day of _____, 2025, before me the undersigned, a Notary Public in and for said state, personally appeared Corey Barton, known to me to be the Owner, who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.

Notary Public for State of California
Residing at: _____
My Commission Expires: _____

EXHIBIT B



SITE DEVELOPMENT FEATURES

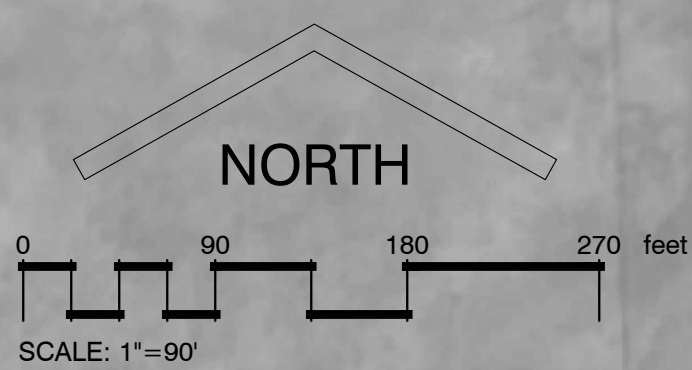
TOTAL PRELIMINARY PLAT ACRES..... 92.68 ACRES
TOTAL OPEN SPACE..... 27.34 ACRES
% OF TOTAL AREA..... 29.50%

QUALIFIED OPEN SPACE..... 18.02 ACRES
% OF TOTAL AREA..... 19.44%
COLLECTOR BUFFERS..... 5.07 ACRES
PARKWAY AREA..... 1.39 ACRES
POCKET PARK & LINEAR OPEN SPACE... 2.71 ACRES
PATHWAYS..... 3.05 ACRES
COMMON AREAS (includes 50% of pond)... 5.8 ACRES

NON- QUALIFIED OPEN SPACE..... 9.32 ACRES

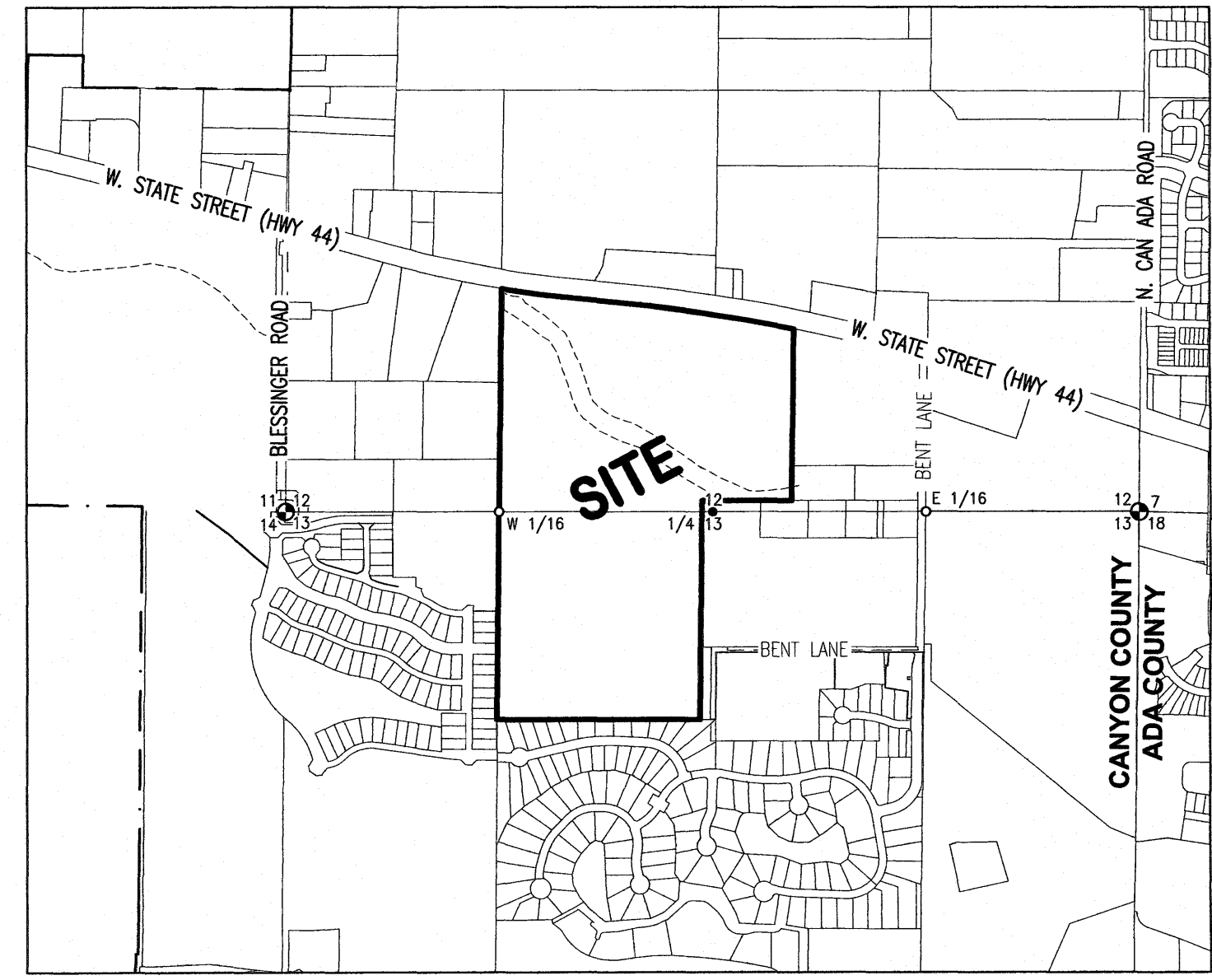
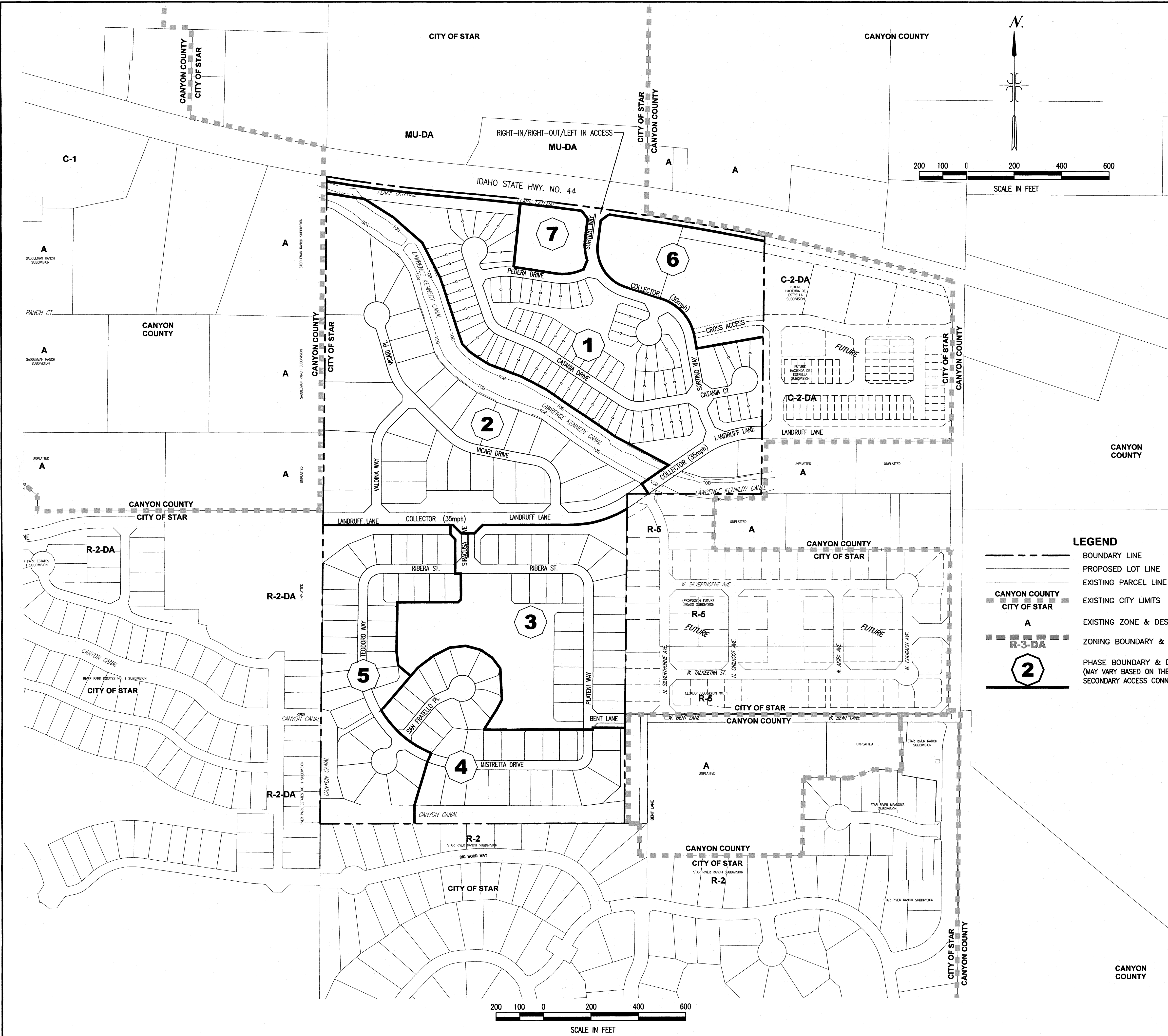
LANDSCAPING INFORMATION

- STATE HIGHWAY 44, (PRINCIPLE ARTERIAL (RESIDENTIAL)):
40' STREET BUFFER: 816 LF STREET BUFFER
SHADE TREES @ 4'/100' = 32 TREES REQUIRED
= 32 TREES PROPOSED
EVERGREENS @ 3'/100' = 24 EVERGREEN TREES REQUIRED
= 24 EVERGREEN TREES PROPOSED
ORNAMENTALS @ 2'/100' = 16 EVERGREEN TREES REQUIRED
= 16 EVERGREEN TREES PROPOSED
SHRUBS @ 12'/100' = 96 SHRUBS REQUIRED
= 206 SHRUBS PROPOSED
(NOT INCLUDING ENTRY FEATURE)
7' HIGH BUFFER/ SCREEN REQUIRED
4' HIGH BERM WITH MAX 3:1 SLOPE PROVIDED COMBINED WITH A
6' HEIGHT SOLID VINYL FENCE TOTALING A 10' HIGH SCREEN.
STATE HIGHWAY 44, (COMMERCIAL):
40' STREET BUFFER: 992 LF STREET BUFFER
SHADE TREES @ 1/35' = 28 TREES REQUIRED
= 28 TREES PROPOSED
SHRUBS @ 5/35' = 142 SHRUBS REQUIRED
= 246 SHRUBS PROPOSED
(NOT INCLUDING ENTRY FEATURE)
- SORTINO AVE. (RESIDENTIAL COLLECTOR):
30' STREET BUFFER: 1,389 LF STREET BUFFER (TWO-SIDED)
SHADE TREES @ 2'/100' = 28 TREES REQUIRED
= 28 TREES PROPOSED
EVERGREENS @ 2'/100' = 28 EVERGREEN TREES REQUIRED
= 28 EVERGREEN TREES PROPOSED
5' HIGH BUFFER/ SCREEN REQUIRED
6' HEIGHT SOLID VINYL FENCE PROVIDED
- SORTINO AVE. (COMMERCIAL):
30' STREET BUFFER: 1,115 LF STREET BUFFER (TWO-SIDED)
SHADE TREES @ 2/35' = 32 TREES REQUIRED
= 26 TREES PROPOSED
ORNAMENTAL TREES @ 2:1 = 10 TREES PROPOSED
SHRUBS @ 5/35' = 159 REQUIRED
= 166 PROPOSED
- LANDRUFF DR. (COLLECTOR):
20' STREET BUFFER: 1,772 LF STREET BUFFER
SHADE TREES @ 2'/100' = 75 TREES REQUIRED
= 75 TREES PROPOSED
EVERGREENS @ 2'/100' = 80 EVERGREEN TREES REQUIRED
= 81 EVERGREEN TREES PROPOSED
5' HIGH BUFFER/ SCREEN REQUIRED
6' HEIGHT SOLID VINYL FENCE PROVIDED
- PARKWAY STRIPS / STREET TREES:
1 TREE / 35' @ 9,432 LF / 35' (TWO SIDED) = 539 TREE REQUIRED
= 539 TREES PROPOSED
- TOTAL COMMON LOT AREA: 1,023,188 SF
TOTAL COMMON AREA TREES @ 1/4000 SF = 256 CLASS II TREES
263 SHADE TREES + 39 CONIFERS = 282 (EQUIVALENT) PROVIDED
- NOTE:
CONIFERS AND ORNAMENTAL TREES WHEN NOT REQUIRED ARE SUBSTITUTED AT 2:1 PER
SHADE TREE (when used in common areas and commercial landscape buffers).
- MITIGATION FOR REMOVAL OF EXISTING TREES: NO EXISTING TREES WITHIN PHASE 1
- SITE AMENITIES:
1 + 1720 ACRES + 1/75 BUILDING LOTS = 10 REQUIRED AMENITIES
AMENITIES PROVIDED: = 11
PICKLEBALL COURTS
POOL FACILITY & CHANGING ROOMS
PATHWAYS
DOG PARK
POCKET PARK
LINEAR OPEN SPACE
GAZEBOS
PLAYGROUND
POND
OPEN GRASS AREAS W/ BENCHES
COVERED SITTING



Sorano Estates

Star, Idaho



PRELIMINARY PLAT DATA

SITE AREA	92.68 ACRES
RESIDENTIAL LOTS (48.44%)	44.90 ACRES
COMMERCIAL LOTS (7.95%)	7.37 ACRES
RIGHT-OF-WAY (ST. HWY 44) (0.93%)	0.86 ACRES
RIGHT-OF-WAY (INTERNAL) (12.81%)	11.86 ACRES
OPEN SPACE/COMMON LOTS (18.90%)	18.44 ACRES
CANYON CANAL LOTS (3.22%)	2.98 ACRES
LAWRENCE KENNEDY CANAL LOTS (6.39%)	5.92 ACRES
STAR SEWER WATER DISTRICT LOT (SSWD) (0.36%)	0.33 ACRES
SINGLE-FAMILY LOTS	108
ATTACHED SINGLE-FAMILY LOTS	84
COMMERCIAL LOTS	3
OPEN SPACE/COMMON/PARK LOTS	15
HWY/COLLECTOR BUFFER LOTS (FLAKE LATERAL)	11
CANYON & LAWRENCE KENNEDY CANAL LOTS	4
STAR SEWER WATER DISTRICT FUTURE WELL LOT (SSWD)	1
TOTAL LOTS	226
GROSS DENSITY (85.31 ACRES)	2.25 DU/AC
TOTAL GROSS DENSITY	2.08 DU/AC
EXISTING ZONE	MU-DA
PROPOSED ZONE	R3-DA & C-1/DA
ZONE R-3-DA (SINGLE-FAMILY)	
MINIMUM LOT SIZE	7,700 S.F.
AVERAGE LOT SIZE	14,120 S.F.
ZONE R-3-DA (TOWNHOMES)	
MINIMUM LOT SIZE	3,900 S.F.
AVERAGE LOT SIZE	5,128 S.F.
ZONE C-1/DA (COMMERCIAL, 2.46 AC.)	
AVERAGE LOT SIZE	107,012 S.F.
TOTAL OPEN SPACE (29.50%)	27.34 ACRES
STATE HIGHWAY 44 BUFFER (FLAKE LATERAL)	1.35 ACRES
RESIDENTIAL COLLECTOR BUFFERS & STORM DRAIN (LANDRUFF & SORTINO)	5.07 ACRES
CENTRAL COMMON AREAS & STORM DRAIN (POOL FACILITY, PICKLEBALL COURT, PATHWAYS, GAZEBO & POND)	6.90 ACRES
POCKET PARK, LINEAR OPEN SPACE & STORM DRAIN (PLAYGROUND, GAZEBOS, PATHWAYS, OPEN GRASS AREA & BENCHES)	1.84 ACRES
POCKET PARK & STORM DRAIN (PICKLEBALL COURT AND PATHWAYS)	0.87 ACRES
PEDESTRIAN PATHWAYS	0.09 ACRES
LAWRENCE KENNEDY CANAL & MULTI-USE PATHWAYS	5.92 ACRES
CANYON CANAL LOTS	2.98 ACRES
ACCESS TO WEIR	0.18 ACRES
DOG PARK & LANDRUFF BUFFER	0.51 ACRES
END BLOCK BUFFERS	0.36 ACRES
OPEN, PATHWAY, STORM DRAIN & STREET ISLAND LOTS	1.27 ACRES

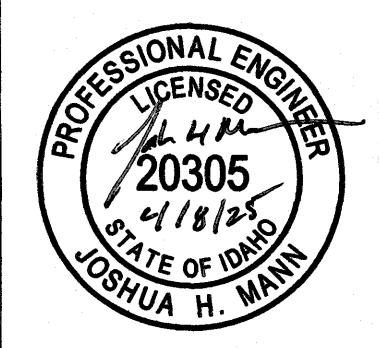
SHEET INDEX

SHT. NO.	SHT. NAME	DESCRIPTION
1 OF 7	TITLE	TITLE SHEET
2 OF 7	EXIST	PRELIMINARY SITE TOPOGRAPHY PLAN
3 OF 7	PRE-1	PRELIMINARY PLAT
4 OF 7	PRE-2	PRELIMINARY PLAT
5 OF 7	DTL-1	PROPOSED STREET DETAILS
6 OF 7	UTIL-1	PROPOSED UTILITY PLAN
7 OF 7	UTIL-2	PROPOSED UTILITY PLAN

OWNERS OF RECORD
FRED FAGUNDES FAMILY TRUST
FAGUNDES BROTHERS, LLC
FAGUNDES FAMILY TRUST AGREEMENT
P.O. BOX 2717
MERCED, CA 95348
Phone (209) 534-6292
(Norman Allinder)

DEVELOPER
FAGUNDES BROTHERS LLC
P.O. BOX 2717
MERCED, CA 95348
Phone (209) 534-6292
(Norman Allinder)

PLANNER / CONTACT
BECKY MCKAY
1029 N. ROSARIO STR., STE. 100
MERCED, ID 83642
Phone (208) 938-0980
Fax (208) 938-0941

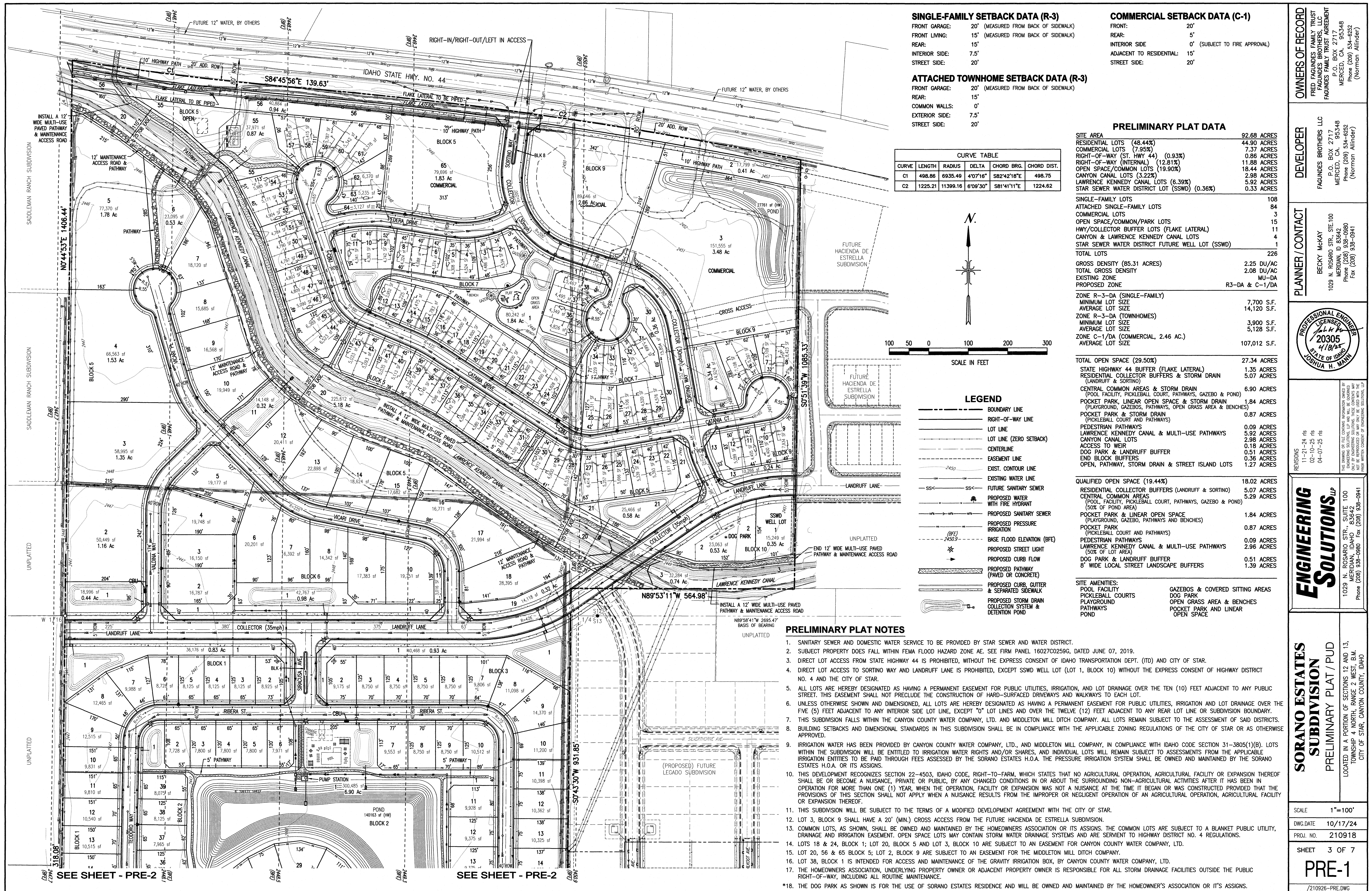


REVISIONS	11-21-24 RS
	02-10-25 RS
	04-07-25 RS

ENGINEERING SOLUTIONS^{LLP}
1029 N. ROSARIO STR., SUITE 100
MERCED, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

SORANO ESTATES SUBDIVISION
TITLE SHEET - ZONE - PHASE
LOCATED IN A PORTION OF SECTIONS 12 AND 13,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.,
CITY OF STAR, CANYON COUNTY, IDAHO

SCALE	AS SHOWN
DWG. DATE	10/17/24
PROJ. NO.	210918
SHEET	1 OF 7
TITLE	



OWNERS OF RECORD
 FRED FAGUNDES FAMILY TRUST
 FAGUNDES BROTHERS, LLC
 P.O. BOX 2717
 MERCED, CA 95348
 Phone (209) 534-6252
 (Norman Allinder)

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 BECKY MCKAY
 1029 N. ROSARIO STR., STE. 100
 MERIDIAN, ID 83642
 Phone (208) 938-0980
 Fax (208) 938-0941

PROFESSIONAL ENGINEER
 LICENSE NO. 20305
 4/18/25
 JOSHUA H. MANN
 STATE OF IDAHO

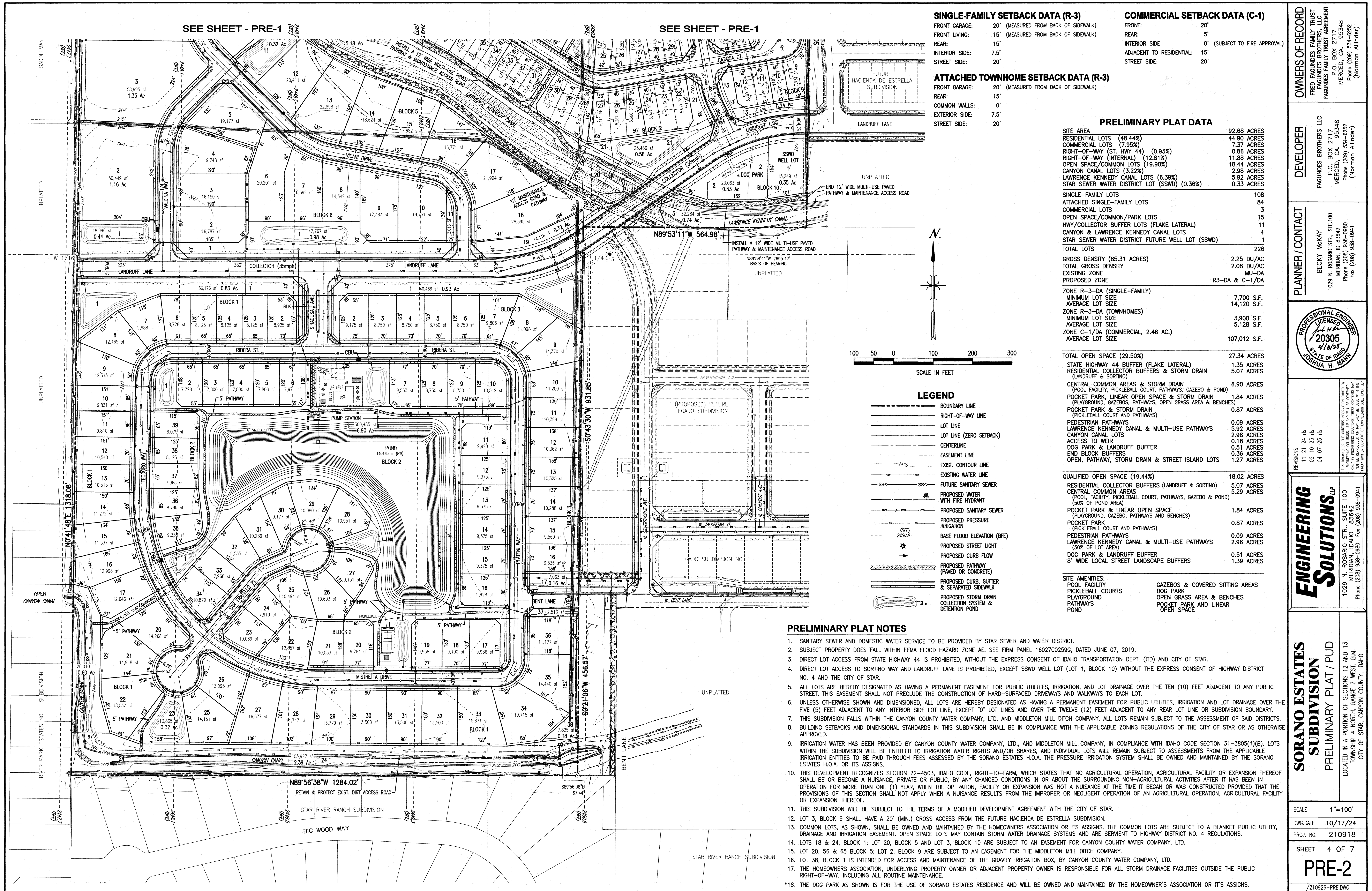
REVISIONS

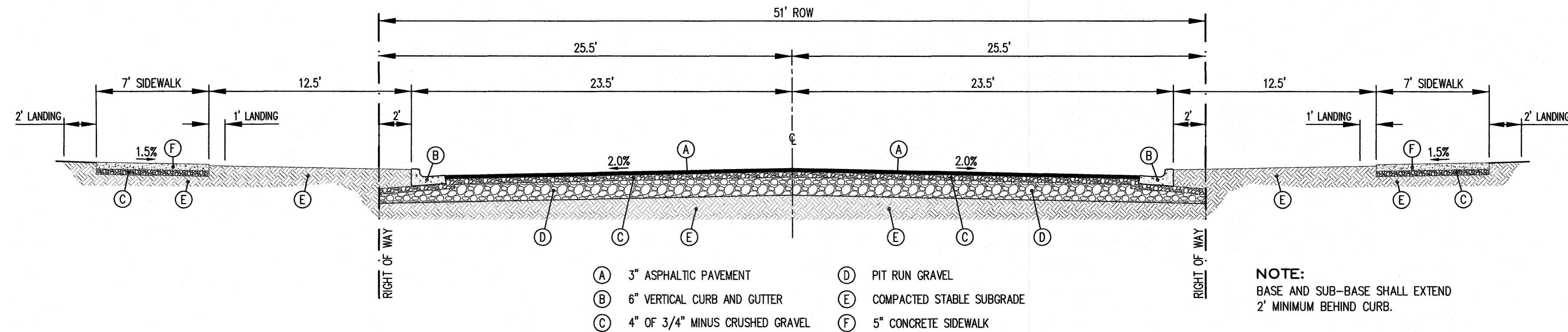
NO.	DATE	DESCRIPTION
11	11-21-24	RS
12	02-10-25	RS
13	04-07-25	RS

ENGINEERING SOLUTIONS, LP
 1029 N. ROSARIO STR., SUITE 100
 MERIDIAN, IDAHO 83642
 Phone (208) 938-0980 Fax (208) 938-0941

SORANO ESTATES SUBDIVISION
 PRELIMINARY PLAT / PUD
 LOCATED IN A PORTION OF SECTIONS 12 AND 13,
 TOWNSHIP 4 NORTH, RANGE 2 WEST, E.M.
 CITY OF STAR, CANYON COUNTY, IDAHO

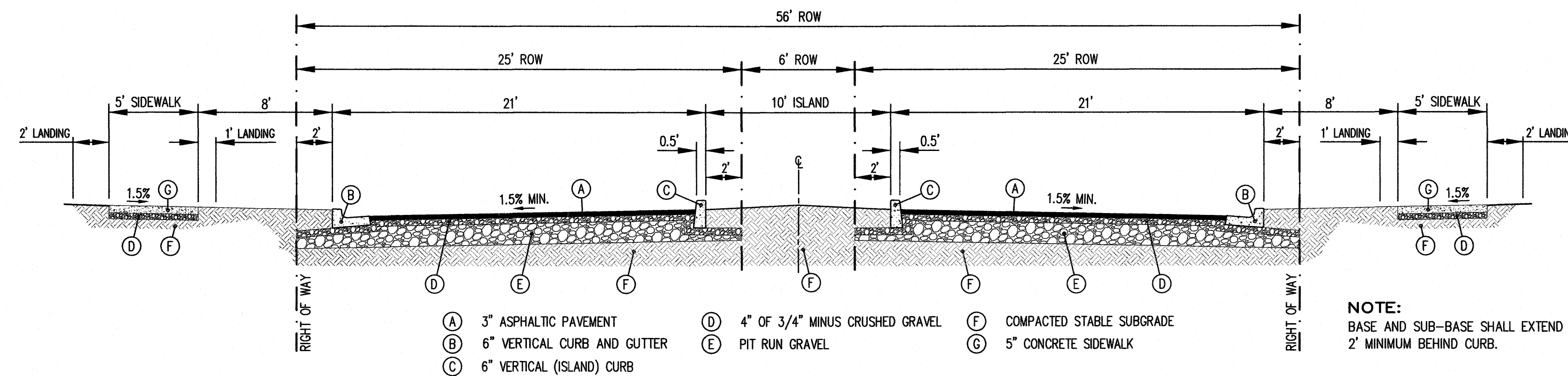
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PROJ. NO. 210918
SHEET 3 OF 7
PRE-1
 /210926-PRE.DWG





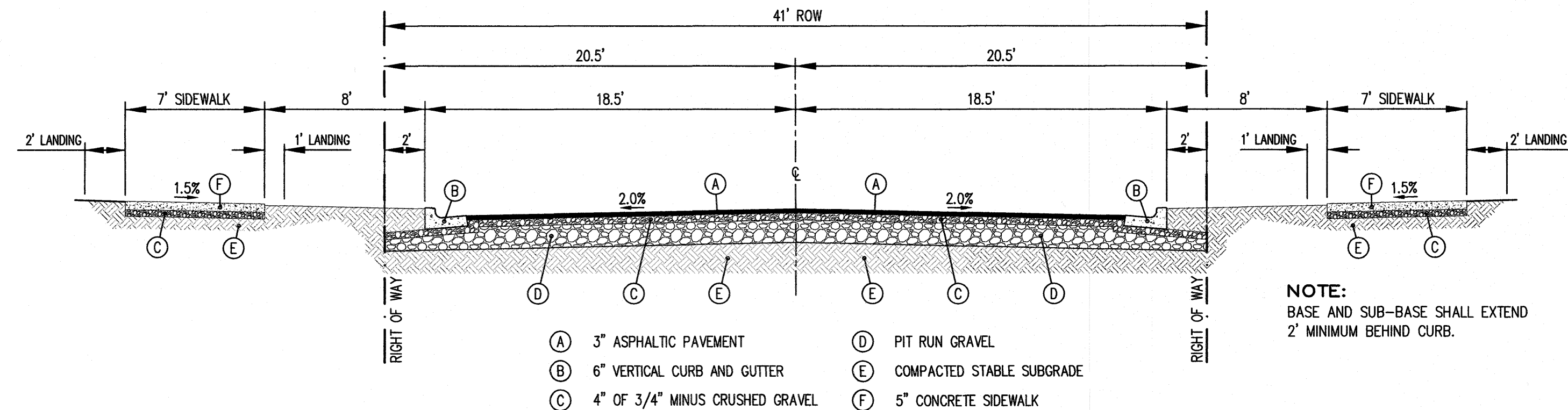
TYPICAL 3-LANE COLLECTOR STREET SECTION - 51' RIGHT-OF-WAY

6" VERTICAL CURB - DETACHED SIDEWALK
LANDRUFF DRIVE
N.T.S.



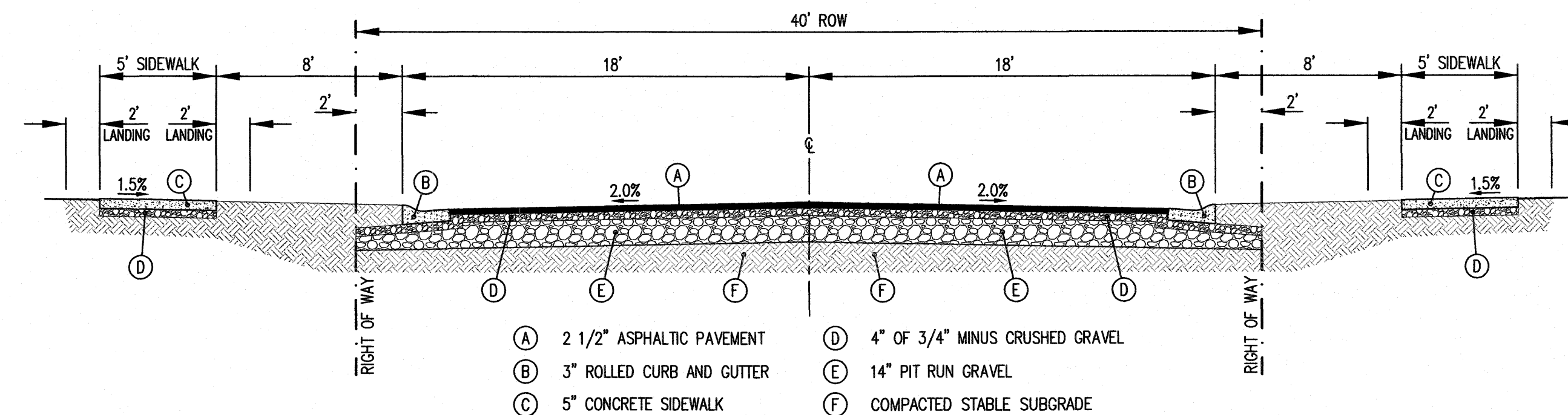
SIRACUSA AVENUE (ENTRANCE) - STREET SECTION (ISLAND) - 56' RIGHT-OF-WAY

ISLAND - 6" VERTICAL CURB - DETACHED SIDEWALK
SORTINO WAY
N.T.S.



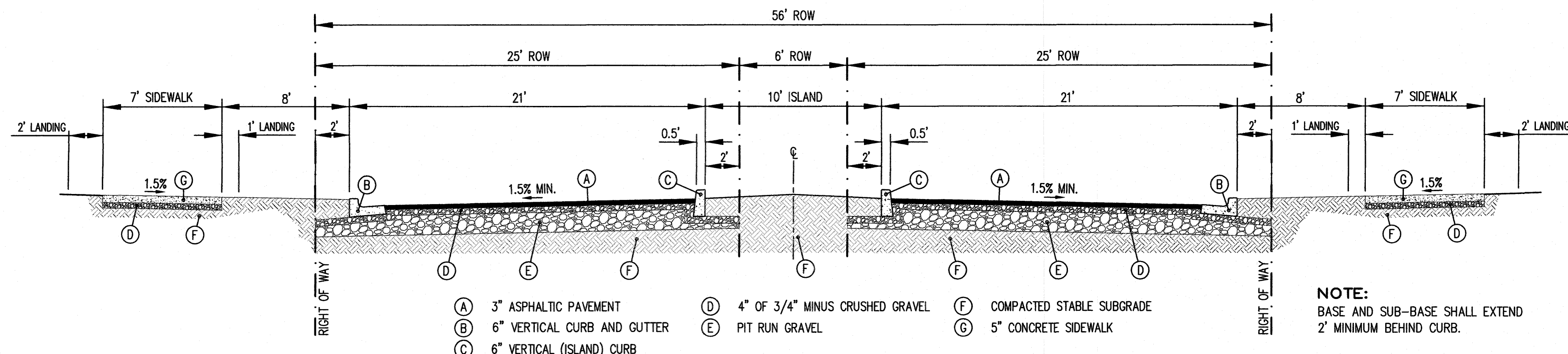
TYPICAL 3-LANE COLLECTOR STREET SECTION - 41' RIGHT-OF-WAY

6" VERTICAL CURB - DETACHED SIDEWALK
SORTINO WAY
N.T.S.



TYPICAL LOCAL STREET SECTION - 40' RIGHT-OF-WAY

3" ROLLED CURB - DETACHED SIDEWALK
N.T.S.



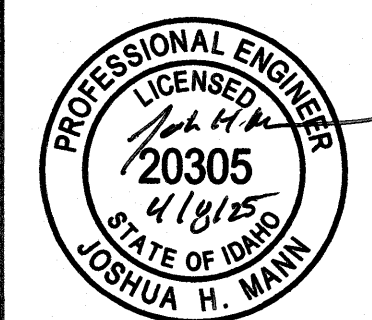
SORTINO AVENUE (ENTRANCE) - COLLECTOR STREET SECTION (ISLAND) - 56' RIGHT-OF-WAY

ISLAND - 6" VERTICAL CURB - DETACHED SIDEWALK
SORTINO WAY
N.T.S.

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1029 N. ROSARIO STR., STE. 100
MERIDIAN, ID 83642
Phone (208) 938-0980
Fax (208) 938-0941



REVISIONS
02-10-25 /s/ JH
04-07-25 /s/ JH

THE DRAWING IS THE PROPERTY OF ENGINEERING SOLUTIONS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF ENGINEERING SOLUTIONS, LLC.

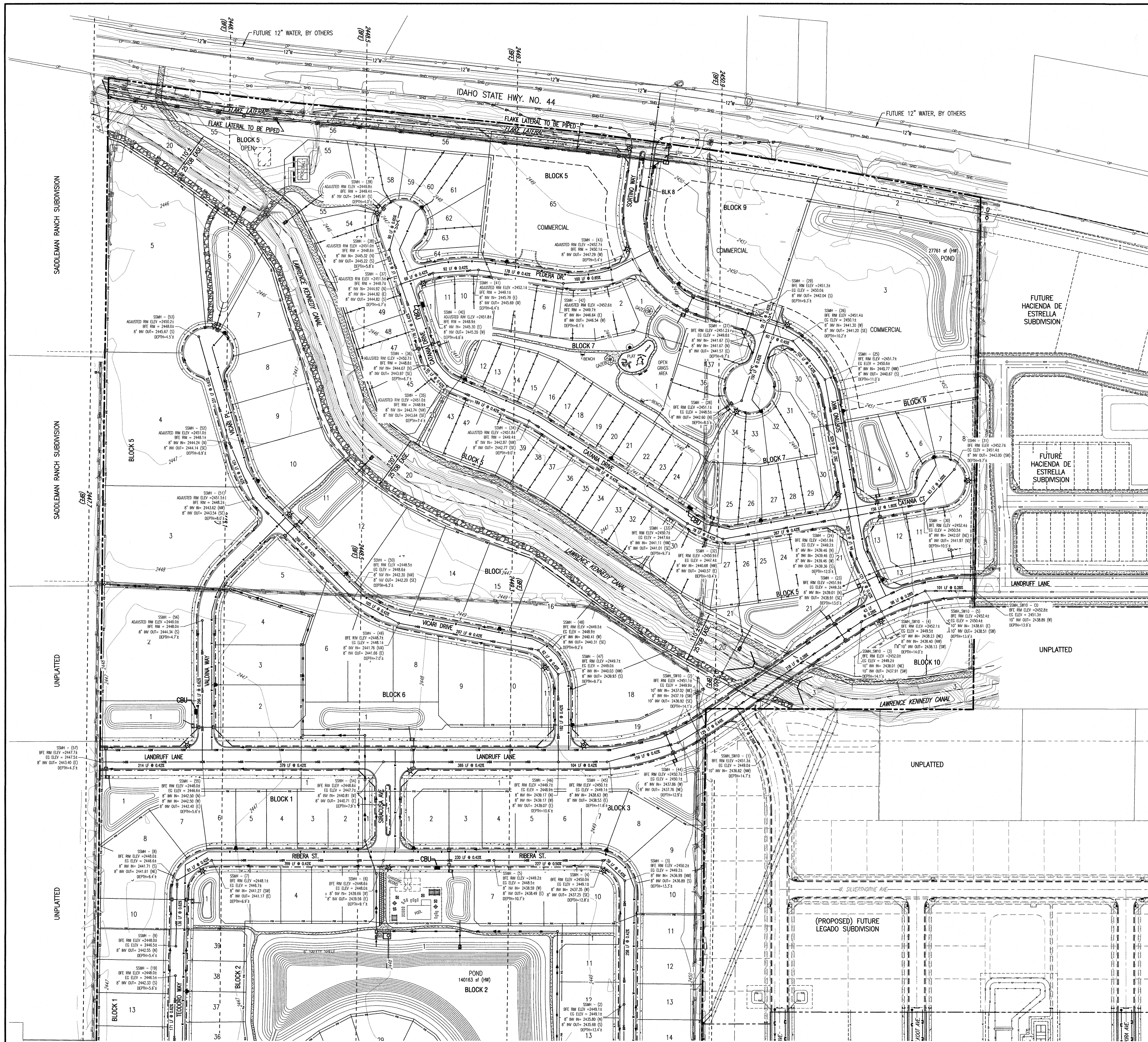
ENGINEERING SOLUTIONS, LLC
1029 N. ROSARIO STR., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

SORANO ESTATES SUBDIVISION
PROPOSED - STREET DETAILS
LOCATED IN A PORTIONS OF SECTIONS 12 AND 13,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.
CITY OF STAR, CANYON COUNTY, IDAHO

SCALE N.T.S.
DWG. DATE 10/17/24
PROJ. NO. 210918
SHEET 5 OF 7

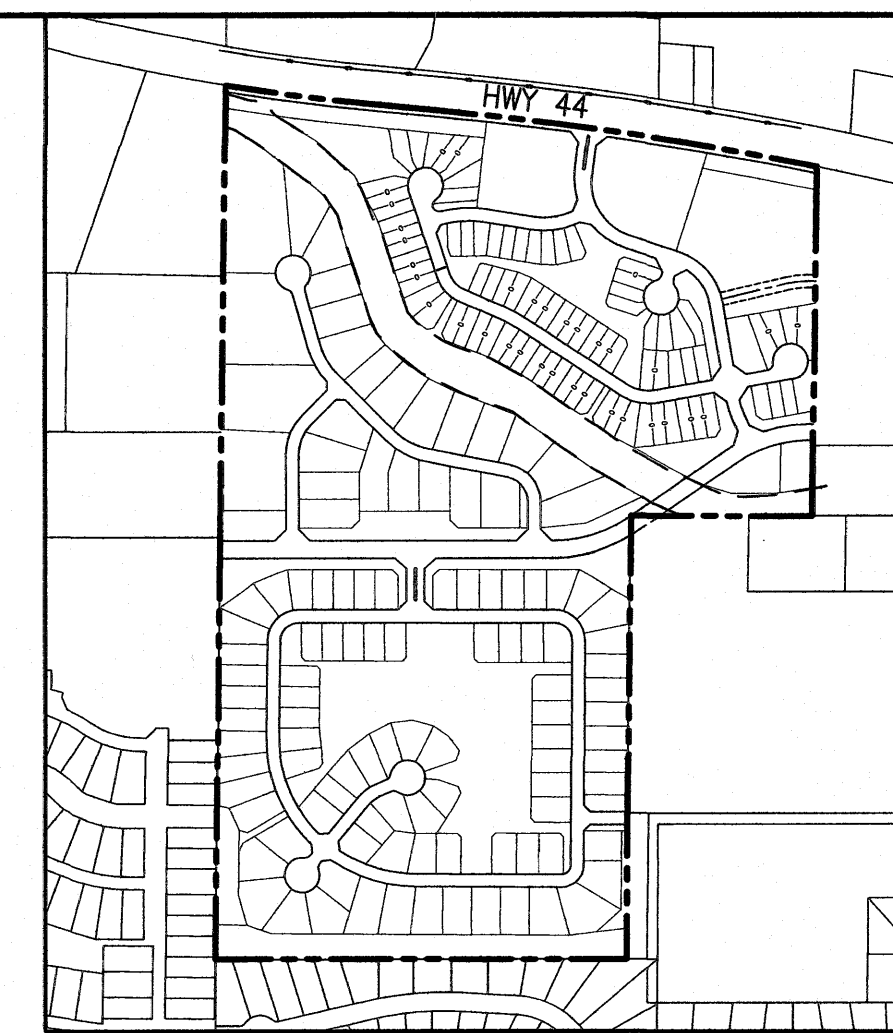
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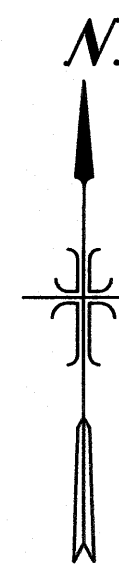


SEE SHEET - UTIL-2

SEE SHEET - UTIL-2



PHASE PLAN
1" = 600'



100 50 0 100 200 300
SCALE IN FEET

LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	LOT LINE (ZERO SETBACK)
	CENTERLINE
	EASEMENT LINE
	EXIST. CONTOUR LINE
	EXISTING WATER LINE
	FUTURE SANITARY SEWER
	PROPOSED WATER WITH FIRE HYDRANT
	PROPOSED SANITARY SEWER
	PROPOSED PRESSURE IRRIGATION
	BASE FLOOD ELEVATION (BFE)
	PROPOSED STREET LIGHT
	PROPOSED CURB FLOW
	PROPOSED PATHWAY (PAVED OR CONCRETE)
	PROPOSED CURB, GUTTER & SEPARATED SIDEWALK
	PROPOSED STORM DRAIN COLLECTION SYSTEM & DETENTION POND

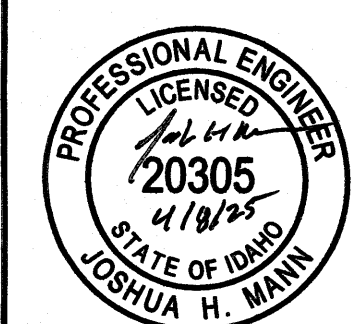
PRELIMINARY PLAT UTILITY NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY DOES FALL WITHIN FLOOD HAZARD ZONES AE. SEE FIRM PANEL 16027C0259G, DATED JUNE 07, 2019.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, EXCEPT "0" LOT LINES AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION FALLS WITHIN THE CANYON COUNTY WATER COMPANY, LTD. AND MIDDLETON MILL DITCH COMPANY. ALL LOTS REMAIN SUBJECT TO THE ASSESSMENT OF SAID DISTRICT.
- IRRIGATION WATER HAS BEEN PROVIDED BY CANYON COUNTY WATER COMPANY, LTD. AND MIDDLETON MILL COMPANY, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES, TO BE PAID THROUGH FEES ASSESSED BY THE SORANO ESTATES, HOA. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE SORANO ESTATES HOA'S OR ITS ASSIGNS.
- COMMON LOTS, AS SHOWN, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT. OPEN SPACE LOTS MAY CONTAIN STORM WATER DRAINAGE SYSTEMS AND ARE SERVIENT TO HIGHWAY DISTRICT NO. 4 REGULATIONS.
- LOTS 18 & 24, BLOCK 1; LOT 20, BLOCK 5 AND LOT 3, BLOCK 10 ARE SUBJECT TO AN EASEMENT FOR CANYON COUNTY WATER COMPANY, LTD.
- LOT 20, 56 & 65 BLOCK 5; LOT 2, BLOCK 9 ARE SUBJECT TO AN EASEMENT FOR THE MIDDLETON MILL DITCH COMPANY.
- LOT 38, BLOCK 1 IS INTENDED FOR ACCESS AND MAINTENANCE OF THE GRAVITY IRRIGATION BOX, BY CANYON COUNTY WATER COMPANY, LTD.
- THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE MAINTENANCE.

OWNERS OF RECORD
FRED FAGUNDES FAMILY TRUST
FAGUNDES BROTHERS, LLC
FAGUNDES FAMILY TRUST AGREEMENT
P.O. BOX 2717
MERCED, CA 95348
Phone (209) 534-6252
(Norman Allinder)

DEVELOPER
FAGUNDES BROTHERS, LLC
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MERCED, CA 95348
Phone (209) 534-6252
(Norman Allinder)

PLANNER / CONTACT
BECKY MCKAY
1029 N. ROSARIO STR., STE. 100
MERCED, ID 83642
Phone (208) 938-0980
Fax (208) 938-0941



REVISIONS
02-10-25 RS
04-07-25 RS

ENGINEERING SOLUTIONS, LP
1029 N. ROSARIO STR., SUITE 100
MERCED, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

SORANO ESTATES SUBDIVISION
PROPOSED UTILITY PLAN
LOCATED IN A PORTION OF SECTIONS 12 AND 13,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.
CITY OF STAR, CANYON COUNTY, IDAHO

SCALE 1"=100'
DWG. DATE 10/17/24
PROJ. NO. 210918
SHEET 6 OF 7

UTIL-1

/210926-PRE/SHTS/UTIL.DWG

EXHIBIT C



SORANO SUBDIVISION – ELEVATIONS

Section 7, Item B.



SORANO SUBDIVISION – ELEVATIONS

Section 7, Item B.



SORANO SUBDIVISION – ELEVATIONS

Section 7, Item B.



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Section 7, Item B.



SORANO SUBDIVISION – ELEVATIONS

Section 7, Item B.



SORANO SUBDIVISION – ELEVATIONS

Section 7, Item B.



FRONT-LOAD TOWNHOMES

Section 7, Item B.



May 29th, 2025

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

City of Star Revitalization Plan 2025

Shawn,

South Beck & Baird is pleased to present this scope of work for planning services for the Revitalization Plan 2025 for the City of Star. We have identified all possible tasks associated with the development of a new revitalization plan to guide the growth and development of the central business district of the City of Star.

Sincerely,



Jim G. Mihan, PLA, ASLA, Principal
South Beck and Baird Landscape Architecture

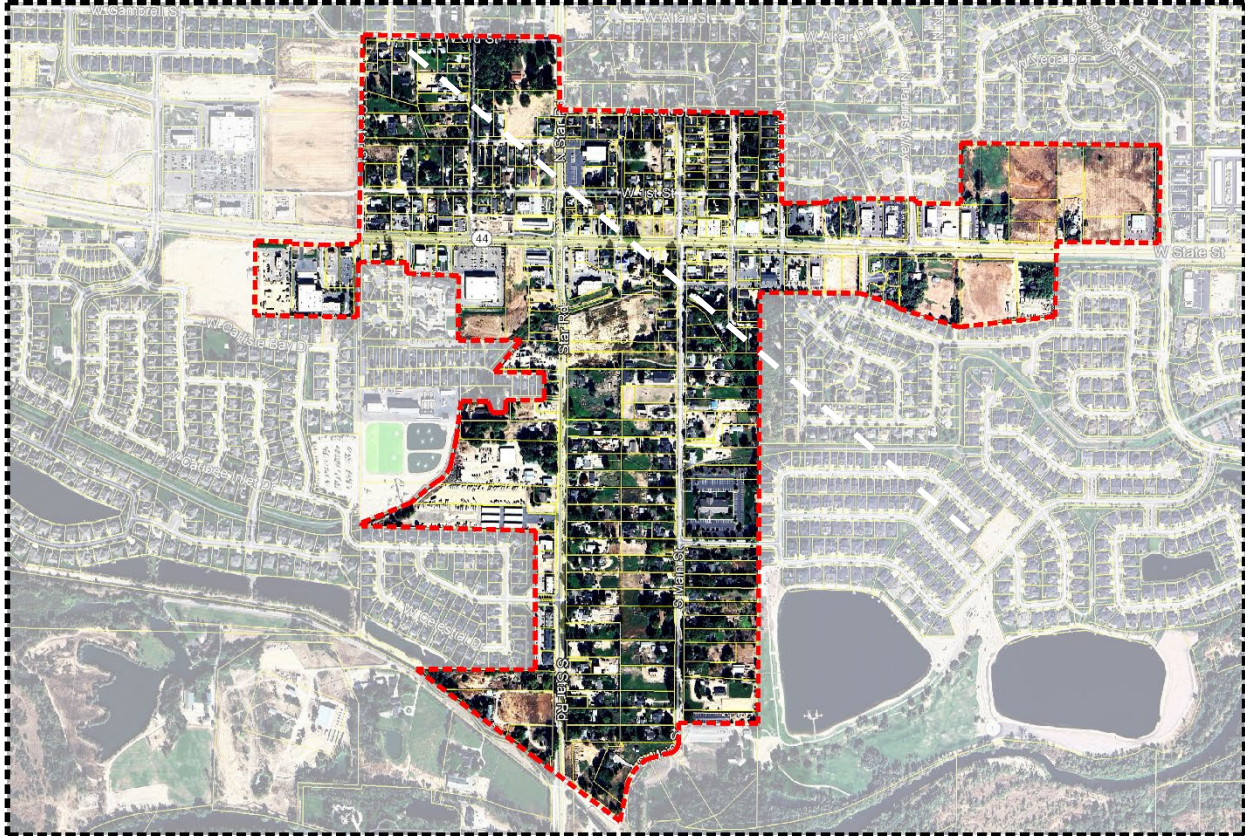


Figure 1 – Approximate Project Limits

Task 1 Project Management

1.1 Kick-Off Meeting

A kick-off meeting will be held on site with City staff and the Advisory Committee to brainstorm initial ideas, walk the entire site, and evaluate existing conditions.

Assumptions:

- The Advisory Committee will be composed of representatives from other City departments, and other key stakeholders from the community (e.g., business owners, leaders of organizations, County representatives). The City will manage and be responsible for all communication with the Advisory Committee. The Advisory Committee will be limited to approximately 15 people.
- The duration of this kick-off meeting will be 2 hours, not including travel time.
- The following will attend this meeting:
 - SBB (3 staff)

Deliverables:

- Agenda and Meeting Notes (PDF)
- Discussion Guide (PDF)

1.2 Meetings with City & Advisory Committee

Prepare for and attend up to sixteen coordination meetings with City Staff and up to 3 meetings with the Advisory Committee.

Assumptions:

- All City design coordination meetings will be virtual or in person and 1 hour duration.
- All Advisory Committee meetings will be in-person, 1 hour duration, not including travel time, unless otherwise noted below.
- SBB will provide informal meeting notes and action items for each meeting. These will be delivered to the City via email. The City will be responsible for any distribution to meeting attendees.
- Materials presented and shared at the Advisory Committee meetings are intended to be work-in-progress and final presentations. All materials will be developed under separate Tasks with little to no revisions needed specific to these meetings.
- The following will attend City advisory committee:
 - SBB (3 meetings, up to 2 staff)

Deliverables:

- Agendas and Meeting Notes (Word and PDF)

1.3 Presentations

1.3 City Council

Prepare for and attend up to two (2) presentations with City Council.

Assumptions:

- Presentations will be in-person, 2-hour duration not including travel time, with the following present:
 - SBB (2 staff)
- Presentations will be submitted as PDFs. Materials used for presentations will be generated from other committee and commission meetings, but reformatted and expanded to provide additional context and address any specific areas of interest to the City Council.
- Up to 2 revisions per presentation based on City comments.

Deliverables:

- Two (2) presentations (PDF)

1.4 Data Collection

1.4 Data Collection

SBB will rely on City of Star staff for all data collection including but not limited to the following:

- Prior planning efforts including comprehensive planning, south area planning impacts on this planning effort, parks and pathways, environmental, economic, traffic, and infrastructure.
- Demographic profile in terms of population in study area, current land use and other pertinent demographic information
- Public services capacity analysis
- Traffic analysis including recommended data collection:
 - PM 2-hour peak period (or another two-hour peak period as identified by City staff) turning movement counts collected at key intersections:
 - High level parking supply inventory and point in time peak occupancy count at time identified by City staff (typically Noon-1PM in a downtown area)
 - Field observations of existing traffic operations during PM peak period only
 - Desktop review of transit stops and routes within the study area.
 - High level overview of active transportation infrastructure (sidewalks, bike facilities, etc.)

Assumptions:

- Develop synopsis and executive summary of identified existing data in revitalization report. Use data in analysis of impacts and opportunities for revitalization.

Task 2 Planning Parameters and Visioning

2.1 Planning Parameters, Background Analysis and Information Gathering

The project area will be analyzed to understand the constraints and opportunities, history, and cultural context of downtown. An Existing Conditions Plan will be developed to help frame the context of the existing features within the downtown. The Existing Conditions Plan will identify the right-of-way, parking areas, general traffic flow, existing amenities, and connectivity to adjacent neighborhoods. A Site Analysis Plan will be prepared to identify potential gateways, views, buffers, and opportunities or constraints for potential enhancements. The Site Analysis Plan will also include an analysis of parking, traffic, and the historic architecture of buildings as a combined or separate plan graphics.

Assumptions:

- The existing conditions and Site Analysis Plan will be based on aerial photography and currently available GIS data.
- We do not expect to perform any historic character analysis as part of this exercise. The City can provide input that can be incorporated into the overall analysis.
- Deliverables provided under this task will be used for the first phase of community outreach.

Deliverables:

- Existing Conditions Plan (PDF)
- Site Analysis Plan(s) (up to 3 separate plans) (PDF)

2.2 Visioning(Engagement Phase 1)

The first phase of the community outreach process will seek to understand the vision for downtown, community interests or priorities, and determine the decision criteria used to support the master planning process. Materials presented will be based on the Existing Conditions Analysis and early meetings with the City and the Advisory Committee. A public in-person Open House will be conducted to listen to the community and have them respond to potential themes, characteristics, and inspiring images for their downtown. An Online Survey will be used concurrently with the Open House to collect additional feedback from the broader community.

Assumptions:

- Location for the Open House will be identified by the City. Any fee for use will be paid for by the City.
- Online survey and presentation materials will be revised up to 2 times.
- The following will attend the Open House, 3-hour duration, including time for set-up and clean-up. Does not include travel time.
 - SBB (2 staff)

Deliverables:

- Inspiring Images / themes, up to 3 boards (PDF)
- Project Limits / Schedule, 1 board (PDF)
- Deliverables from Task 3.1 (PDF)
- Flyer, Sign-In Sheet, Comment Cards (PDF)
- Online Survey (Survey Monkey)
- Open House/Online Survey Summary (PDF)
- Vision, Goals & Objectives (Word and PDF)
- Decision Criteria (Word and PDF)

2.3 Concept Alternatives (Engagement Phase #2)

This phase of the community outreach will compile all the materials from the previous visioning phase and include a one day open studio workshop located downtown. Design team staff and City staff will work together to develop up to 2 concept alternatives. The public will be invited to drop into the studio at any time during the open hours to review materials being developed, ask questions, and provide feedback. Feedback on the overall character defining features of the historic downtown core will be included in the workshop. This open workshop format will be conducted over one day as follows:

- Day 1 – morning, arrive, set up, prep meeting with City and Advisory Committee (no open hours to the public) (2 hours)
- Day 1 – afternoon; preparatory working session with Advisory Committee members, any other review agencies, or organizations to prepare guidelines and preferred outcomes of public open studio (2 hours)
- Day 1 – evening: open studio with public to develop (2) concept alternatives. (4 hours)

SBB staff will compile these results after the meeting, refine input and develop the (2) concept alternatives and present concepts to City staff and Advisory Committee

members and the general public may also drop-in to review the proposed concepts (4 hours)

The concept alternatives phase will be conducted over a weekend and coordinated with other City events. After the 3rd day the refined concepts will be posted on the project website and an online survey will be released to provide opportunities for further feedback on the concepts. Materials from the visioning and existing conditions analysis phases of the process will also be available throughout the event to provide context and help facilitate community discussions.

A high-level cost comparison will be provided between the concept alternatives, but a total project cost estimated will not be prepared as part of this phase. Pros and cons for each alternative will be identified based on the overall vision and any decision criteria previously identified.

Assumptions:

- The location for the open studio workshop will be identified by the City. Any fee required for use will be paid by the City.
- The following will attend the studio workshop, 16-hour duration total, including time for set up and the actual event. Does not include travel time.
 - SBB (3 staff)

Deliverables:

- Concept Alternatives, up to 3 concepts, each concept will include the following:
 - 1 color sketch plan view (PDF)
 - 2-3 color sketches typical sections (PDF)
 - 1-2 material photo boards (character images for landscape and urban design treatments) (PDF)
- Online Survey (Survey Monkey)
- Studio Workshop/Online Survey Summary (Word and PDF)

2.4 Preferred Concept (Engagement Phase #3)

Based on the feedback from the previous outreach events and planning process, a Preferred Concept will be developed and presented at an in-person Open House. An Online Survey will be used concurrently with the Open House to collect additional feedback from the broader community. Potential phases will be identified and may be included in the Open House and Online Survey to obtain feedback on any community priorities for an initial phase of implementation.

A cost estimate will be provided at this phase of design to provide a check on feasibility, constructability, and grant eligibility. The cost estimate will be planning level only and include a minimum 30% contingency.

Assumptions:

- Location for the Open House will be identified by the City. Any fee for use will be paid for by the City.
- Online survey and presentation materials will be revised up to 2 times.

- The following will attend the Open house and studio, 10-hour duration for set up and the actual event. Does not include travel time.
 - SBB (3 staff)

Deliverables:

- Preferred Concept
 - 1 plan color rendering, 1 board (PDF)
 - 2-3 plan enlargements color rendering, up to 2 boards (PDF)
 - 3-5 color sections, up to 2 boards (PDF)
 - 2 material/furnishing material boards (character images for landscape and urban design treatments) (PDF)
 - Phasing plan diagram, 1 board (PDF)
- Online survey
- Open House/Online Survey Summary
- Preferred Concept Cost Estimate

Task 3 Revitalization Plan

3.1 Draft Revitalization Plan

After the completion of planning parameters and visioning process for the project, a draft Revitalization Plan will be developed based on the Preferred Concept and incorporating all feedback received through the previous master planning process. The Revitalization Plan will also include an initial phasing plan, based community priorities and potential budget available for early action items. All materials will be revised one time to develop a final Revitalization Plan.

Assumptions:

- Graphics will be revised up to two times based on graphics developed under Task 2.

Deliverables:

- Draft and Final Master Plan
 - 1 plan color rendering, 1 board (PDF and AutoCAD)
 - 2-3 plan enlargements color rendering, up to 2 boards (PDF)
 - 3-5 color sections, up to 2 boards (PDF)
 - 2 color perspectives or photo simulations, 1 board (PDF)

3.2 Implementation Strategies

The Implementation Strategies will build upon the final Revitalization Plan and identify the key processes required for implementation of the plan including the following:

- This includes grant funding and permitting. Potential grants that the City should pursue will be listed with associated schedules, amounts, conditions, and contract information.
- Phasing strategies identified in the final Plan will be depicted based on anticipated costs and funding.
- Strategies for building strong public-private partnerships with collaboration with local businesses, community organizations, and residents.
- Financial Investments such as leveraging private sector investment with public funding allowing for larger projects.

Assumptions:

- Implementation Plan will be developed in a memo format, 8.5 x 11, and be limited to 10 pages.
- Potential grant funding agencies or opportunities that the City should pursue will also be provided by the City.

Deliverables:

- Implementation Plan Memo (Word and PDF)

3.3 Estimated Costs, Priorities and Responsibilities

An estimate of costs at a planning level of design will be developed for the draft and final Revitalization Plan. Costs will include a percentage for estimating contingency, construction contingency, sales tax (where applicable), final design fees, and administration/permitting costs. Escalation may also be included for the initial phase of construction and/or future phases. Cost estimates will be broken down into phases with up to 3 phases included, including an early action small implementation project, a more significant phase 1 improvement, and all remaining phases. The cost estimate will be organized by major segments of work and/or location to facilitate future grant opportunities. The draft cost estimate will be updated based on City review.

Assumptions:

- Maintenance costs of improvements not included.

Deliverables:

- Draft and Final Cost Estimate (Excel and PDF).

3.4 Market Analysis Comparison

A market analysis comparison will be performed to perform market analysis to help inform the City of comparable planning efforts in cities of comparable cities with similar demographics. estimate of costs at a planning level of design will be developed for the draft and final Revitalization Plan. Costs will include a percentage for estimating contingency, construction contingency, sales tax (where applicable), final design fees, and administration/permitting costs. Escalation may also be included for the initial phase of construction and/or future phases. Cost estimates will be broken down into phases with up to 3 phases included, including an early action small implementation project, a more significant phase 1 improvement, and all remaining phases. The cost estimate will be organized by major segments of work and/or location to facilitate future grant opportunities. The draft cost estimate will be updated based on City review.

Assumptions:

- Limited to an identified maximum of (3) comparable cities

Deliverables:

- Draft and Final Analysis limited to (4) pages per city (PDF).

3.5 Revitalization Plan Final Report

A master plan report will be developed that compiles all documents together for the entire project. It will include an Executive Summary (11x17 double-sided and folded) that summarizes the overall vision, the public process, and the Final Master Plan. The Final Master Plan Report will include:

- Description of the community's vision and priorities
- Summary of community outreach process and feedback
- Summary of presentations to committees, commissions, and city council.
- All graphics developed as part of the project
- The draft and final Revitalization Plans
- Phasing plan
- Cost estimates
- Implementation Strategies Plan

Assumptions:

- No graphics or data will be revised as part of the development of the report. The executive summary layout and text will be revised up to 2 times.
- Appendices will be included for raw data, images, and graphics.

Deliverables:

- Draft and Final Revitalization Plan Executive Summary (InDesign, PDF and Presentation)

The following are general assumptions for the overall project. Additional assumptions are listed under each Task below, as applicable.

General Assumptions:

- Meetings will be held virtually unless otherwise noted. If in person meetings are identified, travel time is included. Lodging, travel, and meal expenses are identified as reimbursable expenses.
- Existing environmental studies, planning documents, as-built documentation, traffic reports, and other relevant available documents will be provided by the City.
- No formal wetland delineation will be needed.
- The City, will arrange for all public meeting locations, public noticing, mailing and advertising, tables/chairs, and other logistical support needed including maintaining an email contact list of participants and stakeholders. The City will also provide a tent or other weather protection for any pop-up locations at festivals, events, and outdoor locations.
- The City will include a link to the project website. The City will be responsible for updates to the website; any social media platforms; and other media outlets (digital or print), including reformatting of content created through that Tasks below to support each platform.

- The City will provide any available GIS data layers in an AutoCAD compatible format for use in the master planning process.
- Coordination with public artists is not included in the project, but placeholder opportunities may be identified in the master plan for future public artwork.
- Arboriculture (arborist) services are not included.
- Technical specifications are not included.
- Structural design is not included.
- Grant writing and any special presentation graphics or materials to support grant applications not explicitly identified below is not included.
- SBB will prepare a flyer, sign-in sheet, and comment card for each public meeting. SBB will also provide PDF presentation materials and a summary of comments received. Translation of the PDF presentation into a PPT format, if needed, will be by the City.
- Online surveys will be developed using Survey Monkey. The City will post the survey on the project website, social media platforms, and all other advertising or public noticing to distribute the survey to the community. This also includes individual emails and one-on-one outreach methods to key stakeholders that may be identified through the master planning process. Any translation into different languages needed for online surveys will be provided through the plug-in features from Survey Monkey. Validation of the translation, if required, will be by the City.
- A 3D model of existing conditions or proposed improvements will not be provided.
- The City will consolidate all comments from City staff, and any other agency comments during the review process for various master plan elements. The City will facilitate discussions among City staff, and other agencies to eliminate conflicting comments.
- Invoices will be submitted monthly with a description of work completed. Billing may be tracked by phase or type of work based on City funding requirements, to be determined prior to the first invoice.

4.1 Revitalization Plan Estimated Professional Services Fees

Following is an estimate of the services and costs associated with this preliminary scope of work:

1.1	Kick-off	\$ 3,150.00
1.2	Meetings with City and Advisory Committees	\$ 8,550.00
1.4	Presentations	\$ 2,700.00
2.1	Planning Parameters, Background, Information	\$ 6,450.00
2.2	Visioning	\$ 7,600.00
2.3	Concept Alternatives	\$ 8,600.00
2.4	Preferred Concept	\$ 3,650.00
3.1	Revitalization Plan Draft	\$ 30,450.00
3.2	Implementation Strategies	\$ 6,800.00
3.3	Estimated Costs, Priorities, and Responsibilities	\$ 4,620.00
3.4	Market Analysis Comparison (Optional – 11,600)	\$ 11,600.00
3.5	Final Revitalization Plan	\$ 5,400.00
Preliminary Estimate of Professional Services		\$99,570.00

Following are the current billable rates for South Beck and Baird:

Principal Landscape Architect_____	\$200.00	Landscape Designer III _____	\$104.00
Planner III_____	\$250.00	Landscape Designer II _____	\$ 98.00
Planner II _____	\$120.00	Landscape Designer I _____	\$ 92.00
Planner I _____	\$ 90.00	Design Draftsman II _____	\$ 86.00
Landscape Arch./Proj. Mngr.III _____	\$150.00	Design Draftsman I _____	\$ 76.00
Landscape Arch./Proj. Mngr. II _____	\$120.00	Administrative/Clerical _____	\$ 70.00
Landscape Arch./Proj. Mngr. I _____	\$110.00		

Terms of Payment: Unless otherwise agreed in writing, Client shall pay South Beck & Baird (SBB) monthly for all services rendered and reimbursable expenses incurred upon presentation of the Engineer's invoice. The SBB's invoice shall be based on the hours incurred on the project unless the basis of compensation is a fixed fee, unit rate or percentage fee, in which case said invoices shall be on the SBB's determination of the percentage of services performed. Client shall pay all invoices in full within thirty (30) days after receipt thereof by Client. Any amounts outstanding after thirty (30) days shall bear interest at the rate of one and one-half percent (1½%) per month until paid in full. No deductions shall be made from the sums owed to SBB other than those for which SBB has been adjudicated to be liable.

Reimbursable Expenses: Out of pocket costs and other expenses incurred by SBB in performing the work including, but not limited to, copying and reproduction costs, cost of travel, meals and lodging away from SBB's offices, telephone costs, the cost of photographs, and the cost of consultants or other persons not regularly employed by SBB to carry out the services to be performed hereunder shall be reimbursable costs. Such costs together with an additional fifteen percent (15%) of the amount of all such reimbursable costs shall be reimbursed to SBB by Client. For travel expenses, the hourly rate of an employee plus \$0.70 per vehicle mile.

Suspension of Services for Non-Payment: If any amounts due under this agreement or any other Agreement between Client and SBB remain outstanding after thirty (30) days, SBB may, at its sole option and without incurring liability to Client, suspend all services to Client under this Agreement and retain all drawings, specifications, or other documents prepared under this Agreement, until all outstanding amounts are paid in full.