



CITY COUNCIL REGULAR MEETING AGENDA

City Hall - 10769 W State Street, Star, Idaho
Tuesday, July 05, 2022 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** – David Ax – Calvary Star Church
3. **ROLL CALL**
4. **PUBLIC HEARINGS with ACTION ITEMS:**
 - A. **PUBLIC HEARING:** British Royal Motors (CUP-22-04) - The Applicant is seeking approval of a Conditional Use Permit for a proposed 9,050 square foot automotive repair and maintenance facility to be located on 2 existing commercial lots. The property is located at 11220 & 11230 W. Hercules Drive in Star, Idaho. **(ACTION ITEM)**
5. **ACTION ITEMS:**
 - A. **Parks, Art & Beautification Committee Appointments** - The PAB Committee has recommended appointment of Vicki O'Keefe and Marilyn Jensen to the Committee. **(ACTION ITEM)**
 - B. DEQ / Air Quality - Jennifer Salmonsens - Possible Changing the Code that requires Emissions Control within the City of Star **(ACTION ITEM)**
 - C. **ADJOURNMENT**

NOTE: QUORUM MAY BE LOST

Brief Budget Discussion / Workshop **(NO ACTION)**

6. **ADJOURNMENT**



CITY OF STAR, IDAHO
CITY COUNCIL REGULAR MEETING AGENDA

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Tuesday, July 05, 2022 at 7:00 PM

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.

If you wish to testify but cannot attend in person, request a ZOOM Meeting Link from publiccomment@staridaho.org. Please provide your FIRST & LAST Name and which Public Hearing you desire to testify regarding.

The public may watch City Council Meetings live at: <https://www.youtube.com/c/cityofstaridaho>

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

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

LEGAL NOTICE PUBLIC HEARING

Notice is hereby given that the Star City Council will hold a Public Hearing on **July 5, 2022** at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard. **Please see City Website www.staridaho.org for Public Hearing instructions for Virtual Public Hearings if necessary.**

Application: Royal British Motorcars
Files #'s CUP-22-04

Applicant/Representative: Elizabeth and Tyrone Flowers, 12702 W. Lacerta Court, Star, Idaho 83669

Owner: Chris Mahler, 3022 S. Jiovanni Ave, Meridian, Idaho 83642

Action: The Applicant is seeking approval of a Conditional Use Permit for a proposed 9,050 square foot automotive repair and maintenance facility to be located on 2 existing commercial lots. The property is located at 11220 & 11230 W. Hercules Drive in Star, Idaho.

Property Location: The subject property is generally located on the west side of N. Star Road, north of W. Hercules Drive. Ada County Parcel No's. R1341270020 & R1341270010.

Information/Comments: A complete copy of the applications are available at City Hall for public review. The City invites all interested parties to attend the meeting and provide public testimony. Written comments will be accepted by the City up to 2 days prior to the date of the public hearing.

Services for persons with disabilities may be made available if notice is received in advance of the meeting by calling Star City Hall at (208) 286-7247.

Shawn L. Nickel
Planning Director and Zoning Administrator
snickel@staridaho.org



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shawn T. Smith*

MEETING DATE: July 5, 2022 – PUBLIC HEARING

FILE(S) #: CUP-22-04 – Royal British Motorcars

OWNER/APPLICANT/REPRESENTATIVE

<u>Applicant:</u> Elizabeth & Tyrone Flower Royal British Motorcars 12702 W. Lacerta Ct. Star, Idaho 83669	<u>Representative:</u> Bryan Oliver Bryan Oliver Designs 10159 W. Broadford Dr. Star, Idaho 83669	<u>Owner:</u> Chris Mahler 3022 Giovanni Ave. Meridian, Idaho 83642
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REQUEST

Request: The Applicant is seeking approval of a Conditional Use Permit (CU-22-04) for a proposed 9,050 square foot automotive repair and maintenance facility to be located on 2 existing commercial lots. The property is located at 11220 & 11230 W. Hercules Drive in Star, Idaho. The property is currently zoned Commercial (C-1).

PROPERTY INFORMATION

Property Location: The subject property is generally located on the west side of N. Star Road, north of W. Hercules Drive. Ada County Parcel Numbers R1341270020 & R1341270010.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	March 24, 2022
Neighborhood Meeting Held	May 14, 2022
Application Submitted & Fees Paid	May 16, 2022
Application Accepted	May 20, 2022
Residents within 300' Notified	May 20, 2022/June 13, 2022

Agencies Notified	May 20, 2022
Legal Notice Published	June 15, 2022
Property Posted	June 10, 2022/June 24, 2022

HISTORY

- On March 18, 2002, the City Council tabled the application for annexation to May 20, 2002.
- On May 20, 2002, the City Council approved an annexation and zoning for Celestial Village, including zoning of R-2, R-4 and C-1. This was filed as Ordinance 67.
- On September 16, 2002, the Council tabled an application for Celestial Village Phase 1 Preliminary Plat.
- On November 18, 2002, the City Council approved the preliminary plat (PP-02-01) for Celestial Village Phase 1.
- On June 21, 2022, the City Council tabled a Conditional Use Permit (CU-22-04) for Royal British Motors to July 5, 2022, to allow proper timing for public notification.

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

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:

C-1 NEIGHBORHOOD BUSINESS 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	CBD	C-1
Automotive mechanical/electrical repair and maintenance	C	C

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
CBD	35'	0'	0'	0'	0'
C-1	35'	20'	5'	0'	20'

Notes:

1. Interior side yard setbacks for lots with 50' or less of lot width shall be allowed 5' interior side yard setbacks for one and two-story structures.
2. 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 overhang onto the sidewalk.
3. All setbacks in the MU zone shall be a minimum 15' when adjacent to a residential use or zone.

COMPREHENSIVE PLAN:

8.2.3 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.

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:

- 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.
- 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.
- The city should develop a street improvement plan for the CBD identifying drainage and street improvements with a functional grid system and use public private partnerships to assure the system is built and that "ad hoc" development of parcels within the CBD do not block good planning.
- The city should develop a downtown grid system, in part, planning for the easterly extension of Tempe Lane and easterly extension of West First Street to help provide better downtown access and parking facilities.
- The east west public road from the Heron River Development, south of the LDS Church on Main Street, should be extended to Star Road.
- Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.
- As recommended in the 2011 Star Downtown Revitalization Plan, the city should create an Urban Renewal District to stimulate development within the CBD.
- The city should encourage assemblage of the smaller properties where appropriate.

8.5.6 Policies Related Mostly to the Commercial Planning Areas:

- 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.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.

PROJECT OVERVIEW

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for a dual phased project for an automotive repair shop. **Phase 1** will consist of a 4,000 square foot steel building to be used as the repair shop and a 750 square foot attached office space and a 375 square foot wash bay. The applicant is proposing, as **Phase 2**, a future 3000 square foot shop with a 625 square foot parts room and an 875 square foot working space with multiple bays. **The Unified Development Code Section 8-4B-3 requires this type of use to have 1 parking space for every 225 square feet of gross floor area. Phase 1 will require 21 parking spaces and Phase 2 will require 20 spaces. The Applicant has indicated 9 total parking spaces which includes one ADA. The applicant will need to revise the site plan to indicate where the additional parking can be located on-site. It appears that the site is large enough to accommodate and meet the intent of the Code. Parking spaces need to be 9 feet wide, and each stall shall be 20 feet in depth. The site plan does not clearly call out these measurements. Two-way drive aisles also need to be 25 feet wide; the site plan appears to call out 24 feet, one additional foot will need to be accommodated in order to satisfy the UDC. The site plan**

also indicates that the parking lot construction will consist of “hard-pack gravel”. Section 8-4B-2B of the UDC requires that all off-street parking areas, including driveways and parking lots be improved with asphalt, concrete, pavers or bricks. The revised site plan shall also show compliance with this requirement.

The applicant is proposing a wash bay, which will require the appropriate sand and grease trap(s) per the Star Sewer and Water District.

Access will be taken from Hercules Drive and not Star Road. The applicant has not asked for any setback waivers and the site plan is compliant with the required Commercial Use setbacks.

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. This would be required for Star Road. The applicant shall use “Treasure Valley Tree Selection Guide”, as adopted by the Unified Development Code. **Additional landscaping along the Star Road frontage, including shrubs and grass are not indicated on the site plan. A complete landscape plan meeting the requirements set forth in the UDC shall be submitted to staff for review and approval prior to issuance of a building permit.**

The applicant is proposing the use of vinyl siding on the office portion of the building. This proposed material is not in compliance with the architectural overlay requirements.

The applicant is proposing building lights that are downward facing and in alignment with the preferred City style. There are no parking lot lights shown on the site plan. Applicant should work with staff on the parking lot lighting plan.

The applicant has indicated an existing trash enclosure on the site plan suggesting that it will be shared with the existing commercial building to the south (Westside Pizza). Staff prefers that the applicant have their own trash enclosure and not share with the neighboring business as depicted as proposed. If a trash enclosure is to be shared, a signed agreement with the adjacent use shall be provided to the City showing a shared use and maintenance agreement between the two owners.

The applicant’s renderings are not in color and do not call out specific materials or color scheme so there is not the ability to compare the buildings against the architectural design guidelines. Staff will require color renderings that call out the building materials to be used to be submitted for review and compliance prior to issuance of a building permit.

All signage, including building and monuments will need separate approval from Staff.

AGENCY RESPONSES

DEQ

June 03, 2022

Star Sewer and Water
City Engineer

June 27, 2022
June 27, 2022

PUBLIC RESPONSES

Kenneth Peterson via letter.
David and Lisa Fontana via letter

STAFF ANALYSIS & RECOMMENDATIONS

Given all of the questions and concerns addressed by staff regarding parking, lighting, trash, landscaping, parking lot and driveway construction, and building materials and colors, **staff cannot recommend approval of the application as submitted. Staff would recommend approval of the land use for automotive repair by Council, contingent on staff approval of a Certificate of Zoning Compliance (CZC) application that properly addresses all of staff's concerns.** Upon satisfactory CZC approval and based upon the additional information provided to staff in the application and agency comments received to date, staff can find that the updated conditional use permit can meet the requirements, standards and intent for development as they relate to the Unified Development Code and Comprehensive Plan.

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 applications, 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.

CONDITIONS OF APPROVAL

1. **The applicant shall submit a Certificate of Zoning Compliance application for review and approval by staff prior to issuance of a building permit. The application shall address all Staff concerns related to parking counts, parking and driveway construction, landscaping, materials and colors of structures and lighting.**
2. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. **Prior to issuance of a building permit, the applicant shall submit a revised materials list showing colors and materials requested by Staff to complete the review for compliance with the Architectural Design Guidelines.**
4. Streetlights/Parking Lot lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant shall work with Staff on parking lot lighting and submit a plan and design before issuing building permits.**

5. 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.
6. A form signed by the Star Sewer & Water District shall be submitted to the City prior to issuance of building permit stating that all conditions of the District have been met, including annexation into the District **and approval of the required sand and grease trap.**
7. 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 occupancy 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 any construction.**
8. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy or the unit.
9. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
10. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
11. A Certificate of Zoning Compliance will be required prior to the start of construction.
12. Any additional Condition of Approval as required by Staff and City Council.
13. Any Conditions of Approval as required by Star Fire Protection District.

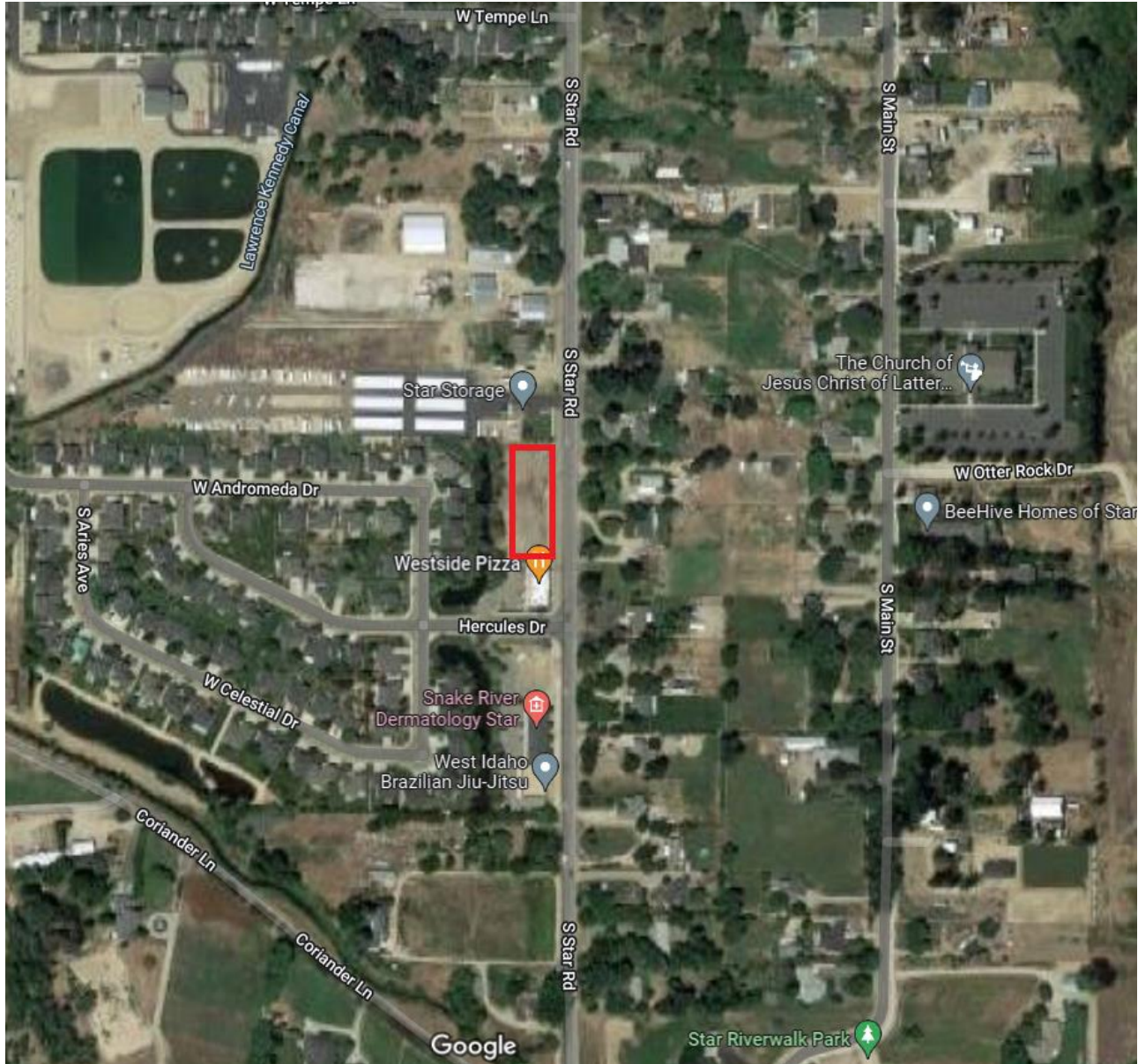
COUNCIL DECISION

The Star City Council _____ File Number CUP-22-04 for Royal British Motorcars on _____, 2022.

Vicinity Map for Royal British Motorcars

Site Address: 11230 W HERCULES DR STAR, ID 83669

Parcel Number: R1341270020 & R1341270010





CONDITIONAL USE PERMIT APPLICATION

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

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

PRIMARY CONTACT IS: Applicant X Owner ___ Representative ___

Applicant Name: Elizabeth and Tyrone Flower (Royal British Motorcars)
 Applicant Address: 12702 W Lacerta Ct Star, ID Zip: 83669
 Phone: (760) 815-9893 Email: royalbritishmotorcars@gmail.com

Owner Name: MAHLER, CHRIS P
 Owner Address: 3022 S GIOVANNI AVE MERIDIAN ID Zip: 83642
 Phone: (530) 681-1580 Email: chris.p.mahler@gmail.com

Representative (e.g., architect, engineer, developer):
 Contact: Bryan Oliver Firm Name: Bryan Oliver Designs
 Address: 10159 W Broadford Dr, Star, ID Zip: 83669
 Phone: (208) 908-5476 Email: homedesignjedi@gmail.com

Property Information:

Site Address: 11230 W HERCULES DR STAR, ID 83669 Parcel Number: R1341270020 & R1341270010

Requested Condition(s) for Conditional Use: _____

- 1- Stipulate to Proportionate Share Agreement
- 2- Parking reduced from x spots to y spots. ADA spots unchanged.
- 3- Parking lot to be architectural grade chips, except for ADA spots.

	Zoning Designation	Comp Plan Designation
Existing	C-1	CBD
Proposed	C-1	CBD
North of site	C-1	CBD
South of site	C-1	CBD
East of site	R-1	CBD
West of site	R-4	NEIGHBORHOOD RESIDENTIAL

Site Data:

Total Acreage of Site: .84
 Proposed Percentage of Site Devoted to Bldg Coverage: 25%
 Proposed Percentage of Site Devoted to Landscaping: approx. 10%, including existing
 Number of Parking spaces: Proposed: 12 Required: approx. 22
 Requested Front Setback: 20 Requested Rear Setback: 5
 Requested Side Setback: 0 Requested Side Setback: 0
 Requested Side Setback: _____
 Existing Site Characteristics: Bare Lot

Number and Uses of Proposed Buildings: 2, Automotive repair
 Location of Buildings: See site plan
 Gross Floor Area of Proposed Buildings: Approx: 9,050 Square Feet
 Describe Proposed On and Off-Site Traffic Circulation: : Ingress/egress through connected commercial development to the south. There is a pre-existing easement to accommodate this.

Proposed Signs – number, type, location: Large block letters located on the Star Road side of the building, the back
 (include draft drawing) See site renderings

Public Services (state what services are available and what agency is providing the service):

- Potable Water - SS&WD
- Irrigation Water - Connect to existing HOA system
- Sanitary Sewer - SS&WD
- Schools - West Ada
- Fire Protection - Star Fire Protection District
- Roads - ACHD

Flood Zone Data (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision/Project Name: Royal British Motorcars Phase: 1

Special Flood Hazard Area: total acreage .84 number of homes/structures 2 Buildings

- a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0140J
 FIRM effective date(s): mm/dd/year 6/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone AE
 Base Flood Elevation(s): AE 2468.6 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

Applicant (√)	Description	Staff (√)
√	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
√	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.)	
√	Completed and signed Conditional Use Application	
√ \$1150.00	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
√	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	
√	Legal description of the property (word.doc and electronic version with engineer's seal):	
√	Copy of recorded warranty deed.	
√	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.	
√	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
√	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
√	Vicinity map showing the location of the subject property	
√	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
√	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
√	Building elevations showing construction materials	
√	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, <u>shall be submitted in original pdf format (no scans) on a thumb drive only (no discs)</u> with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	
TBD	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	

Site Plan (If applicable):

	The following items must be included on the site plan:	
√	• Date, scale, north arrow, and project name	
√	• Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan	
√	• Existing boundaries, property lines, and dimensions of the lot	
√	• Relationship to adjacent properties, streets, and private lanes	
√	• Easements and right-of-way lines on or adjacent to the lot	
√	• Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties	
√	• Building locations(s) (including dimensions to property lines)	
√	• Parking and loading areas (dimensioned)	

√	• Traffic access drives and traffic circulation (dimensioned)	
√	• Open/common spaces	
√	• Refuse and service areas (existing trash bin as common disposal)	
√	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	
√	• All on-site lighting proposed – Must Meet City “Dark Sky” Ordinances	

Landscape Plan (If applicable): NA


	The following items must be included on the landscape plan:	
	• Date, scale, north arrow, and project name	
	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	
	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	
	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	
	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	
	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	
	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	
	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size	
	• Proposed screening structures	
	• Design drawings(s) of all fencing proposed	
	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> ➤ Number of street trees and lineal feet of street frontage ➤ Width of street buffers (exclusive of right-of-way) ➤ Width of parking lot perimeter landscape strip ➤ Buffer width between different land uses ➤ Number of parking stalls and percent of parking area with internal landscaping ➤ Total number of trees and tree species mix ➤ Mitigation for removal of existing trees, including number of caliper inches being removed 	

SIGNS (If applicable):

All signs will require separate submittal of a sign application.

FEE REQUIREMENT: \$1,150.00

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


Applicant/Representative Signature

5.16.22
Date



Dear City of Star,

We have chosen Star, Idaho to establish our new business, “**Royal British Motorcars**”. We have operated for more than 25 years as **Carlsbad British Motorcars** in Carlsbad, California.

Carlsbad British Motorcars has been an important part of the fabric of the Carlsbad community. During that time, we have utilized three separate properties and employed several skilled technicians. We are family-owned and run. We are known for providing stellar customer service, which has earned a triple-A rating with the Better Business Bureau. We are not just a "garage." Our reputation and standing in the Carlsbad community and with the local dealerships has been nothing less than a partnership.

We look forward to employing local technicians who are “Automotive Service Excellence” certified and have the attributes that our customers expect. We have old fashioned values like honesty, professionalism, and integrity. **Carlsbad British Motorcars** is a business that has been well established in the community with a valued affluent, active base of more than 2,500 customers.

We are excited because Star has the same community characteristics. Along with this comes the need to have a stellar facility, clean and safe with beautiful surroundings, and the same honesty and integrity. Additionally, we expect to support our community, not only with tax dollars and business, but through participation in community events.

As repair facilities go, most have an unpopular stigma. We are not like most. The noise associated with a typical repair facility is far less present for us because we use impact tools very sparingly. We do not do tire work. We will partner with other Star businesses for that type of work. We do use impact tools to remove wheels if access to brakes or suspension work is required, but only indoors. We will use distance and existing trees and shrubs to further reduce any noise on the adjacent neighborhood. Also, our hours of operation will be limited. Our neighbors will hear nothing from us while they are enjoying quiet evenings in their back yards.

Royal British Motorcars will be a boutique experience for customers who expect a dealership environment in an upscale facility. This has worked very well for us in Carlsbad with many of our current customers expressing a desire to have their very expensive vehicles *shipped* here for service and repair.

Our services are on all makes of British vehicles; however, we specialize in Jaguars, Land Rover, Bentley, Rolls Royce, and the occasional Bugatti. Tyrone Flower (owner) trained at the Coventry factory in England and has worked for several high-end dealerships in the London area. While employed in the United Kingdom, Tyrone had the opportunity to become a trusted top technician; as a result, was recruited by a company in California. Tyrone's other important accolades include recognition by Jaguar Land Rover North America! That was due to the official dealership shut down in San Diego. Tyrone was approached after extensive vetting and offered the warranty work for Jaguar Land Rover customers until a new official dealership could be re-established in the area. That relationship continued for almost two years.

Royal British Motorcars' customer base is extensive in this area because the only official dealership is in Boise. This is a long laborious drive through traffic for owners who live in Eagle, Star, Meridian and surrounding areas; additionally, there are long wait times for service. Our company has invested in the 2022 latest factory diagnostic equipment, and the specialized tools needed for service and repairs. We are very specialized and run our facility like a dealership which has helped develop our reputation. We take great pride in our facility, it's presentability, style and cleanliness. These qualities are very important for a customer who wants to leave a \$100,000+ vehicle in our care. As a side note, we have also won Blue Ribbons for "100 point" and "Best in Class" on a 1961 Rolls Royce Sedan at Pebble Beach and a "Blue Ribbon" at the La Jolla Concourse on a \$10.5 million dollar Delahey, just to name a few.

We are very excited at the prospect of setting up business here and bringing high end customers to this sweet little town, our home, Star. Not only will our tax dollars be of great value—we are very community oriented and eager for our customer base to affect our community in a positive way, by enjoying our restaurants, and businesses. We will be focused on being a good neighbor to both the residents and businesses proximity to our facility. We strive to plan and address then remedy neighbors' concerns with care and expediency.

Finally, during our time in Carlsbad, we had an opportunity to hold "First Responder Appreciation Days" by preparing a large buffet twice a year. We also enjoyed offering a cup of coffee and a clean restroom for our men in blue every day.

We are excited about Star! We look forward to hosting events with the local British Car Club and opening our facility to the City of Star for local events!

Kindest regards,

Liz and Tyrone Flower, Royal British Motorcars



BRYAN OLIVER DESIGNS, LLC.
RESIDENTIAL DRAFTING & DESIGN
10159 W. Broadford Drive
STAR, ID 83669
Tel.: 208.447.8060
homedesignjedi@gmail.com

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2022 TYRONE FLOWER

ROYAL BRITISH MOTORCARS
1120 W. HERCULES DR.
STAR, ID. 83669

BRYAN OLIVER DESIGNS LLC. PREPARES PLANS CAREFULLY FOR CUSTOMERS USE. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE & LOCAL CODES & REGULATIONS & SPECIFIC SITE CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, BRYAN OLIVER DESIGNS WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATED TO THE ACCURACY AND INTEGRITY OF THE PLANS. THE CONTRACTOR, THEREFORE, MUST CAREFULLY INSPECT ALL DIMENSIONS AND DETAILS IN THE PLANS FOR ERRORS OR OMISSIONS. THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES BRYAN OLIVER DESIGNS FROM ANY CLAIMS OR LAWSUITS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THIS STRUCTURE OR ANYTIME THEREAFTER.

STRUCTURAL: TBD
CONTRACTOR: TBD

SHOP:	4,000 sq. ft.
ADU:	750 sq. ft.
WASH SHOP:	375 sq. ft.
TOTAL SQ. FT.:	5,125 sq. ft.
(FUTURE) SHOP:	3,000 sq. ft.
(FUTURE) ADU:	750 sq. ft.
(FUTURE) WASH BAY:	875 sq. ft.
(FUTURE) TOTAL:	4,625 sq. ft.

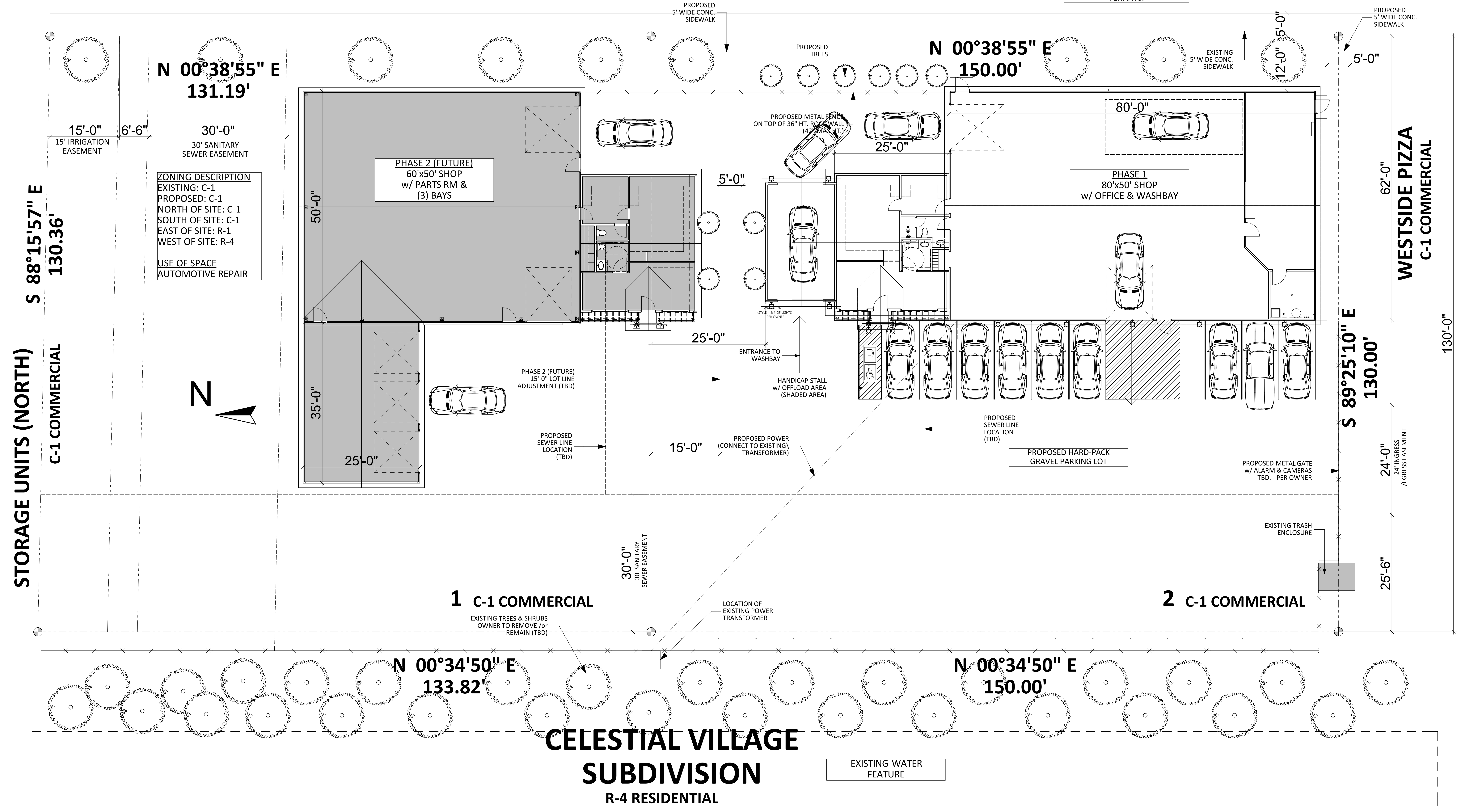
PROJECT NO: 22-40995
DRAWN BY: BSO
CHKD BY: BSO
COPYRIGHT: ROYAL BRITISH MOTORCARS
PRELIMINARY: MAY 13, 2022
ENG. FINAL:

SHEET TITLE
SITE PLAN

S. STAR RD. (PUBLIC ROAD)

NOTE: ALL LANDSCAPING IS CONCEPTUAL. APPLICANT INTENDS TO LANDSCAPE CONSISTANT WITH SUBDIVISION AND EXISTING TENANTS.

NOTE: BUILDING HEIGHTS
STEEL BUILDING: 16'-0" WALL HT. (RIDGE HT.: 20'-8")
OFFICE / WASH BAY: 10'-0" WALL HT. (RIDGE HT:16'-9")



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

BRYAN OLIVER DESIGNS, LLC.
RESIDENTIAL DRAFTING & DESIGN
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2022 TYRONE FLOWER

ROYAL BRITISH MOTORCARS
1120 W. HERCULES DR.
STAR, ID. 83669

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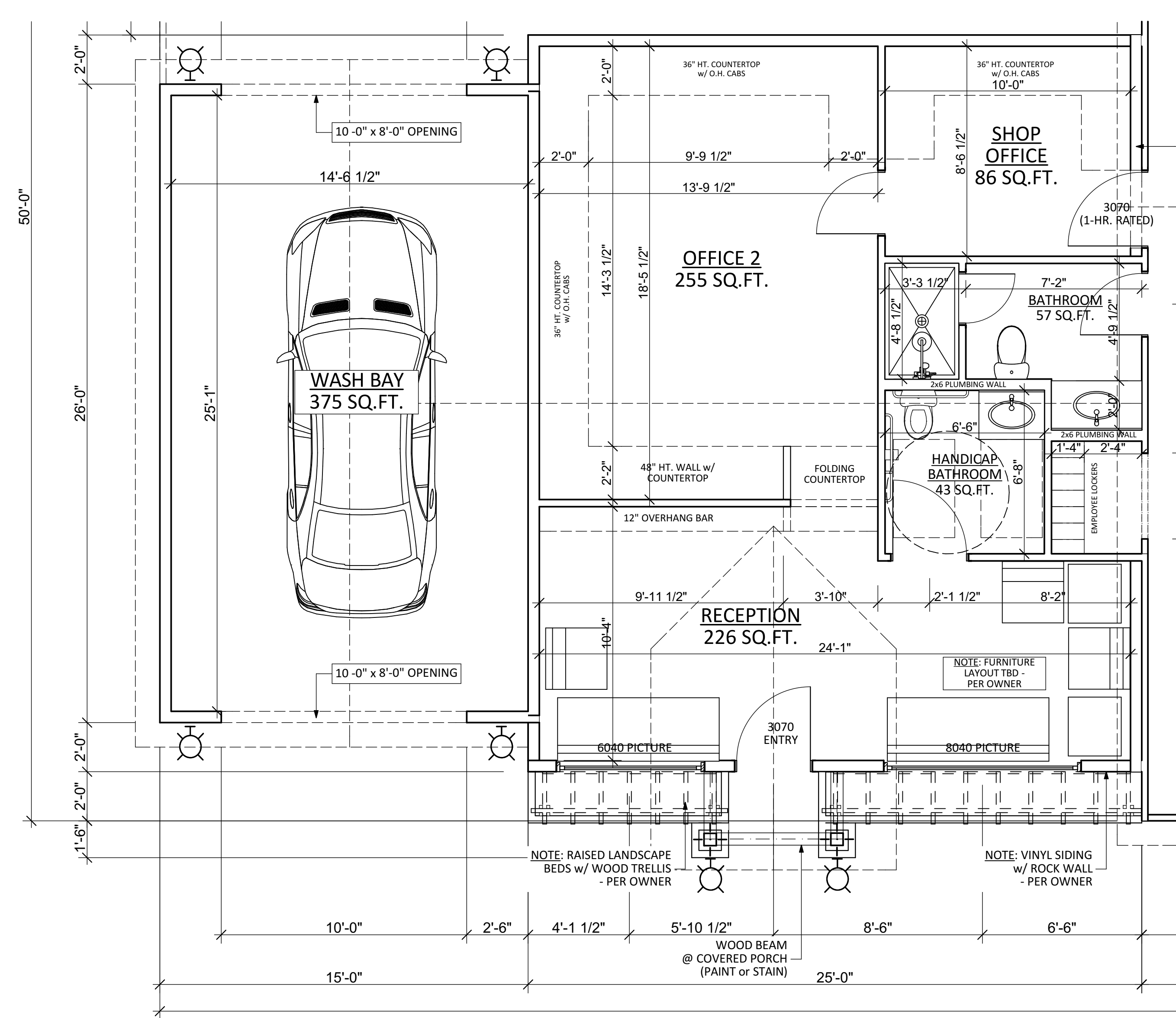
STRUCTURAL: TBD
CONTRACTOR: TBD

SHOP:	4,000 sq. ft.
ADU:	750 sq. ft.
WASH SHOP:	375 sq. ft.
TOTAL SQ. FT.:	5,125 sq. ft.
(FUTURE) SHOP:	3,000 sq. ft.
(FUTURE) ADU:	750 sq. ft.
(FUTURE) WASH BAY:	875 sq. ft.
(FUTURE) TOTAL:	4,625 sq. ft.

PROJECT NO: 22-40995
DRAWN BY: BSO
CHKD BY: BSO
COPYRIGHT: ROYAL BRITISH MOTORCARS
PRELIMINARY: MAY 13, 2022
ENG. FINAL:

SHEET TITLE
MAIN FLOOR

A-1.0
SHEET 2 OF 14



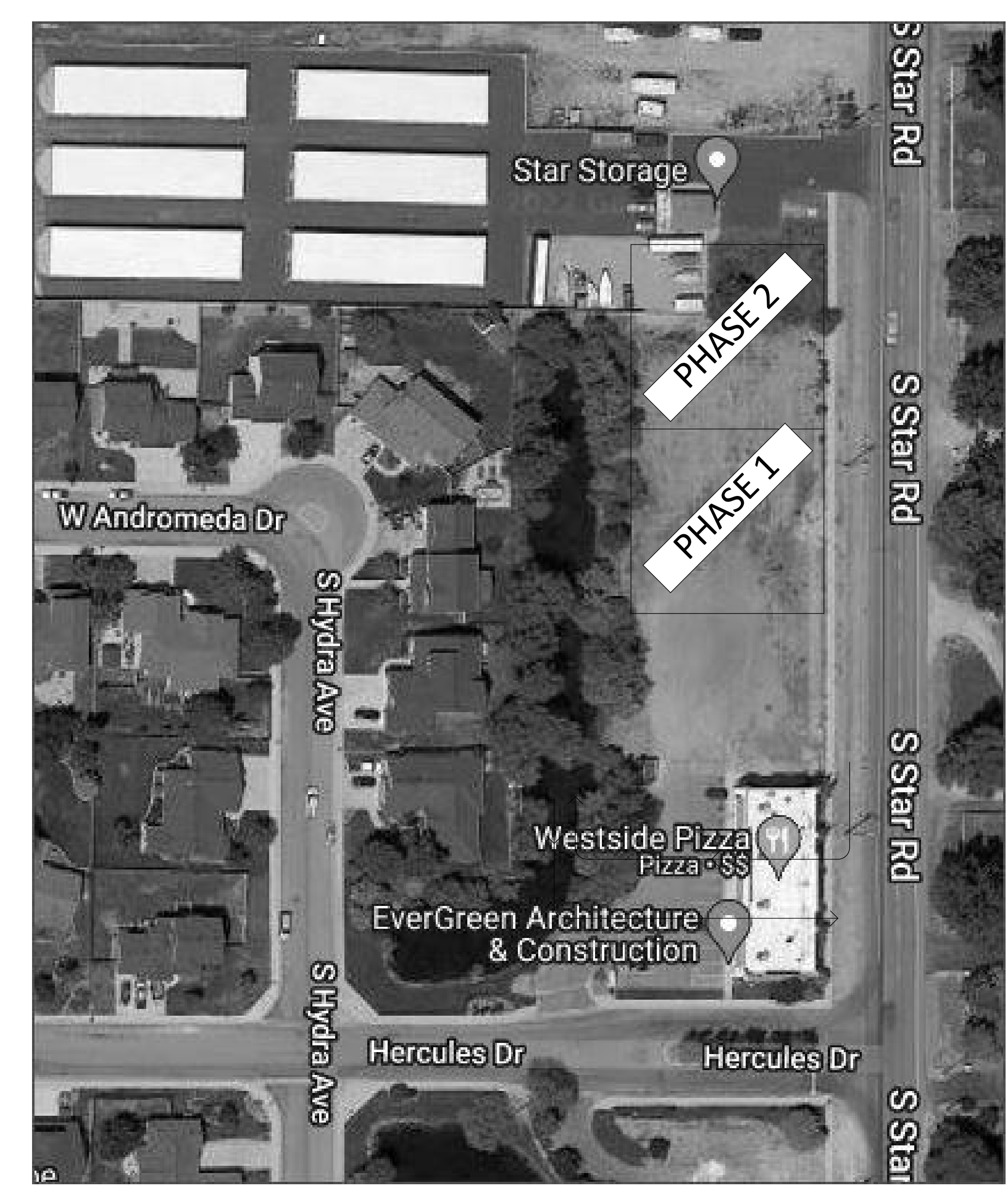
1 OFFICE AREA ENLARGED
NOT TO SCALE



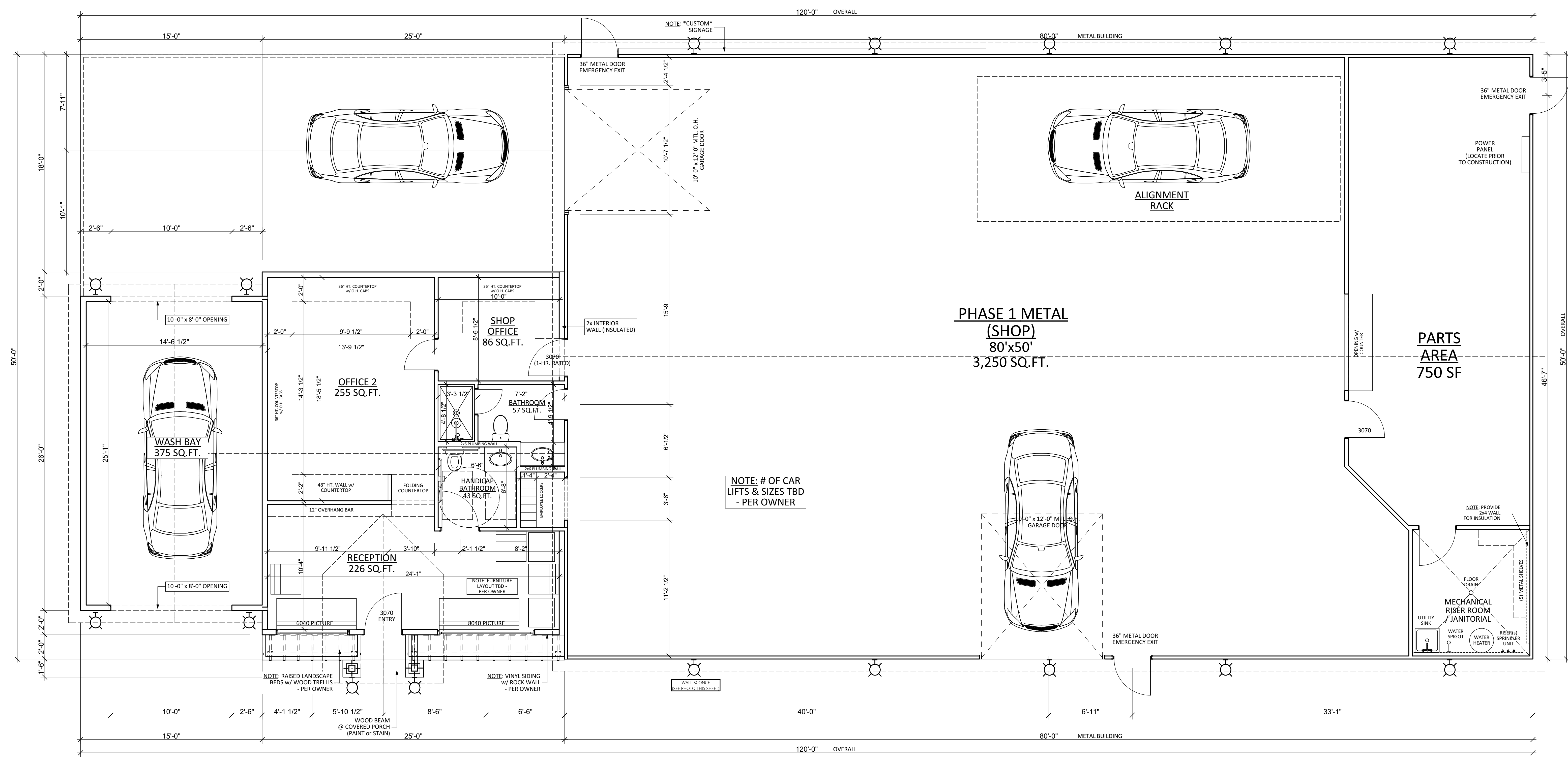
LED WALL SCNCE



LED WALL SCNCE



GOOGLE BIRDSEYE MAP



1 SHOP OFFICE LAYOUT
SCALE: 1/4" = 1'-0"

LIGHTING
2.4.1 LIGHTING REQUIREMENT: ALL LIGHTING MUST MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE AND OTHER CITY ORDINANCES, UNLESS OTHERWISE APPROVED THROUGH PLANNED DEVELOPMENT.

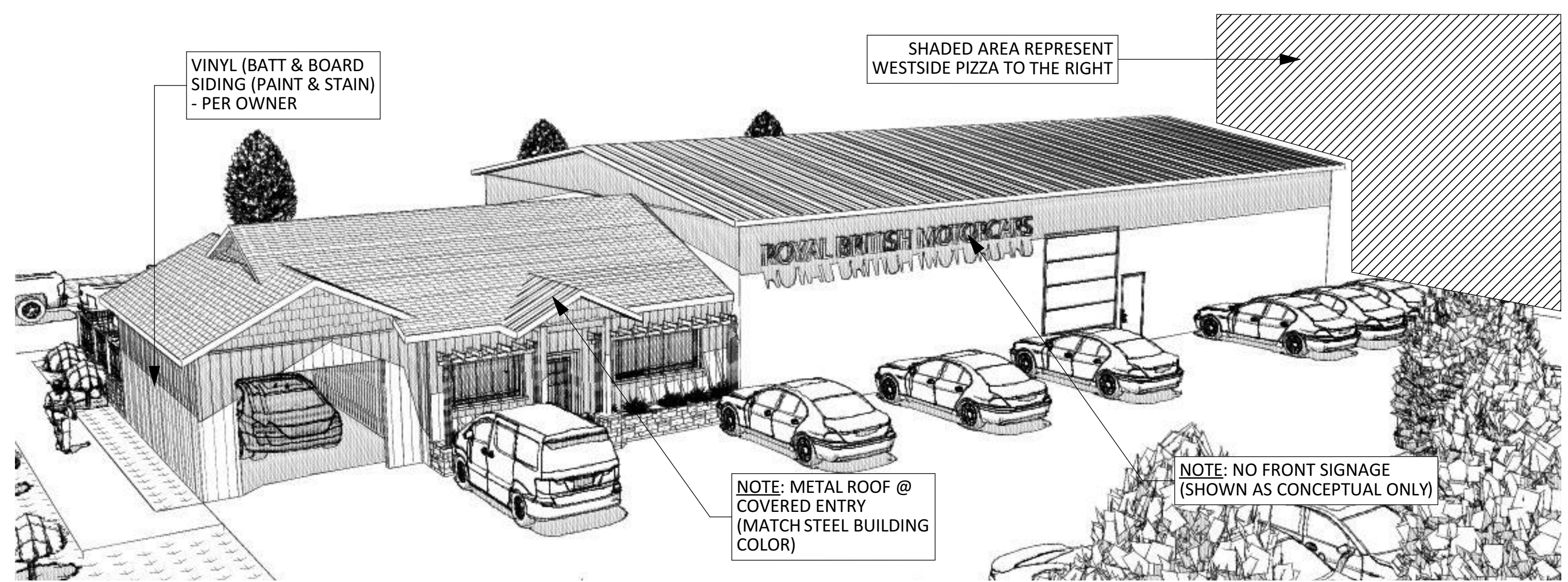
2.4.2 LIGHT POLLUTION: INCORPORATED FULL CUT-OFF FIXTURES (NO LIGHT ABOVE NINETY DEGREES) TO MINIMIZE LIGHT POLLUTION. THE USE OF ENERGY EFFICIENT FIXTURES, INCORPORATING LIGHT EMITTING DIODES (LED), IS ENCOURAGED. DARK SKY COMPLIANCE IS ENCOURAGED PER THE INTERNATIONAL DARK-SKY ASSOCIATION.

2.4.3 LIGHT DESIGN: LIGHTING FIXTURES AND ILLUMINATION SHOULD COMPLEMENT STRUCTURE AND BE OF SIMILAR DESIGN AND CHARACTER AS THE PROJECT'S BUILDING COMPONENTS.

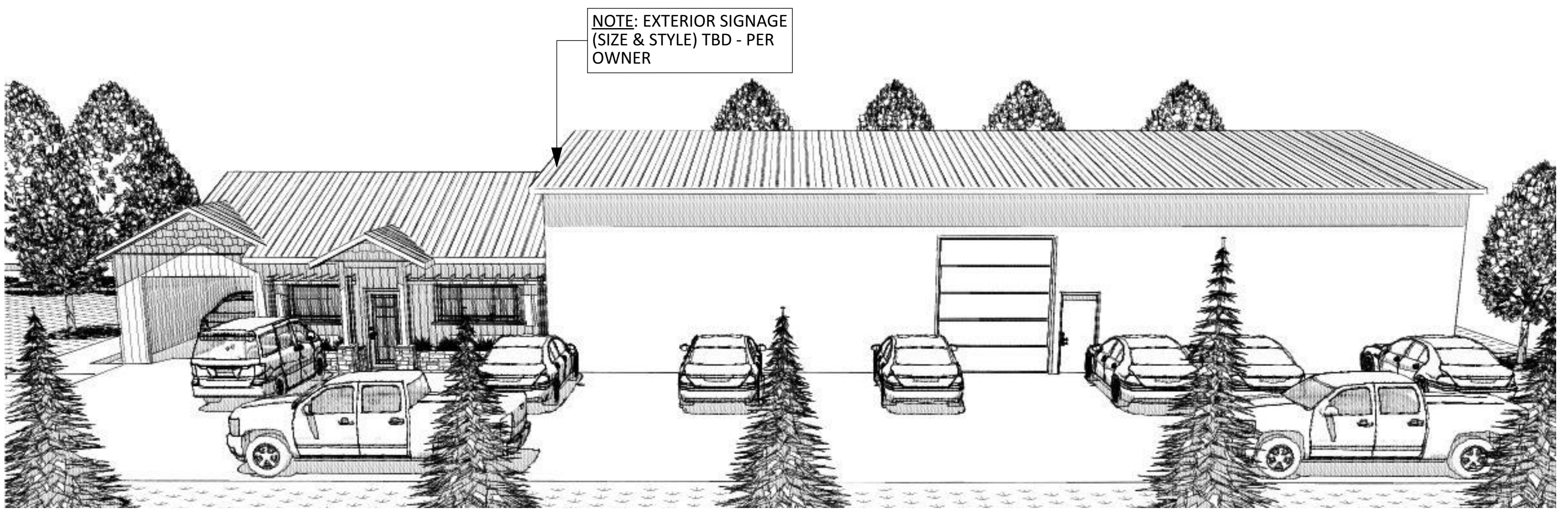
SIGNAGE
NOTE: REFER TO CHAPTER 2 / SITE DESIGN - SECTION 2.5 OF THE ARCHITECTURAL OVERLAY DISTRICT GUIDELINES (CENTRAL BUSINESS DISTRICT AND RIVERFRONT CENTER) ORDINANCE NO. 366-2022

BRYAN OLIVER DESIGNS LLC. PREPARES PLANS CAREFULLY FOR CUSTOMERS USE. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE LOCAL CODES & REGULATIONS & SPECIFIC SITE CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, BRYAN OLIVER DESIGNS WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATED TO THE ACCURACY AND INTEGRITY OF THE PLANS. THE CONTRACTOR, THEREFORE MUST CAREFULLY INSPECT ALL DIMENSIONS AND DETAILS IN THE PLANS FOR ERRORS OR OMISSIONS. THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES BRYAN OLIVER DESIGNS FROM ANY CLAIMS OR LAWSUITS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THIS STRUCTURE OR ANYTIME THEREAFTER.

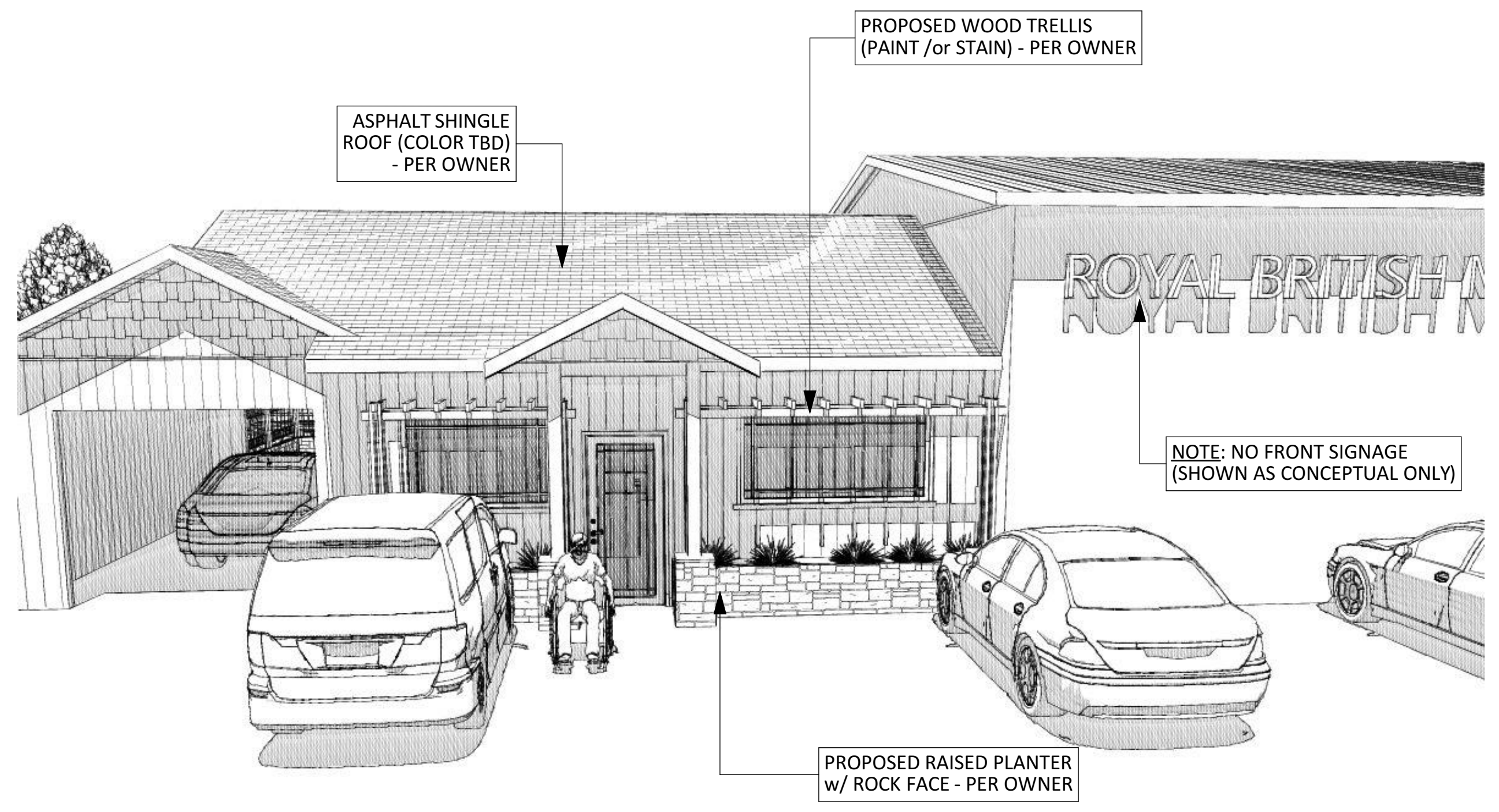
PHASE 1 RENDERERS	METAL SHOP:
	4,000 sq. ft.
	OFFICE AREA:
	750 sq. ft.
	WASH BAY:
375 sq. ft.	
Total Sq. Ft.:	
5,125 sq. ft.	
Date:	
04.11.22	
REVISED:	
04.xx.22	
FINAL:	
Project #: 22-40995	
Drawn By: bso	
Checked by: bso	



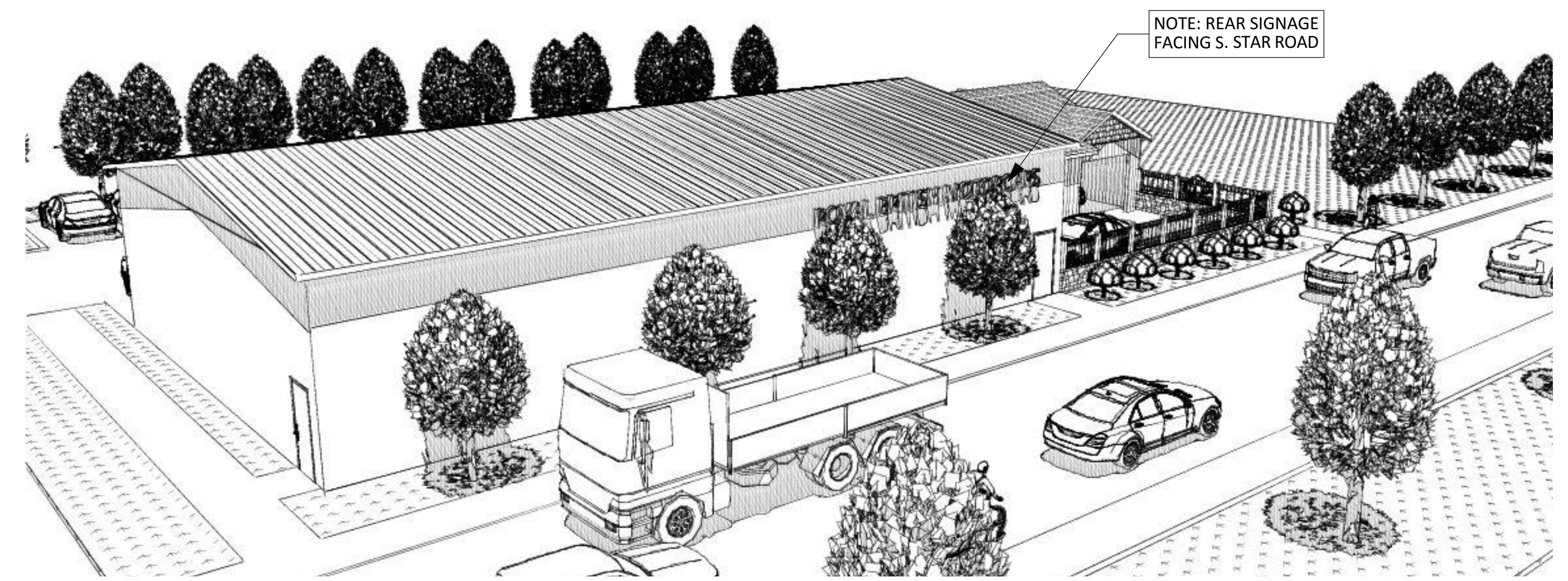
N.W. FRONT FACING: CELESTIAL VILLAGE SUB.



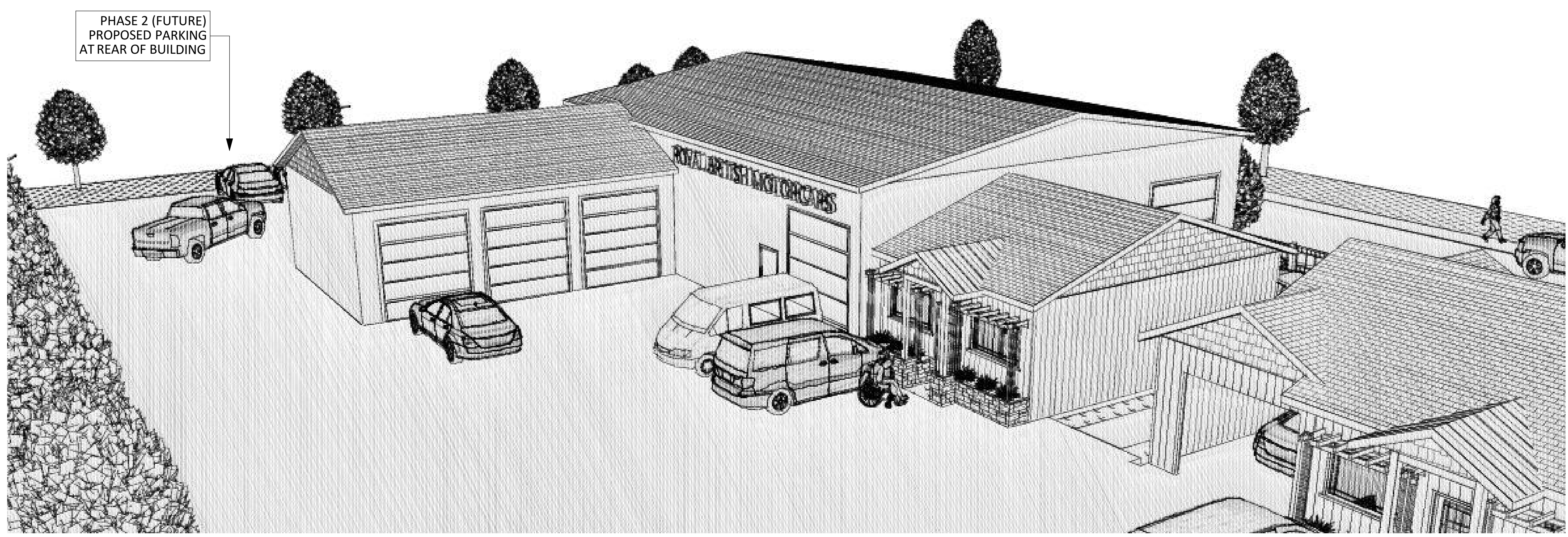
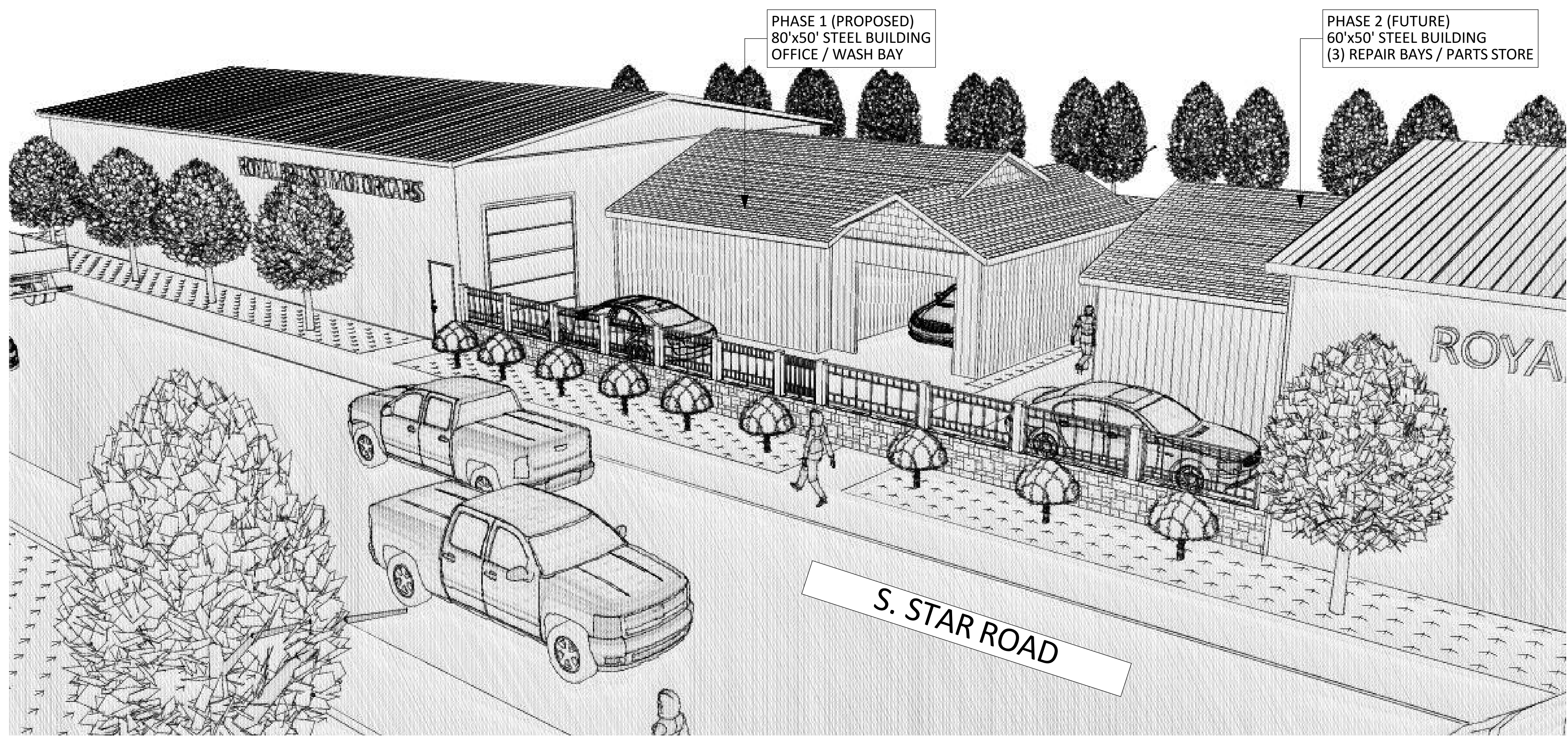
S.W. FRONT FACING: CELESTIAL VILLAGE SUB.



N.E. REAR: FACING STAR ROAD



S.E. REAR: FACING STAR ROAD



BRYAN OLIVER DESIGNS LLC. PREPARES PLANS CAREFULLY FOR CUSTOMERS USE. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE & LOCAL CODES & REGULATIONS & SPECIFIC SITE CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, BRYAN OLIVER DESIGNS WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATED TO THE ACCURACY AND INTEGRITY OF THE PLANS. THE CONTRACTOR, THEREFORE MUST CAREFULLY INSPECT ALL DIMENSIONS AND DETAILS IN THE PLANS FOR ERRORS OR OMISSIONS. THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES BRYAN OLIVER DESIGNS FROM ANY CLAIMS OR LAWSUITS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THIS STRUCTURE OR ANYTIME THEREAFTER.

PHASE 2 RENDERERS	METAL SHOP:	4,000 sq. ft.
	OFFICE AREA:	750 sq. ft.
	WASH BAY:	375 sq. ft.
	Total Sq. Ft.:	5,125 sq. ft.
	Date:	04.11.22
	REVISED:	04.xx.22
	FINAL:	
	Project #:	22-40995
	Drawn By:	bs0
	Checked by:	bs0



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

June 3, 2022

By e-mail: snickel@staridaho.org

City of Star
P.O. Box 130
Star, Idaho 83669

Subject: Royal British Motorcars, CUP-22-04

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho’s Ground Water Quality Rules (IDAPA 58.01.11), which states that “No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

Response to Request for Comment

June 3, 2022

Page 5

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK118



CITY OF STAR CONDITIONAL USE PERMIT REVIEW CHECKLIST

Property: British Royal Motors Review No: 1 Date: 6/30/2022
 Lot: 1 Block: 1 Subdivision: Celestial Village
 Property Address: 11230 W Hercules Dr.
 Owner: Chris Mahler
 Tel: 530-681-1580 Fax: _____ Email: _____
 Architect/Designer: Bryan Oliver Designs
 Tel: 208-908-5476 Fax: _____ Email: homedesignjedi@gmail
 Civil Engineer: TBD
 Tel: _____ Fax: _____ Email: _____
 Review Check By: Ryan Morgan, P.E.,

ITEM	OK	NEED	N/A	GENERAL
1	X			Provided a completed CUP application.
2	X			Site Plan provided.
3		X		Landscaping plan provided. Provide a list of tree species proposed.
4	X			Pressure irrigation plan or narrative provided. Potable water cannot be utilized without written approval from Will be required to connect to existing subdivision (Celestial Village) irrigation system
5		X		Plans are ADA compliant, required number of parking stalls. Meet ADA accessibility slopes. Stalls are not dimensioned and shall be located in hard (concrete or asphalt) surface.
6		X		Parking stalls are striped and meet Star City Code. Parking stalls are not dimensioned.
8		X		Garbage Enclosure location provided. Provide own trash encloser or letter stating they can use existing neighbor's enclosure
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT
9			X	Provide completed Floodplain Application
10			X	Floodplain delineated on site plan
11			X	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing or flood venting.
12				Base flood elevation matches FIS map or.
ITEM	OK	NEED	N/A	SITE PLAN
13		X		Grading shown and narrative provided for stormwater

				management. Provide narrative of anticipated storm system. All stormwater shall be retained on site.
18			X	Drive aisle, drop off zones, and/or stacking distance are shown and meet City Code.
19				Pedestrian routes and sidewalks are shown.
ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*
21				Return (1) one revised plan set with the redlined set for review and/or approval. Unbound or un-collated plan sets will not be accepted.
22				Provide a response letter, referencing the City of Star , with the revised plan set that highlights what actions were taken to correct any outstanding items.

Comments:

-

June 6, 2022

Shawn L Nickel
Planning Director
City of Star
PO Box 130
Star, ID 83669

RE: Royal British Motorcars Application, Files #'s CUP-22-04

Dear Mr. Nickel and Star City Council:

We live in a home directly behind the property purchased by Elizabeth and Tyrone Flower who plan to build their business, Royal British Motorcars on Star Rd/Hercules Dr in Star. We have met with the Flowers on two occasions to discuss their plans. We appreciate the time they've taken to answer our questions and hear our concerns. The purpose of this letter is to provide you with information to assist you with any action you take or direction you give during your scheduled public hearing on the matter.

Our home will be the location most impacted by construction and operation of the business. As mentioned, we live directly behind the proposed business. Once built, the new parking lot and existing irrigation canal will separate our home and their repair shop.

The one major concern for us is that the M/M Flower do not remove the existing trees that border the irrigation ditch within the HOA common use area. In the small print on their plan document included with your letter dated May 20, 2022, are the words "existing trees and shrubs owner to remove or remain TBD". We pray the trees remain for several reasons. First, those mature and wild trees provide homes, food and protection for many animals and birds including ducks, heron, cranes, kingfishers, dove, robins, owls, hawks, squirrels, frogs, turtles, bass and bluegill. Next, our backyard view through open metal fencing is the irrigation ditch and those trees. Lastly, the trees buffer the sounds and mitigate dust from the major traffic now congesting Star Road. The existing trees along with the addition of beautiful fencing described by Mrs. Flower will keep the animals safely in their homes and our backyard view from becoming ghastly urban as many other areas in Star have become.

Thank you for your consideration.

David and Lisa Fontana
664 S Hydra Ave
Star, ID 83669

RECEIVED
JUN 06 2022

BY: BW

June 2, 2022

Star City Council
10769 W State St,
Star, ID 83669


Application : Royal British Motorcars

As a homeowner in the Celestial Village subdivision, I support the application of Royal British Motorcars to build a repair facility at the entrance of our subdivision. On a few occasions, I have spoken with the principals, Liz and Tyrone Flower, and have found their plans and actions respectful to the homeowners.

The design drawings show that the building will be an upscale facility with care taken to blend with surroundings using colors and softer materials. Using small light-colored gravel for the lot instead of blacktop will give the facility an English countryside feel and softness.

This business will be low traffic, low noise, and minimal late hours, so the homeowners that would be most affected will have very little disturbance to their privacy. In addition, at the neighborhood meeting, Liz Flower had a picture of a wooden fence that, in conjunction with the existing trees, would give privacy to those homeowners nearest the facility. The approval should include the wooden fence with a large gate for maintenance and the existing trees left for the homeowners' privacy.

I think having this business choose to build in the city of Star should be welcomed, and I am in favor of the council approving the application for Royal British Motorcars.


Kenneth L Peterson
11393 W. Celestial Drive
Star, Idaho 83669

MIDDLETON RURAL FIRE DISTRICT



STAR FIRE PROTECTION DISTRICT

DATE: June 30, 2022

TO: City of Star – Building Official

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review

PROJECT NAME: Royal British Motorcars (CUP-22-04)

Fire District Summary Report:

Overview: This development can be serviced by the Star Fire Protection District. This development shall comply with the 2018 International Fire Code (IFC), Authority Having Jurisdiction (AHJ) and any codes set forth by the City of Star, Idaho.

Fire Response Time: This development will be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho. Station 51 is 1 mile with a travel time of 0.5 minutes under ideal driving conditions from this development to the purposed entrance of the development.

Accessibility: Roadway Access, Traffic, Radio Coverage

Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.

Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.

Drive Isles to be designed per City.

All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to always maintain access for emergency vehicles. Hydrants shall remain unobstructed at all times per city code.

The applicant shall work with City of Star to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1

Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.

Electric gates to be installed per IFC 103.5 with Knox access



MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

Specialty/Resource needs:

Fire Department Key box entry system for the complex prior to occupancy as set forth in International Fire Code Section 506. Knox Boxes 3200 Standard Capacity can be ordered from www.knoxbox.com.

Water Supply:

Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.

1. Fire Flow: Requirements based on square footage for this project will be 2000 GMP for a duration of 2 hours.
 - a. Additional hydrant to be located on the property.
2. Automatic Fire Sprinklers shall be installed if adequate Fire Flows are not achieved.
 - a. Fire Sprinkler and Alarm plans are required to be approved by the Fire District and State Fire Marshal's Office.
 - b. Fire hydrant to be located no more than 100 ft from riser room and FDC.
3. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by the Star Sewer and Water District for bacteria testing.
4. Water Supply: Final Approval of the fire hydrant locations shall be by the Fire District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
 - a. Fire hydrants shall have a Storz LDH connection in place of the 4 ½" outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet.
 - b. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
 - c. Fire hydrants shall be placed on corners when spacing permits.
 - d. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
 - e. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
 - f. Fire hydrants shall be provided to meet the requirements of the Star Sewer and Water District Standards.
 - g. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.
5. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants.

Inspections:

Inspection by the Fire District must be completed before building permits are issued and final inspection will be required prior to Certificate of Occupancy.

Additional Comments:

- Fire Extinguishers per IFC 906
- Means of Egress Illumination per IFC 1008
- Occupancy Load Posting per IFC 1004.9

MIDDLETON RURAL FIRE DISTRICT



British Motorcars (CUP)

Section 4, Item A.

STAR FIRE PROTECTION DISTRICT

(208) 286-7772
11665 W. STATE ST., SUITE B
STAR, IDAHO 83669



Mary May, President
Alexis Pickering, Vice-President
Jim D. Hansen, 2nd Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

April 1, 2022

To: Royal British Motorcars
Elizabeth & Tyrone Flowers
12702 W. Lacerta Court
Star, Idaho 83642

Subject: STAR22-0006/ CUP-22-04
11230 W. Hercules Drive
Royal British Motorcars, 9,050 sf automotive repair facility, on 0.84 acres.

The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent street(s).

The applicant shall be required to:

1. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process, and it is the applicant's responsibility to submit plans directly to ACHD. For any questions regarding the traffic impact fee please contact ACHD's Impact Fee Administrator, Austin Miller, at amiller@achdidaho.org or (208)387-6335.
2. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
3. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

Traffic Information

This development is estimated to generate 150 vehicle trips per day and 19 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Star Road	282-feet	Minor Arterial	562	Better Than "E"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

Average Daily Traffic Count (VDT):

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

- The average daily traffic count for Star Road south of State Street (SH 44) was 11,721 on September 2, 2020.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

Renata Ball-Hamilton
Planner
Development Services

cc: City of Star (Shawn L. Nickel and Barbara Norgrove), Via Email

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, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA 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.

Vicki E. O’Keefe

April 2022

10166 W. Arrowleaf Ct.

Star, ID 83669

702.338.2293

Overview

I would consider it a privilege to serve our growing community, in any capacity where my experience can be of value. I am eager to invest in helping the City of Star to continue to be the “Jewel of the Treasure Valley” that it is.

Thank you for your consideration.

Personal History

- Star resident since December 2019
 - Previously resided in Boulder City Nevada since 2005.
- Retired June 2020
- Married 44 years, four children, six grandchildren

Civic Service History

- Served from 2010 to 2019 in **leadership with our church** in Boulder City (**Calvary Chapel Boulder City**)
 - Served as co-chair on committee events sponsored by CCBC, including the huge city-wide “Block Party” event that raised thousands of dollars for local needs.
 - Created the church Food Pantry that served the needy in the greater community.

(Civic Service History, continued)

- Started and maintained the hospitality ministry which still operates today.
- Created the “Benevolence Ministry” to help feed and shelter the local homeless population in Boulder City.
- Served with **Boulder City Chamber of Commerce**
 - Interacted with our Chamber of Commerce on local events including the major annual fundraiser called “Art in the Park”
 - Brought several new participants into the program, including two major “Tiny Home” vendors.
 - Co-Hosted events including Golf Tournaments and civic activities such as “community clean up days”.
- Served in **Boulder City local politics**
 - Was heavily involved in local politics in BC from 2014 – 2019
 - Worked on re-election campaigns for mayor and several members of city council.
 - Hosted meet and greet events at my home, with all major civic leaders in attendance including Nevada State Assemblyman Glen Leavitt and Senator Joe Hardy.

Professional History

- Started a company with my husband (Infomax Shelf Management, Inc.) in 1986 and had 34 successful years prior to closing the company in 2020 due to Covid.
 - My role at Infomax was as the VP of Operations
 - Managed 45 Field Analysts and their supervisors across the major market areas of the U.S., covering all 50 states.
 - Responsible for hiring, training, scheduling, and overall effective execution of the programs for our clients.
 - Handled payroll, managed labor law compliance for the state and city level.

Gerri McCorkle

From: Marilyn Jensen <jensenmarilyn076@gmail.com>
Sent: Monday, May 2, 2022 8:57 AM
To: Gerri McCorkle
Subject: Committee membership

May 2, 2022

To: Star Parks, Arts, & Beautification Committee
City Hall 10769 W. State St.
Star, Idaho

Dear Gerri

I am writing to you today to express my interest in becoming a member of the Star Parks, Arts, and Beautification Committee.

I began my work in the wine industry over a decade ago, starting in wine tasting rooms in Western Colorado. Eventually, I became the Executive Director of the Colorado Mountain Wine Fest. The collection featured wines from all over the State of Colorado, attracting both local and foreign patrons. My work in the industry took me to Walla Walla, Washington, for four years. While there, I worked in the tasting rooms and gained valuable industry knowledge.

My education includes a Master Gardener Certification, specializing in grape growing and pruning. In addition, I was a small-scale farmer of hay and wine grapes for a number of years. This experience made me understand hard work, landscaping, and the importance of forming relationships within the agriculture and wine industry. Currently, I am employed at Albertsons as a Floral Designer.

Throughout my lifetime, I gained valuable skills and education that I know would prove to be an asset to the Committee. I would love to help the Town of Star with its landscape planning and beautification of the Main Street.

Sincerely,

Marilyn Jensen
Resident of Star
(303) 550-9114
jensenmarilyn076@gmail.com



CITY OF GARDEN CITY OFFICE OF THE MAYOR

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208-472-2927 ■ jevans@gardencityidaho.org

May 11, 2022

Matt Stoll
Executive Director
AQB

Dear Matt,

Fellow AQB members,

As we approach the 2023 budget discussion scheduled for our July meeting, Matt and I need official guidance from the jurisdictions that you represent as articulated below. I am cancelling the May 16, 2022, Air Quality Board meeting and asking you to contact your local government representatives to discuss their intended direction for the future of the Ada County Air Quality Board and associated enabling local ordinances requiring emissions testing.

Please remind your respective elected policymakers that vehicle emission testing is required in Ada County at three levels: (1) State of Idaho law; (2) federal requirement specified and agreed to in Northern Ada County Carbon Monoxide Maintenance Plan; and (3) city and county ordinances in Ada County implementing the Maintenance Plan requirement. During the 2022 Idaho Legislative session, Senate Bill 1264 was passed by the Senate and House and signed into law by Governor Little to strike the requirement of vehicle emission testing in Idaho from state law effective July 1, 2023. This action eliminates the vehicle emission testing program in Canyon County on July 1, 2023.

That action does not impact the federal requirement contained in the Maintenance Plan nor the local ordinances requiring vehicle emission testing in northern Ada County. In December 2022, the Idaho Department of Environmental Quality (IDEQ) intends to request the US Environmental Protection Agency (US EPA) remove the federal requirement of vehicle emissions testing in northern Ada County. IDEQ will provide US EPA with data and analyses showing the removal of vehicle emission testing in northern Ada County will have negligible impacts upon ambient air quality levels, especially carbon monoxide, in the future. If the US EPA agrees with the demonstration and request to remove the federal mandate for vehicle emission testing in northern Ada County, the local ordinances will still be in effect, but can be repealed without impacting Ada County's standing relative to federal ambient air quality standards and associated maintenance plans.

To plan and budget for the future of the Ada County Air Quality Board, we need to know whether Ada County and the cities within the county intend to keep or repeal their enabling local ordinances requiring vehicle emission testing within their jurisdictions if the US EPA removes the associated federal mandate for the program. Each jurisdiction's intended direction is needed to provide guidance into the FY2023 budget development process, including consideration of a short-term or long-term software vendor contract coming up for renewal in September 2022, and to provide direction to station owners.

Please be prepared to provide your jurisdiction’s intended direction regarding the future of vehicle testing in northern Ada County at the July 18, 2022, board meeting. Your direction at the July 18 meeting is critical, as the FY2023 budget will need to be prepared for adoption at the September 2022 AQB meeting.

Matt Stoll is available to answer any questions or provide information as you consider your jurisdiction’s intended direction.

Kind regards,



John